



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 12

Section I. Requestor Information - See Instructions for Further Guidance DEC USE ONLY BCP SITE #:

NAME Syracuse Bread Factory LLC ADDRESS 444 S SALINA ST #602 CITY/TOWN Syracuse ZIP CODE 13201 PHONE 315-795-1026 FAX E-MAIL breadfactory@rebuildsyracuse.com

Is the requestor authorized to conduct business in New York State (NYS)? Yes No
Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation
NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached...
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No
3. 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

Electronic copies of the Phase I and Phase II Reports are provided with this application

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and 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). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.** See Attachment C-1 for Data Summary Tables

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	
Chlorinated Solvents			
Other VOCs	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

See Attachment C-2 for Site Drawings

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):

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

Other: Commercial Bakery; Rail road tunnel _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Syracuse Bread Factory LLC

ADDRESS/LOCATION 200 Maple Street (Primary Address - See Attachment C for additional addresses)

CITY/TOWN Syracuse ZIP CODE 13210

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

COUNTY Onondaga

SITE SIZE (ACRES) 1.52

LATITUDE (degrees/minutes/seconds)

43 ° 02 ' 46.89 "

LONGITUDE (degrees/minutes/seconds)

76 ° 07 ' 33.69 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
See Attachments D1 & D2 for Tax Map Information				

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? Yes No
(application will not be processed without map) See Attachment D3

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

See Attachment D4

If yes, identify census tract : 34 & 35

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

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

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

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No

If yes, requestor must answer questions on the supplement at the end of this form.

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

NOTE: If a tangible property tax credit 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 by 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 #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **Jason Evans**

ADDRESS **444 S SALINA ST #602**

CITY/TOWN **Syracuse** ZIP CODE **13201**

PHONE **315-795-1026** FAX _____ E-MAIL **Breadfactory@rebuildsyracuse.com**

NAME OF REQUESTOR'S CONSULTANT **Anchor QEA, LLC/Margaret Carrillo-Sheridan**

ADDRESS **290 Elwood Davis Road, Suite 340**

CITY/TOWN **Liverpool** ZIP CODE **13088**

PHONE **315-414-2049** FAX **315.453.9010** E-MAIL **mcarrillo-sheridan@anchorqea.com**

NAME OF REQUESTOR'S ATTORNEY **DALE A. DESNOYERS, ESQ., ALLEN & DESNOYERS LLP**

ADDRESS **90 STATE STREET, SUITE 1009**

CITY/TOWN **ALBANY** ZIP CODE _____

PHONE **518-426-2288** FAX **518-426-2299** E-MAIL **DALE@ALLENDENOYERS.COM**

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

CURRENT OWNER'S NAME **Greater Syracuse Property Development Corporation** OWNERSHIP START DATE: **12/12/2018**

ADDRESS **431 East Fayette Street, Suite 375**

CITY/TOWN **Syracuse** ZIP CODE _____

PHONE _____ FAX _____ E-MAIL **kwright@syracuselandbank.org**

CURRENT OPERATOR'S NAME **N/A**

ADDRESS _____

CITY/TOWN _____ ZIP CODE _____

PHONE _____ FAX _____ E-MAIL _____

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"
See Attachment E

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.

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 which require registration? 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:

[See Attachment F1 for Volunteer Statement](#)

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

See Attachment F2

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

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

- 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
- 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 # _____
- 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: _____
- 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
- Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order # _____
- Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

See Attachment G for contact list, adjacent property owners map, and repository location

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:

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? BA and IA

What uses are allowed by the current zoning? (Check boxes, below)

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)

[See Attachment H](#)

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?

[See Attachment H](#)

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.

Yes No

The proposed use of a brew pub combined with residential apartments in a portion of the existing building is allowable under the Syracuse Zoning Rules and Regulations, dated 2/19/2019. A copy of the zoning map and applicable regulations are included in Attachment H.

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.

Yes No

See Attachment H

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

See Attachment I for Syracuse Bread Factory LLC Signature Authorization

Date: 11/30/2021

Signature: 

Print Name: Jason Evans, Managing Member

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 12

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

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

- Project is an Affordable Housing Project - Regulatory Agreement Attached;
- Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- This is Not an Affordable Housing Project.

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

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Syracuse Bread Factory LLC
City: Syracuse

Site Address: 200 Maple Street (Primary Address - See Attachment C for additional addresses)
County: Onondaga **Zip:** 13210

Tax Block & Lot Section (if applicable):

Block:

Lot:

Requestor Name: Syracuse Bread Factory LLC
City: Syracuse

Requestor Address: 444 S SALINA ST #602
Zip: 13201 **Email:** breadfactory@rebuildsyracuse.com

Requestor's Representative (for billing purposes)

Name: Jason Evans
City: Syracuse

Address: 444 S SALINA ST #602
Zip: 13201

Email: Breadfactory@rebuildsyracuse.com

Requestor's Attorney

Name: DALE A. DESNOYERS, ESQ., ALLEN & DESNOYERS LLP
City: ALBANY

Address: 90 STATE STREET, SUITE 1009
Zip:

Email: DALE@ALLENDENOYERS.COM

Requestor's Consultant

Name: Anchor QEA, LLC/Margaret Carrillo-Sheridan
City: Liverpool

Address: 290 Elwood Davis Road, Suite 340
Zip: 13088

Email: mcarrillo-sheridan@anchorqea.com

Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: Yes No

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: Yes No Planned, No Contract

DER/OGC Determination: Agree Disagree Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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 in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings and **data summary tables** requested in Section III, #3 of the BCP application form. **Data summary table instructions are attached.**

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

**NEW YORK STATE
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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

**NEW YORK STATE
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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application *as a whole* requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **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.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

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DATA SUMMARY TABLES

Data summary tables should include the following columns. Example tables are provided on the following page.

Soil Table:

Analytes > SCOs ^a	Detections > SCOs ^b	Max. Detection (ppm) ^c	SCO (ppm) ^d	Depth (ft bgs)
------------------------------	--------------------------------	-----------------------------------	------------------------	----------------

Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m ³) ^c	Type ⁱ
-----------------------	------------------	--------------------------------------------------	-------------------

- ^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e. "RRSCOs" for Restricted Residential SCOs)
- ^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.
- ^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m³) for soil gas.
- ^d List the respective SCO. Specify which SCOs are being compared to in column header.
- ^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).
- ^f Number of detections over AWQS.
- ^g List the respective AWQS.
- ^h Include all chlorinated volatile organic compound (VOCs) detections.
- ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor



October 2021
Syracuse Bread Factory LLC



Supporting Documents for Application to NYSDEC Brownfield Cleanup Program

Prepared for Syracuse Bread Factory LLC

October 2021
Syracuse Bread Factory LLC

Supporting Documents for Application to NYSDEC Brownfield Cleanup Program

Prepared for
Syracuse Bread Factory LLC
444 S SALINA ST #602
Syracuse, New York 13201

Prepared by
Anchor QEA, LLC
290 Elwood Davis Road, Suite 340
Liverpool, New York 13088

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Attachment A

Section I: Entity Information from NYS Department of State's Corporation & Business Entity Database

Booster doses are now available for eligible New Yorkers, including New Yorkers age 65 and older who got the Pfizer vaccine.

[DETAILS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: SYRACUSE BREAD FACTORY LLC

DOS ID: 5587514

FOREIGN LEGAL NAME:

FICTITIOUS NAME: SYRACUSE BREAD FACTORY LLC

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: Active

DATE OF INITIAL DOS FILING: 07/16/2019

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/16/2019

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE DATE

COUNTY: Onondaga

NEXT STATEMENT DUE DATE: 07/31/2021

JURISDICTION: New York, United States

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: JASON EVANS

Address: 101 ARLINGTON AVE, SYRACUSE, NY, United States, 13207

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value

Number Of Shares

Value Per Share

List of members/owners of Syracuse Bread Factory LLC:

Jason Evans

Randy Hadzor

Matt Rayo

Attachment B

Section II: Project Description

Project Description

The structure located at 200 Maple St, Syracuse, NY 13202 is currently owned by the Greater Syracuse Property Development Corporation (referred to herein as "Greater Syracuse Landbank"), which released an RFP in 2019 seeking bidders. Syracuse Bread Factory LLC was the winning bidder and is currently under contract to acquire the property.

Syracuse Bread Factory LLC aims to remediate, redevelop, and reactivate this long-vacant building on Syracuse's Near Eastside to become, once again, a strong neighborhood anchor. Despite extensive damage caused by weather and neglect, the building is structurally sound, historically significant, and worth saving. Substantial investment is needed to stabilize the building and save it from demolition by neglect.

The Syracuse Bread Factory presents the unique opportunity to serve both our local neighbors and regional visitors through a truly mixed-use program. The vision is to create a destination experience for regional visitors to enjoy a symbiotic mix of food, beverage, and retail, while also melding with the surrounding neighborhood via its housing, office space, art studios, and an expansive green roofscape.

Syracuse Bread Factory LLC is striving to make the building net zero via new systems and major upgrades to the envelope. The building will contain 19 apartments and commercial space which has already garnered interest from a commissary and teaching kitchen, an upstart brewery, and a local coffee roaster.

The anticipated start date for the project is December 1, 2021, and the date of expected issuance of a Certificate of Completion is December 1, 2022.

Attachment C

Section III: Property's Environmental History

Attachment C – 1

Data Summary Tables

Soil Data Summary

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (feet bgs)
Metals				
Arsenic	1	35.7	16	0.5 - 1
Lead	2	1,120	400	13.1 – 14.2
Mercury	1	1.53	0.81	0.5 - 1
Semi-Volatile Organic Compounds				
Benzo(a)anthracene	8	42	1	17 – 18.4
Benzo(a)pyrene	8	31	1	17 – 18.4
Benzo(b)fluoranthene	8	37	1	17 – 18.4
Benzo(k)fluoranthene	2	13	3.9	17 – 18.4
Chrysene	4	28	3.9	17 – 18.4
Dibenzo(a,h)anthracene	5	3.8	0.33	17 – 18.4
Indeno(1,2,3-cd) pyrene	7	18	0.5	17 – 18.4
Phenanthrene	2	120	100	17 – 18.4

Notes:

- Analytical data from the Phase II Environmental Site Assessment prepared by Stantec under USEPA Brownfield Cooperative Agreement No. BF-96255919-0, dated January 25, 2021.
- Abbreviations:
 - RR SCOs = Restricted Use Soil Cleanup Objectives for Protection of Public Health as presented on Table 375-6.8(b) in Title 6 of the New York Compilations of Codes, Rules and Regulations Part 375.
 - ppm = parts per million.
 - feet bgs = feet below ground surface

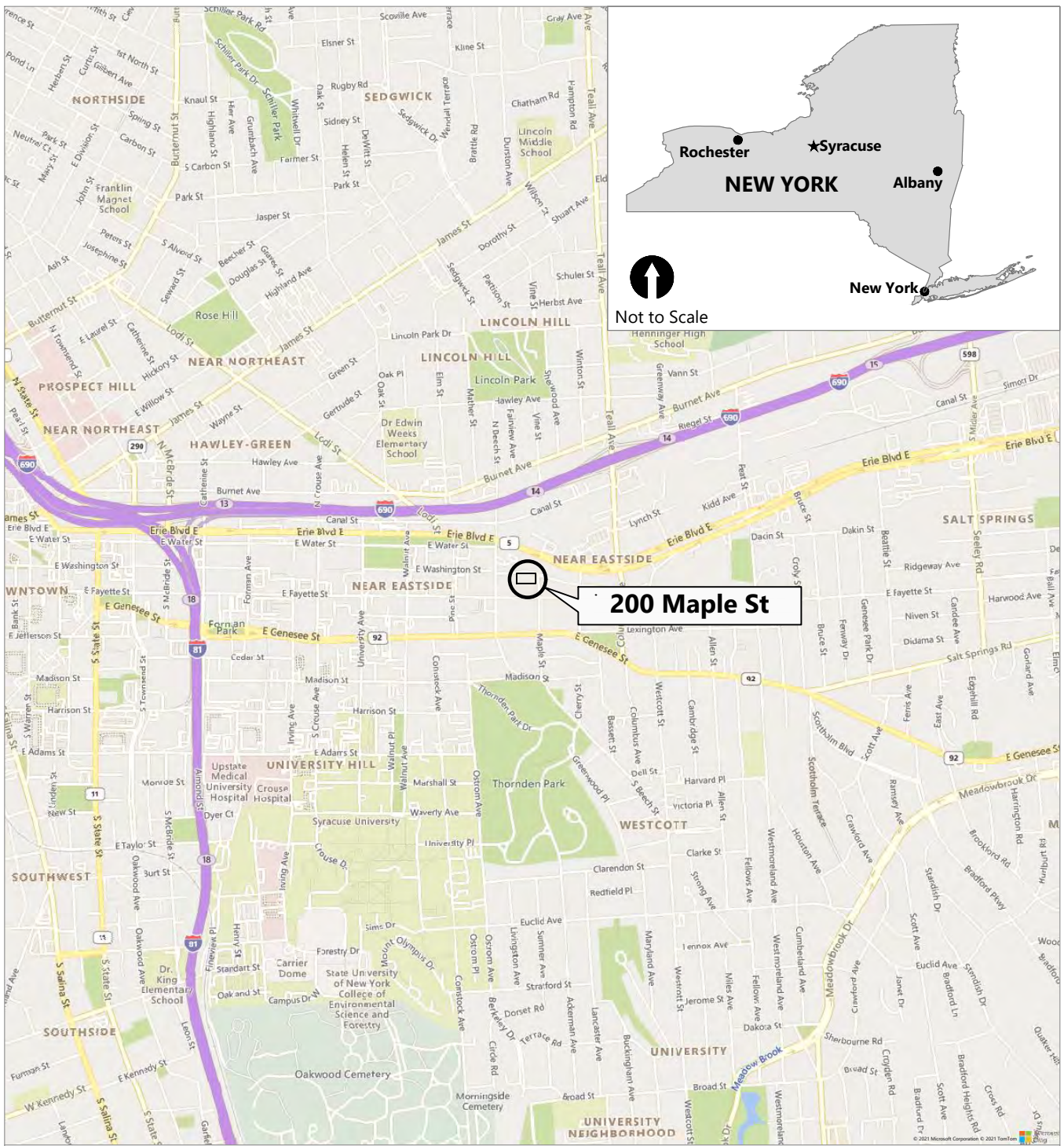
Groundwater Data Summary

Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Metals, Dissolved			
Selenium	1	10.03	10
Metals, Total			
Antimony	1	6.96	3
Arsenic	1	31	25
Copper	1	252	200
Iron	8	116,000	300
Lead	4	654.9	25
Magnesium	7	192,000	35,000
Manganese	5	1,230	300
Selenium	2	12.1	10
Sodium	6	544,000	20,000
Thallium	1	3.24	0.5
Semi-Volatile Organic Compounds			
Benzo(a)anthracene	4	4,700	2
Benzo(a)pyrene	4	5,500	ND
Benzo(b)fluoranthene	4	6,000	2
Benzo(k)fluoranthene	4	2,500	2
Chrysene	4	4,700	2
Indeno(1,2,3-cd) pyrene	3	3,800	2

Notes:

- Analytical data from the Phase II Environmental Site Assessment prepared by Stantec under USEPA Brownfield Cooperative Agreement No. BF-96255919-0, dated January 25, 2021.
- Abbreviations:
 - AWQS = Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations, dated June 1988.
 - ppb = parts per billion.

Attachment C – 2
Site Drawings



SOURCE: Aerial by Bing Imagery, August 2021.
HORIZONTAL DATUM: New York State Plane Central Zone, NSRS 2011, U.S. Survey Feet

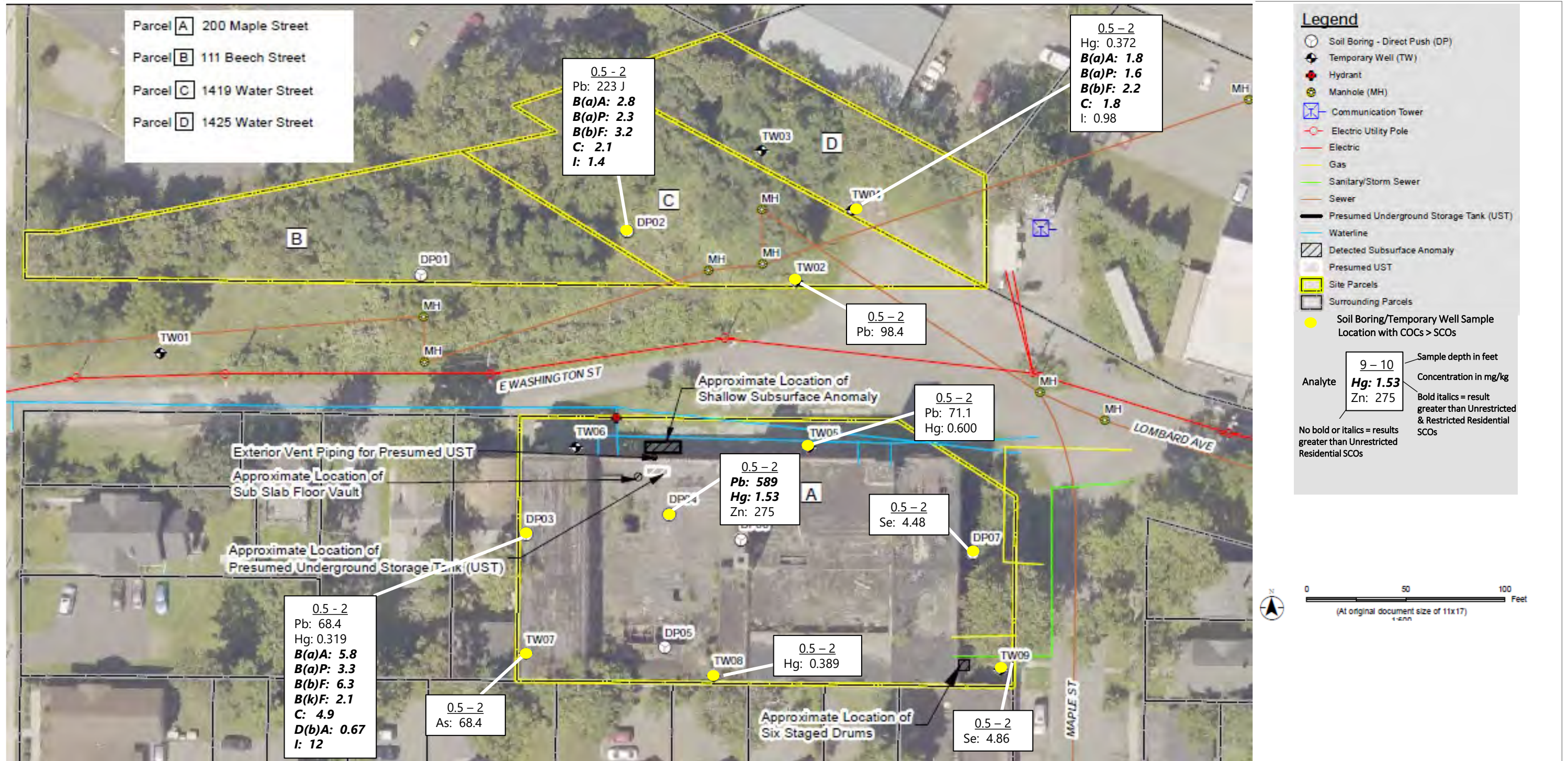


Figure 1
Site Location Map

Brownfield Cleanup Program Application
 Syracuse Bread Factory LLC

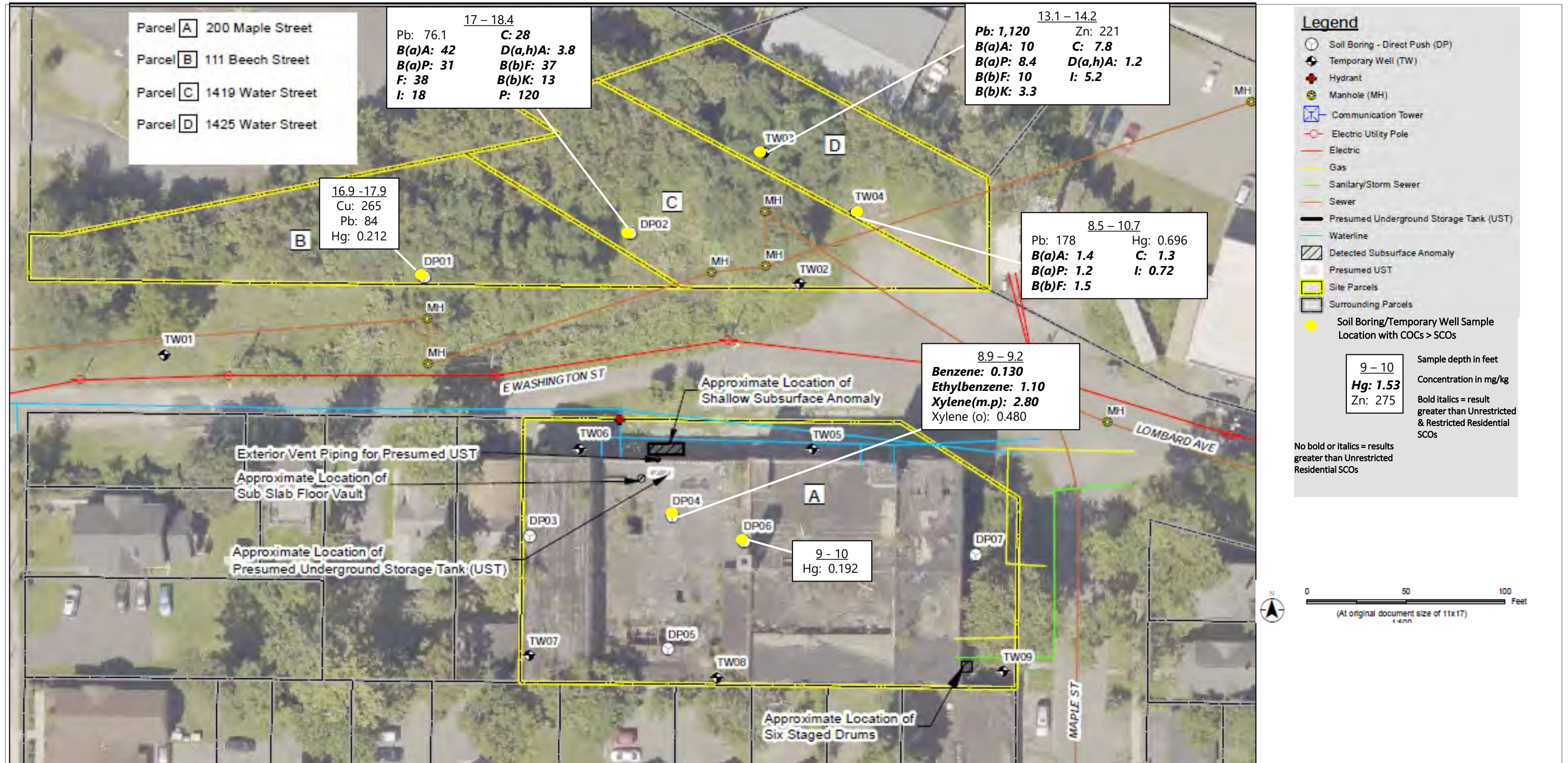


Notes:
 1. Drawing from *Phase II Environmental Site Assessment* dated January 25, 2021, prepared by Stantec.



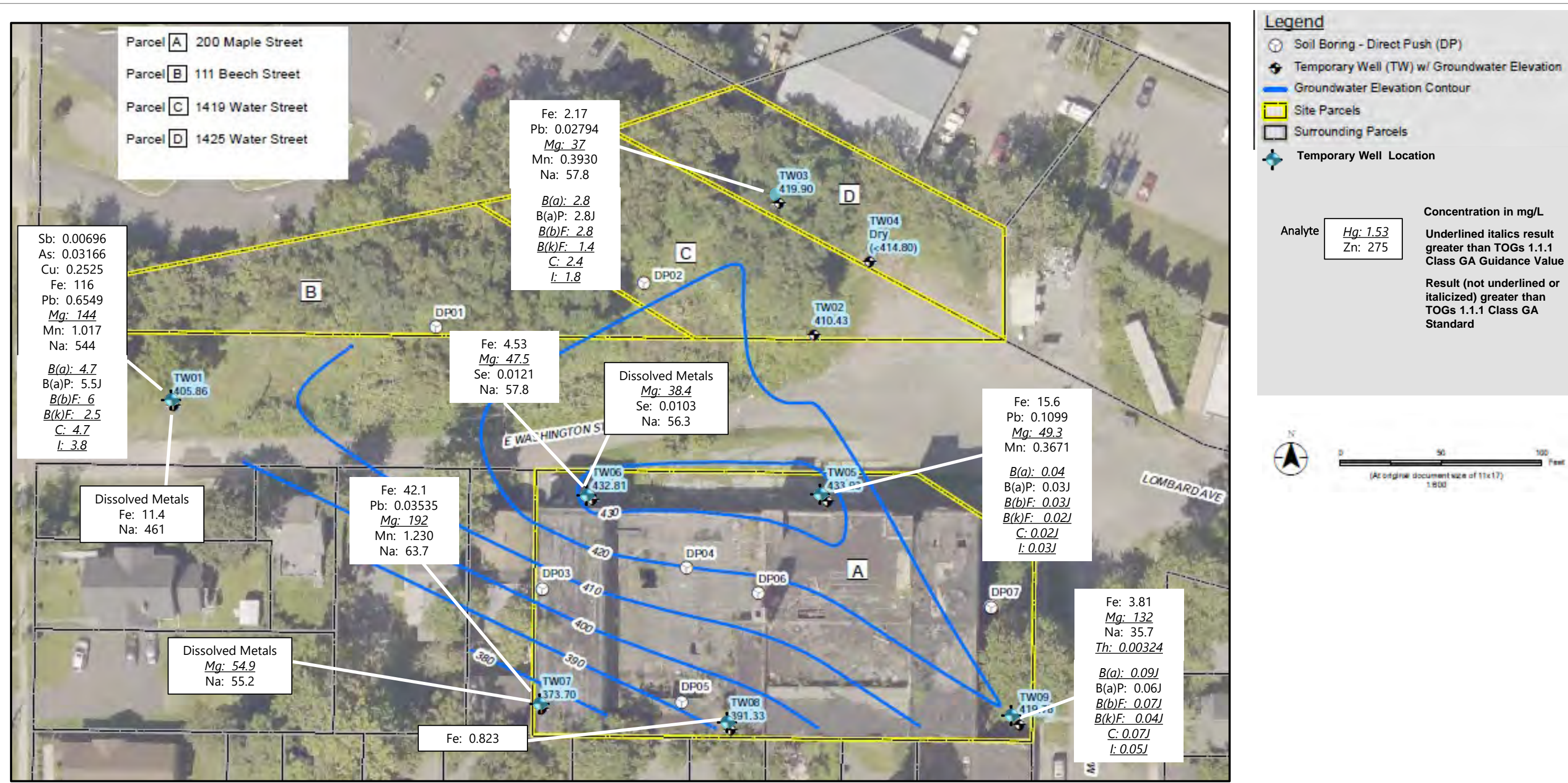
Notes:

1. Drawing from *Phase II Environmental Site Assessment* dated January 25, 2021, prepared by Stantec.
2. Shallow soil samples collected from 0.5 - 2 feet below ground surface on October 27 - October 28, 2020 by Stantec.
3. All locations and scale are approximate.
4. Analytical data reported as milligrams per kilogram (mg/kg).
5. COCs: Constituents of Concern.
6. As: Arsenic; Pb: Lead; Hg: Mercury; Se: Selenium; Zn: Zinc; B(a)A: Benzo(a)Anthracene; B(a)P: Benzo(a)pyrene; B(b)F: Benzo(b)fluoranthene; B(k)F: Benzo(k)fluoranthene; C: Chrysene; D(b)A: Dibenzo(a,h)anthracene; I: Indeno(1,2,3-cd)pyrene
7. Bold and Italized Sample Results = Reported concentration is greater than the unrestricted soil cleanup objectives and restricted residential soil cleanup objectives presented in 6 NYCRR Part 375.
8. Sample Results not bold or italicized = Reported concentration is greater than the unrestricted residential soil cleanup objectives presented in 6 NYCRR PART 375.
9. Naturally occurring metals (aluminum, calcium, magnesium, and manganese also detected in shallow soil samples at concentrations above SCOs and consistent with typical background conditions in urban soils.



Notes:

1. Drawing from *Phase II Environmental Site Assessment* dated January 25, 2021, prepared by Stantec.
2. Intermediate soil samples collected from 0.5 – 2 feet below ground surface on October 27 – October 28, 2020 by Stantec.
3. All locations and scale are approximate.
4. Analytical data reported as milligrams per kilogram (mg/kg).
5. COCs: Constituents of Concern.
6. Cu: Copper; Pb: Lead; Hg: Mercury; Zn: Zinc; B(a)A: Benzo(a)Anthracene; B(a)P: Benzo(a)pyrene; B(b)F: Benzo(b)fluoranthene; B(k)F: Benzo(k)fluoranthene; C: Chrysene; D(b)A: Dibenzo(a,h)anthracene; I: Indeno(1,2,3-cd)pyrene
7. Bold and Italicized Sample Results = Reported concentration is greater than the unrestricted soil cleanup objectives and restricted residential soil cleanup objectives presented in 6 NYCRR Part 375.
8. Sample Results not bold or italicized = Reported concentration is greater than the unrestricted residential soil cleanup objectives presented in 6 NYCRR PART 375.
9. Naturally occurring metals (aluminum, calcium, magnesium, and manganese also detected in subsurface soil samples at concentrations above SCOs and consistent with typical background conditions in urban soils.



H:\D_Drive\Projects\Syracuse Bread Factory\DOCUMENTS\DELIVERABLES\BCP APPLICATION\Revised Application_102021



Figure 5
Groundwater Sample Results – Constituent Exceedances

Brownfield Cleanup Program Application
 Syracuse Bread Factory
 October 2021

Attachment D

Section IV: Property Information

Attachment D-1
Tax Map Information

Property Address and Tax ID Information

Parcel ID	Parcel Address	Section Number	Block Number	Lot Number	Acreage
A	200 Maple Street and Washington Street	31	14	4	0.75
B	111 Beech St. S and Washington St.	31	7	1	0.30
C	1419 Water Street East	31	7	2	0.27
D	1425 Water Street East and Maple Street	31	7	11	0.20

Attachment D-2 presents the Onondaga County Tax Map Information. Attachment D-3 presents recent (2019) property surveys for each of the parcels and Attachment D-4 presents NYSDEC Environmental Zone Maps for Site and surrounding areas.

Attachment D-2

Onondaga County Tax Map



© ONONDAGA COUNTY FINANCE DEPARTMENT

PREPARED JANUARY 1, 2021

SPECIAL DISTRICT INFORMATION

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

SCHOOL	CITY OF SYRACUSE

PROPERTY PARCEL LINE	ORIGINAL LOT LINE	ROAD OR RAILROAD	RIGHT-OF-WAY LINE	STREAM	RAILROAD TRACK
---	---	---	---	---	---

CITY LINE	BLOCK BOUNDARY	STREET ADDRESS	SHOWN WITH R.O.W.	STREAM AND PARCEL LINE
---	---	---	---	---

PARCEL NUMBER	DEED AREA	CALCULATED AREA	DEED DIMENSION	SCALED DIMENSION	DEED LOT NUMBER
24	(D)	(C)	(A)	(S)	S

SCALE : 1" = 100'

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 31
CITY OF SYRACUSE
ONONDAGA COUNTY, NY

Attachment D-3

Recent (2019) Property Surveys



Maple Street

Lombardi Avenue

Westerly Right of Way Line

S 00°34'40" W
95.82'

Masonry Building
0.0'

N 89°31'50" W
248.08' Lot

Frame Shed

Three Story Masonry Building No. 200

Metal Fire-Escape

112.0'

5.6'

132.00'

N 00°30'00" E

0.6' In-Street

S 68°27'50" E
69.85'

Chain Link Fence

104.6'

0.8'

74.7'

0.7'

37.5'

19.8'

188.36'

S 89°29'20" E

Southerly Right of Way Line

East Washington Street

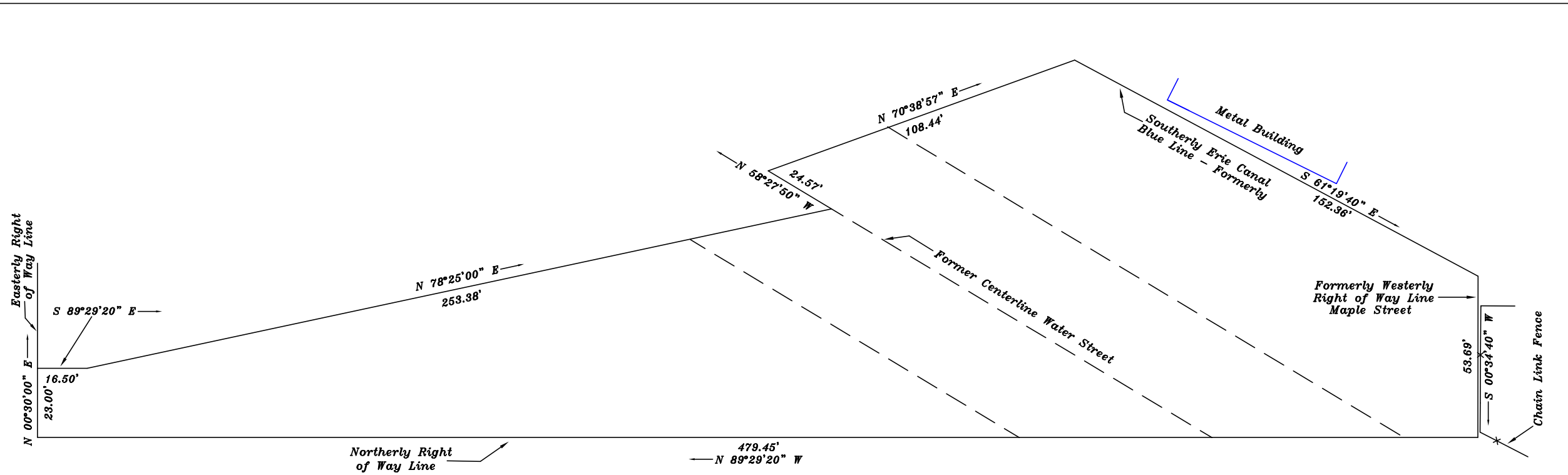
*Survey prepared without the benefit of an up-to-date abstract of title.

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096</p>		<p>Location Survey on Part of Lot Two, Block 214 - Syracuse.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No. 200 Maple Street, City of Syracuse, County of Onondaga, State of New York.</p>
<p>M.J. McCully NYSLLS 50696</p>		<p>Drawn by: MJM Scale: 1" = 30' Date(s): 04-26-19</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2019, Michael J. McCully Land Surveying, all rights reserved.



South Beech Street



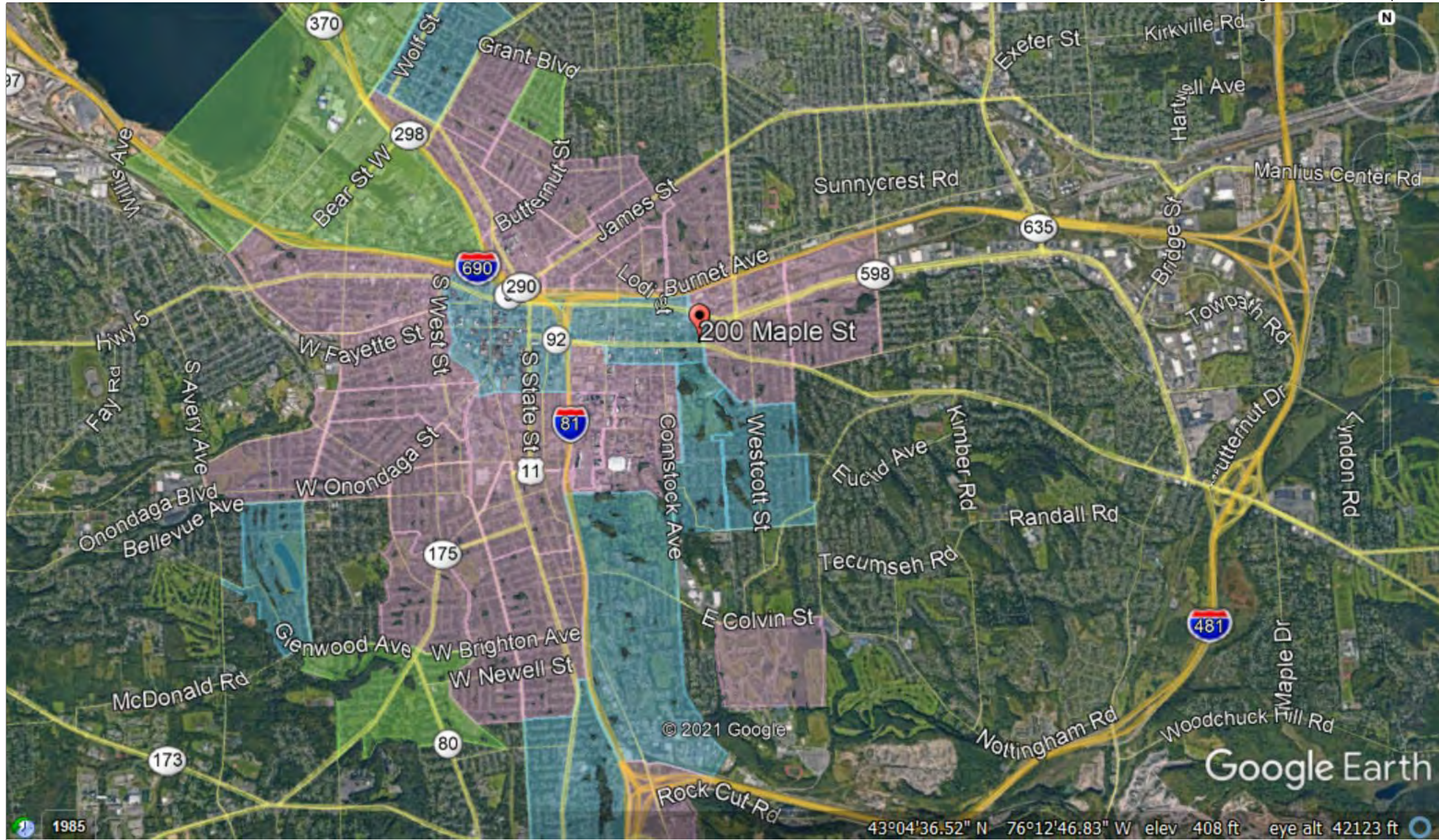
East Washington Street

Notes/References:

- *Deed References: 4830/99; 3722/321; 4624/230.
- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Tax Id's for the above surveyed parcel: 31-7-1; 31-7-2; 31-8-11.

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096		Location Survey on Part of Blocks 208 and 209 - Former Village of Lodi.	
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 111 South Beech Street, City of Syracuse, County of Onondaga, State of New York.	
M.J. McCully NYSLLS 50696		Drawn by: MJM	Scale: 1" = 40'
		Date(s): 04-26-19	
<small>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2019, Michael J. McCully Land Surveying, all rights reserved.</small>			

Attachment D-4
Environmental Zone Map



- Notes:
1. NYSDEC Environmental Zone (En-Zone) Boundaries from: <http://www.dec.ny.gov/data/der/enzones/enzone2013.kmz>, accessed August 24, 2021
 2. Type B En-zones are shown in blue and are indicator for census tract having a "Poverty Rate of at least 2 times the Poverty Rate for the County.
 3. Type AB En-zones are shown in pink and are indicator for census tract having a "Poverty Rate of at least 20% and Unemployment Rate of at least 125% and having a "Poverty Rate of at least 2 times the Poverty Rate for the County,
 4. Parcel A (200 Maple Street) is Type B En-zone; Parcels B – D are in Type AB En-zone.

Filepath: [file address information]

Attachment D-5

Property Description Narrative

PROPERTY DESCRIPTION NARRATIVE

1 Location

The Syracuse Bread Factory LLC Site is situated in an urban area within the City of Syracuse and has a physical property address of 200 Maple St, Syracuse, NY 13202. The Site is comprised of four parcels, A, B, C and D. Washington Street separates Parcel A from Parcels B, C and D. The individual parcel addresses are as follows:

Parcel ID	Parcel Address
A	200 Maple Street and Washington Street
B	111 Beech St. S and Washington St.
C	1419 Water Street East
D	1425 Water Street East and Maple Street

2 Site Features

Parcel A is predominantly occupied by a large vacant structure, and Parcels C – D are vacant land opposite Parcel A (on Washington Street). The site topography slopes downward towards the north/northwest.

3 Current Zoning and Land Use

The parcels are zoned as follows:

- Parcels A, B and C: Local Business District, Class A (BA)
- Parcel D: Industrial District, Class A (IA)

Parcel A currently contains a 1- to 3-story 48,000 square foot vacant former commercial building. Parcels B, C, and D are contiguous parcels mostly covered by shrub and scrub type vegetation with a gravel parking lot in the southeastern corners of Parcel C and D. The surrounding properties are currently occupied and used for residential or commercial purposes.

4 Past Use of Site

Based on a review of historical fire insurance maps and as detailed in the Phase I Environmental Site Assessment prepared by Stantec and dated March 31, 2020, has had a range of uses and occupants over the past 200 years including residential, rail tunnel, and commercial bakery. The following tables summarize the known historical uses for each of the parcels, starting with the most current use.

Past Operator Name	Dates of Ownership	Address	Use (if known)
Parcel A – 200 Maple Street and Washington Street (Section 31, Block 14, Lot 4)			
Greater Syracuse Landbank ¹	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	Maintaining property in current state
Baruch Zvi Holdings LLC	January 30, 2006 – 12/12/2018	2722 Brown St Brooklyn, NY 11235	Unknown
200 Maple Street Realty Company and Cooper Drapery Company	May 4, 2001 – January 30, 2006	No longer in business	Used for the manufacture and warehousing of decorations and drapery
Cooper Decoration Inc. and Cooper Drapery Company	Circa 1968 – May 4, 2001		
Syracuse Bread Company/General Baking Company	1912 - 1968	No longer in business	Commercial baking
J. Kidder (1892)	1874 - 1910	NA	Dwellings
Dwellings (based on 1874 Birdseye View ² , and 1892 and 1910 Sanborn Maps ^{3,4})			
Parcel B - 111 Beech St. S and Washington St. (Section 31, Block 7, Lot 1)			
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	Maintaining property in current state
No Listings	1954-2014	NA	NA
Dwellings and New York Central and Hudson River Railroad ^{3,5,6}	1892 - 1954	NA	Residential property (former dwellings) and a former railway tunnel
New York Central and Hudson River Railroad ⁷	1874 - 1892	NA	Former railway tunnel

¹ The City of Syracuse and the Greater Syracuse Landbank acquired Parcel A vis tax foreclosure.

² Bailey, H. H, and American Oleograph Co. Birds eye view of Syracuse, New York. [Milwaukee, Wis.: American Oleograph Co, 1874] Map. <https://www.loc.gov/item/2004627688/>.

³ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1892. Map. https://www.loc.gov/item/sanborn06296_001/.

⁴ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1910. Map. https://www.loc.gov/item/sanborn06296_003/.

⁵ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1910. Map. https://www.loc.gov/item/sanborn06296_003/.

⁶ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1953. Map. https://www.loc.gov/item/sanborn06296_011/.

⁷ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1892. Map. https://www.loc.gov/item/sanborn06296_001/.

Past Operator Name	Dates of Ownership	Address	Use (if known)
Parcel C - 1419 Water Street East (Section 31, Block 7, Lot 2)			
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	Maintaining property in current state
No Listings	1939-2014	NA	NA
Syracuse Tube Works Dwellings and New York Central and Hudson River Railroad	1892 - 1954	NA	Former railway tunnel
New York Central and Hudson River Railroad	1874 - 1892	NA	
Parcel D - 1425 Water Street East and Maple Street (Section 31, Block 7, Lot 11)			
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	Maintaining property in current state
No Listings	1939-2014	NA	NA
Syracuse Tube Works Dwellings and New York Central and Hudson River Railroad	1892 - 1954	NA	Former railway tunnel
New York Central and Hudson River Railroad	1874 - 1892	NA	

5 Geology and Hydrology

5.1 Regional Geology

According to the *Surficial Geology of Onondaga County, New York State*⁸ map, surficial deposits in the vicinity of the site consist of:

- "Stratified Sand" which is a well sorted and stratified sand, deposited by fluvial, lacustrine or eolian processes.
- "Diamicton" which is an admixture of unsorted sediment ranging in size from clay to boulders.

⁸ Pair, Donald L, 2016. *Surficial Geology of Onondaga County, New York State*. New York State Museum Map and Chart No. 99. http://www.nysm.nysed.gov/common/nysm/files/mc99.1_onondagacounty.pdf. Accessed October 11, 2021.

5.2 Site Geology

A review of the soil boring logs presented in the Phase II ESA indicates that the site soils fall within the regional descriptions for surficial geology along with placement of historic fill as summarized below.

- Historic fill materials consisting of a mixture of ash, cinders, brick and wood debris. Historic fill was observed at or near the ground surface and extended to a maximum depth of 18.9 feet below ground surface.
- Silty clay with sand and gravel. These soils were observed from approximately 4 feet below ground surface and extending to the base of the soil borings within certain areas of the Site.

5.3 Hydrogeology

During the Phase II ESA, groundwater was encountered between approximately 5 and 19 feet below ground surface in temporary wells installed on Parcel A and between 14 and 24 feet below ground surface on Parcels B – D. Based on the groundwater contour maps developed by Stantec, a groundwater mound/highpoint appears to be present by Parcel A, along East Washington Street, with groundwater flowing predominately towards the south/southeast/southwest.

6 Environmental Assessment

Based on the Phase II ESA, the primary contaminants of concern for the site consist of metals and semi-volatile organic compounds (SVOCs) in soil and groundwater, and associated with the presence of historic fill, and volatile organic compounds (VOCs) in soil associated with historical uses of petroleum-based products (such as gasoline or heating oil).

Note that soil gas sampling and indoor air sampling were not performed as part of the Phase II ESA. The following subsections summarize the Phase II ESA results

6.1 Soils

6.1.1 Metals

Metals were detected in soil samples collected from borings installed on each of the parcels at concentrations greater than unrestricted use soil cleanup objectives (SCOs) and or restricted use SCOs as presented in Part 375 in Title 6 of the New York Codes Rules and Regulations (6 NYCRR 375). Metals detected in soil samples at concentrations greater than the restricted use SCOs consisted of lead and mercury. The maximum concentration of lead was detected in a shallow soil sample with a reported concentration of 1,120 milligrams per kilogram (mg/kg) at a depth of 13.1 – 14.1 feet below ground surface (bgs) in a soil sample collected from TW-03 on Parcel D. The maximum concentration of mercury detected in a soil sample was 1.53 mg/kg at a depth of 0.5 to 1 feet bgs.

6.1.2 Volatile Organic Compounds

VOCs were detected in one subsurface soil sample collected from soil boring DP-04 (located on Parcel A) at a depth of 8 – 9.2 feet bgs. The VOCs were detected at concentrations above the unrestricted use SCOs presented in 6 NYCRR 375. The VOCs detected in the soil sample at concentrations above the SCOs were benzene, ethylbenzene and xylenes. Acetone was also detected in a soil sample at a concentration above the SCOs, however this detection is presumed to be a laboratory contaminant and not related to the Site.

6.1.3 Semi-Volatile Organic Compounds

SVOCs were detected in soil samples collected from shallow (0.5 – 2.1 feet bgs) and deep (17 – 18.4 feet bgs) soil boring intervals installed on Parcels A, C, and D. SVOCs were detected soil samples at concentrations greater than both unrestricted and restricted SCOs. SVOCs detected were polycyclic aromatic hydrocarbons (specifically benzo(a) anthracene, benzo (a) pyrene, benzo (b) fluoranthene, benzo (k) fluoranthene, chrysene, indeno(1,2,3-cd) pyrene, and Phenanthrene. The highest concentrations of SVOCs were detected in a soil sample collected from boring DP-02 at a depth of 17 – 18.4 feet bgs. Soil boring DP-02 was installed on Parcel C.

6.2 Groundwater

Temporary monitoring wells were installed on Parcels A, C and D. In addition, a temporary monitoring well (TW-01) was installed adjacent to Parcel B, within the public right of way. Other than monitoring well TW-02, installed on Parcel C, each of the groundwater samples collected from these wells contained metals at concentrations above the standards or guidance values presented in *Ambient Water Quality Standards and Guidance Values, Division of Water, Technical and Operational Guidance Series* (TOGS 1.1.1). In addition, groundwater samples collected from monitoring wells TW-01, TW-03, TW-05, and TW-09 also contained SVOCs (specifically benzo(a) anthracene, benzo (a) pyrene, benzo (b) fluoranthene, benzo (k) fluoranthene, chrysene, indeno(1,2,3-cd) pyrene) at concentrations above the standards and guidance values presented in TOGS 1.1.1.

6.3 Open Spill Report for Site

On October 30, 2020, a gasoline spill was reported to NYS Department of Environmental Conservation (NYSDEC) for the Site. The spill location was described as “vacant facility” located at 200 Maple Street. Based on the date of the spill report (coinciding with the Phase II ESA), the spill report was presumed to have been made based on the field conditions encountered by the consultant during the Phase II investigation.

7 Site Figures

Site drawings indicating the sample locations, date of sampling events, key contaminants and concentrations detected by media are presented as Attachment C in the *Supporting Documents for the Syracuse Bread Factory LLC Brownfield Cleanup Program Application*.

Attachment E

Section VI: Property Owner/Operator
Information

Attachment E-1

Current Property Owner Authorization



August 4, 2021

Syracuse Bread Factory LLC
101 Arlington Ave
Syracuse, New York 13207

Re: Access to Land for Purposes of Brownfield Investigations and Remediation

To Whom It May Concern,

Beginning as of the date of this letter and throughout the entirety of the proposed remedial program for the Brownfield Cleanup project by Syracuse Bread Factory LLC, a New York limited liability company (“Buyer”), on property owned by the undersigned in Syracuse, New York consisting of 200 Maple Street, 111 Beech St S & Washington S, 1419 Washington St E and 1425 Washington St E, being all of current City tax map parcels 031.-14-04.0, 031.-07-01.0, 031.-07-02.0 and 031.-08-11.0, respectively (collectively the “Property”), (i) Buyer will have access to the Property to undertake any and all remedial investigations and remedial work approved by the New York State Department of Environmental Conservation (“DEC”) under Buyer’s Brownfield Cleanup Agreement with DEC (the “BCA”), and (ii) Buyer will have the right to place an environmental easement on the Property, if and to the extent required by DEC under the BCA.

Buyer agrees that any damage caused by Buyer, its agents or employees in the course of such entry upon the Property shall be promptly repaired by Buyer at no cost whatever to Seller. Buyer shall indemnify and hold Seller harmless against any and all losses, expenses, claims or damages (including reasonable attorney's fees) caused by or resulting from Buyer's entry upon the Property, including, without limitation, claims for personal injury and damage to the Property.

Prior to entry and as a condition to undertake the investigations and remedial work, Buyer agrees to provide a liability insurance certificate and policy endorsement naming Seller as an additional insured in such amounts as reasonably agreeable to Seller and with no endorsements limiting or restricting coverage with respect to New York Labor Law.

**Greater Syracuse Property
Development Corporation**

By: 

Katelyn E. Wright
Executive Director

Attachment E-2

Past Property Owner/Operator Information

Parcel A – 200 Maple Street and Washington Street (Section 31, Block 14, Lot 4)

Past Operator Name	Dates of Ownership	Address	Phone/Email (if known)	Relationship
Greater Syracuse Landbank ¹	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	315-422-2301	Contract Vendee
Baruch Zvi Holdings LLC	January 30, 2006 – 12/12/2018	2722 Brown St Brooklyn, NY 11235	Unknown	None
200 Maple Street Realty Company and Cooper Drapery Company	May 4, 2001 – January 30, 2006	No longer in business	NA	None
Cooper Decoration Inc. and Cooper Drapery Company	Circa 1968 – May 4, 2001		NA	None
Syracuse Bread Company/General Baking Company	1912 - 1968	No longer in business	NA	None
J. Kidder (1892)	1874 - 1910	NA	NA	None
Dwellings (based on 1874 Birdseye View ² , and 1892 and 1910 Sanborn Maps ^{3,4})				

¹ The City of Syracuse and the Greater Syracuse Landbank acquired Parcel A vis tax foreclosure.

² Bailey, H. H, and American Oleograph Co. Birds eye view of Syracuse, New York. [Milwaukee, Wis.: American Oleograph Co, 1874] Map. <https://www.loc.gov/item/2004627688/>.

³ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1892. Map. https://www.loc.gov/item/sanborn06296_001/.

⁴ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1910. Map. https://www.loc.gov/item/sanborn06296_003/.

Parcel B - 111 Beech St. S and Washington St. (Section 31, Block 7, Lot 1)

Past Operator Name	Dates of Ownership	Address	Phone/Email (if known)	Relationship
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	315-422-2301	Contract Vendee
No Listings	1954-2014	NA	NA	None
Dwellings and New York Central and Hudson River Railroad ^{5,6,7}	1892 - 1954	NA	NA	None
New York Central and Hudson River Railroad ⁸	1874 - 1892	NA	NA	None

Parcel C - 1419 Water Street East (Section 31, Block 7, Lot 2)

Past Operator Name	Dates of Ownership	Address	Phone/Email (if known)	Relationship
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	315-422-2301	Contract Vendee
No Listings	1954-2014	NA	NA	None
Syracuse Tube Works Dwellings and New York Central and Hudson River Railroad	1892 - 1954	NA	NA	None
New York Central and Hudson River Railroad	1874 - 1892	NA	NA	None

⁵ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1892. Map. https://www.loc.gov/item/sanborn06296_001/.

⁶ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1910. Map. https://www.loc.gov/item/sanborn06296_003/.

⁷ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1953. Map. https://www.loc.gov/item/sanborn06296_011/.

⁸ Sanborn Fire Insurance Map from Syracuse, Onondaga County, New York. Sanborn Map Company, Vol. 1, 1892. Map. https://www.loc.gov/item/sanborn06296_001/.

Parcel D - 1425 Water Street East and Maple Street (Section 31, Block 7, Lot 11)

Past Operator Name	Dates of Ownership	Address	Phone/Email (if known)	Relationship
Greater Syracuse Landbank	12/12/2018 - Present	431 E. Fayette Street, Suite 375 Syracuse, NY 13202	315-422-2301	Contract Vendee
No Listings	1939-2014	NA	NA	None
Syracuse Tube Works Dwellings and New York Central and Hudson River Railroad	1892 - 1954	NA	NA	None
New York Central and Hudson River Railroad	1874 - 1892	NA	NA	None

Attachment E-3

Property Deed

Attachment F

Section VII: Requestor Eligibility
Information

Attachment F-1

Owner LLC Consent and Resolution

(Signed 8-17-21)

**CONSENT
TO THE ADOPTION OF RESOLUTIONS
BY
SYRACUSE BREAD FACTORY LLC**

The undersigned, being a member of SYRACUSE BREAD FACTORY LLC, a New York limited liability company (the "Company"), authorized to do business in New York State, hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

BE IT RESOLVED, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located in the City of Syracuse, New York, and identified as 200 Maple Street - Section 031, Block 14, Lot 04.0; 111 Beach St. S. & Washington S. - Section 031, Block 07, Lot.01.0; 1419 Washington St. E. – Section 031, Block 07, Lot 02.0; and 1425 Washington St. E. – Section 031, Block 08, Lot 11.0 (collectively, the "Property"); and it is further

RESOLVED, that the individuals specified on Schedule 1 attached hereto, are each an "Authorized Person", authorized to act alone, and are each hereby authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement and an Environmental Easement relative to the Property, and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement an resolutions set forth herein; and it is further

RESOLVED, that any act of an Authorized Person, acting alone, on behalf of the Company, and/or taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

IN WITNESS WHEREOF, the undersigned member has executed this Consent as of this 17th day of August, 2021.

SYRACUSE BREAD FACTORY LLC

By: 

Name: Jason Evans

Title: Managing Member

Schedule 1

Authorized Persons

Jason Evans
Matt Rayo
Randy Hadzor

Attachment F-2
Proof of Site Access



August 4, 2021

Syracuse Bread Factory LLC
101 Arlington Ave
Syracuse, New York 13207

Re: Access to Land for Purposes of Brownfield Investigations and Remediation

To Whom It May Concern,

Beginning as of the date of this letter and throughout the entirety of the proposed remedial program for the Brownfield Cleanup project by Syracuse Bread Factory LLC, a New York limited liability company (“Buyer”), on property owned by the undersigned in Syracuse, New York consisting of 200 Maple Street, 111 Beech St S & Washington S, 1419 Washington St E and 1425 Washington St E, being all of current City tax map parcels 031.-14-04.0, 031.-07-01.0, 031.-07-02.0 and 031.-08-11.0, respectively (collectively the “Property”), (i) Buyer will have access to the Property to undertake any and all remedial investigations and remedial work approved by the New York State Department of Environmental Conservation (“DEC”) under Buyer’s Brownfield Cleanup Agreement with DEC (the “BCA”), and (ii) Buyer will have the right to place an environmental easement on the Property, if and to the extent required by DEC under the BCA.

Buyer agrees that any damage caused by Buyer, its agents or employees in the course of such entry upon the Property shall be promptly repaired by Buyer at no cost whatever to Seller. Buyer shall indemnify and hold Seller harmless against any and all losses, expenses, claims or damages (including reasonable attorney's fees) caused by or resulting from Buyer's entry upon the Property, including, without limitation, claims for personal injury and damage to the Property.

Prior to entry and as a condition to undertake the investigations and remedial work, Buyer agrees to provide a liability insurance certificate and policy endorsement naming Seller as an additional insured in such amounts as reasonably agreeable to Seller and with no endorsements limiting or restricting coverage with respect to New York Labor Law.

**Greater Syracuse Property
Development Corporation**

By: 

Katelyn E. Wright
Executive Director

Attachment G

Section IV: Contact List and Repository Information

Attachment G-1

Contact List and Repository Information

Contact List Information

1. Chief Executive Officer and Planning Board Chairperson of each county, city, town and village in which the property is located.

City of Syracuse

Chief Executive Officer

Mayor Ben Walsh
203 City Hall
233 E. Washington St.
Syracuse, NY 13202-1473
(315) 448-8067

Syracuse City Planning Commission

Steven Kulick, Chairperson
Syracuse City Planning Commission
201 East Washington St., Room 500
Syracuse, NY 13202
(315) 448-8640

Syracuse Common Council

Helen Hudson
Room 314, Syracuse City Hall
Syracuse, NY 13202
(315) 448-8423

Onondaga County

Chief Executive Officer

County Executive Ryan McMahon
421 Montgomery Street, 14th floor
Syracuse, NY 13202
(315) 435-3516

Onondaga County Planning Agency

Dan Kwasnowski, Director
421 Montgomery Street, 11th Floor
Syracuse, NY 13202
(315) 435-2611

2. Residents, owners, and occupants of the property and properties adjacent to the property (see map at end of this attachment).

Owner/Address	Section	Block	Lot
Greater Syracuse Landbank Katelyn Wright, Executive Director 431 E. Fayette Street, Suite 375 Syracuse, NY 13202	31	14	4
		7	1
			2
			11
Fasuyi, Francis O. P.O. Box 6251 Syracuse, NY 13217	031	14	01.0
Jacksuns Place LLC 608 W. Clinton St. Ithaca, NY 14850	031	14	02.0
Fasuyi, Francis P.O. Box 6251 Syracuse, NY 13217	031	14	03.0
Gillette, Paula PO Box 6732 Syracuse, NY 13217-6732	031	14	05.0
East Beechwood LLC 1201 Fayette St. E. Syracuse, NY 13210	031	14	06.0
Tan Pawana c/o Julianna Martin 609 Bell Rd. Brooklet, GA 30415	031	14	07.0
East Beechwood LLC 1201 Fayette St. E. Syracuse, NY 13210	031	14	08.0
East Beechwood LLC 1201 Fayette St. E. Syracuse, NY 13210	031	14	09.1
East Beechwood LLC 1201 Fayette St. E. Syracuse, NY 13210	031	14	11.1
GSPDC 431 E. Fayette St. Suite 375 Syracuse, NY 13202	031	14	20.0
Werts, Lynndoray 1501 Fayette St. E. Syracuse, NY 13210	031	13	13.0
Sherman, Roxane 207 Maple Street Syracuse, NY 13210	031	13	14.0
Syracuse Quality Living, Inc. 6 Kodiak Drive Woodbury, NY 11797	031	13	15.0

Owner/Address	Section	Block	Lot
Sunfirst Federal Credit Union 100 Maroma Drive Rochester, NY 14626	031	08	01.1
City of Syracuse TD 130 City Hall Syracuse, NY 13202	031	08	02.0
Powder Mill Corp c/o Lamar of Syracuse 5947 E. Molloy Rd. Syracuse, NY 13211	031	08	02.0/1
DBR Plumbing, Inc. 1516 Erie Blvd East Syracuse, NY 13210	031	08	03.0
Shehadi, Steven 1502 Erie Blvd. E. Syracuse, NY 13210	031	08	05.1
Parke Centre Dev Inc. c/o Marvin F. Poer & Company P.O. Box 52427 Atlanta, GA 30355	031	06	02.0

- Local news media from which the community typically obtains information.

The Syracuse Post-Standard
220 S. Warren Street
Syracuse, NY 13202
(315) 470-2051

- The public water supplier which services the area in which the property is located.

City of Syracuse Department of Water
Joseph Awald, P.E., Commissioner
101 North Beech Street
Syracuse, New York 13210

Onondaga County Water Authority
John V. Bianchini, Chair
Onondaga County Water Authority
P.O. Box 4949
Syracuse, NY 13221-4949
(315) 455-6578

- Any person who has requested to be placed on the contact list.

N/A

6. The administrator of any school or day care facility located on or near the property.

Syracuse City School District
Jaime Alicea, Superintendent
Syracuse City School District
725 Harrison Street
Syracuse, NY 13210

Dora Daycare
300 S. Beech Street
Syracuse, NY 13210

Stanfield Daycare
155 Niven Street
Syracuse, NY 13224

St. Vincent de Paul Day Care Center
1103 Burnet Avenue
Syracuse, NY 13203

Stars of Love WeeCare
426 Elm Street
Syracuse, NY 13203

Maire's Daycare WeeCare
219 Craig Street
Syracuse, NY 13208

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.

Onondaga County Public Libraries
Central Library
Rene Battelle, Branch Manager
Attn: Dan Smith
447 South Salina Street
Syracuse, NY 13202-2494
(315) 435-3636
reference@onlib.org

Please see repository acknowledgement letters included as Attachment G-2.

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.

N/A

Attachment G-2

Repository Acknowledgement Letter

Re: NYS Brownfield Cleanup Application Request

René Battelle <RBattelle@onlib.org>

Wed 8/18/2021 5:13 PM

To: Greg Allen <greg@allendesnoyers.com>

Cc: Dan Smith <drsmith@onlib.org>

Hello Greg,

The Central Library has traditionally been the repository for Brownfield Cleanup documents, and we would be happy to accept this one as well. I am copying my colleague Dan Smith on this as well; he oversees our role as a repository and either of us could accept documents to house at Central.

Thank you.

René Battelle
Library Manager

Central Library
447 S. Salina St.
Syracuse, NY 13202
315-435-1897

From: Greg Allen <greg@allendesnoyers.com>
Sent: Monday, August 16, 2021 10:42 AM
To: Reference Account <reference@onlib.org>
Subject: NYS Brownfield Cleanup Application Request

CAUTION: This email originated from outside of OCPL's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I hope you are well. I am an Attorney in Albany working with a prospective applicant to the State's Brownfield Cleanup Program ("BCP"). On behalf of a prospective applicant to the BCP relative to certain property at 200 Maple Street (and adjacent parcels), City of Syracuse, County of Onondaga, New York, I am requesting permission to use the Petit Branch of the Onondaga County Public Libraries as a document repository.

As you may be aware, the Brownfield Cleanup Program application process requires the designation of a document repository for documents and reports that can be reviewed by citizens. The project will require shelf space for environmental reports for approximately 18 -24 months. The shelf space required would likely be approximately 12 inches wide and the stack of reports approximately 12 inches tall. A total of four to six reports / documents (e.g., application, Investigation Work Plan, Remedial Action Work Plan and Final Engineering Report) will be produced over the course of the project. Unless you indicate otherwise, when possible, electronic copies of the project documents will be submitted to the library in an effort to reduce the required space.

Please confirm in writing that the use of the Petit Branch Library as the document repository for this project as noted above would be acceptable. A response via e-mail is acceptable. Should you have any questions or concerns, please do not hesitate to contact me directly (contact information below). Thank you in advance for your time and consideration.

Greg

Gregory J. Allen, Esq.

ALLEN & DESNOYERS LLP

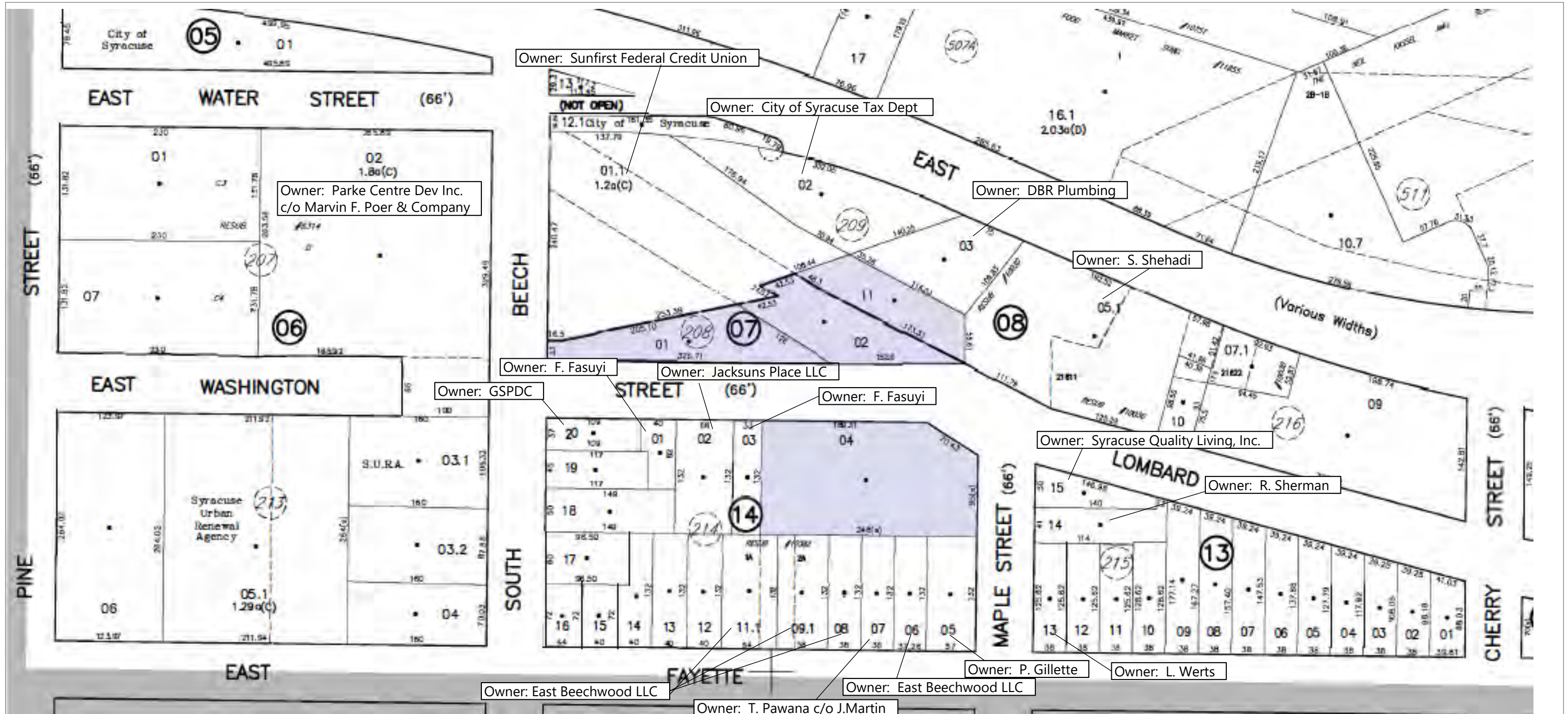
90 State Street | Suite 1009 | Albany, New York 12207

Tel: 518.426.2288 | Direct: 518.801.1944 | Cell: 518.821.3726 | Fax: 518.426.2299

Email: greg@allendesnoyers.com | www.allendesnoyers.com

Attachment G-3

Adjacent Property Owners Map



Notes:

1. Base Map from Section Map 31 City of Syracuse, Onondaga County, NY.
2. All locations are approximate.
3. Not to scale.
4. Syracuse Bread Factory Parcels are highlight in blue.
5. See Attachment F of Syracuse Bread Factory LLC BCP Application to addresses of individual property owners.

Attachment H

Section X: Land Use Factors

Section X: Land Use Factors

Answer to Question 2: Parcel A became vacant circa 2000. Parcels B - D have not had active uses since approximately 1954. The source of contaminants on the site appear to be related to placement of historic fill material and use of petroleum related products (on Parcel A).

Answer to Question 3: Syracuse Bread Factory LLC is striving to make the building net zero via new systems and major upgrades to the envelope. The building will contain 19 apartments and commercial space which has already garnered interest from a commissary and teaching kitchen, an upstart brewery, and a local coffee roaster.

Answer to Question 4: This area has historically served as a mixed-use neighborhood with a combination of locally-owned businesses and residential properties.

Answer to Question 6: The City of Syracuse has proposed a new zoning ordinance ("ReZone Syracuse"). Based on the proposed zoning, the Site will be located in the "MX-2 District" and "MX-3 District". The MX-2 district is established to provide for a pedestrian-friendly, transit-supportive mix of medium to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods. Preserving the character of existing streetscapes in these areas is encouraged. This district is appropriate near activity centers, and development shall be on a scale that is compatible with the immediately surrounding neighborhoods.

The current zoning map is included as Attachment H-1 and the "ReZone Syracuse" proposed zoning map is included as Attachment H-2.

Attachment H-1

Current City of Syracuse Zoning Map

City of Syracuse

Zoning Atlas

MAP # 14
LAST UPDATE: MAY 2020

LEGEND

Zoning Designations

- Residential Districts**
- RA-1, RA-2, RA, RAA, RB, RB-1, RB-1T, RB-1T, RB-IT, RB-T, RC

- Office Districts**
- OA, OB

- Local Business Districts**
- RS, BA, PSD

- Central Business Districts**
- CBD-R, CBD-GS, CBD-HDR, CBD-OS, CBD-GSA, CBD-OSR, CBD-LB

- Commercial Districts**
- CA, CB

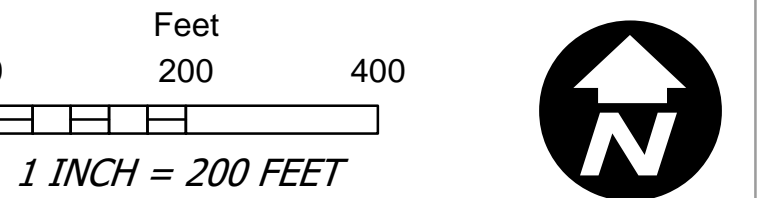
- Industrial Districts**
- IA, IB

- Special Districts**
- PID, PDD

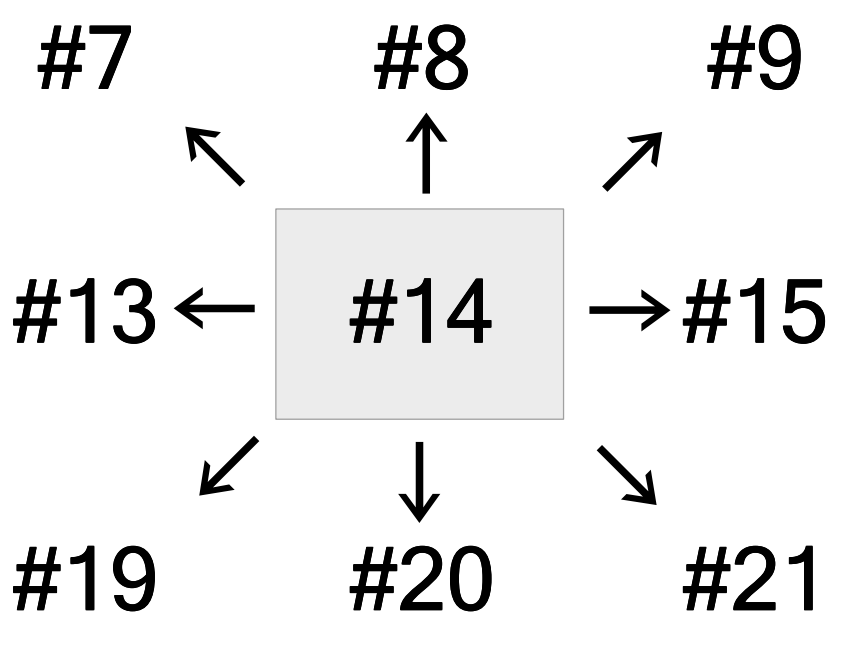
- Lakefront Districts**
- T4, T5, T5-1, T5-2, PK

- Overlay Districts and Protected Sites**
- RF (Retail Frontage), PR (Promenade), Special Neighborhood District, Overlay District, Protected Site, Preservation District, Setback Line

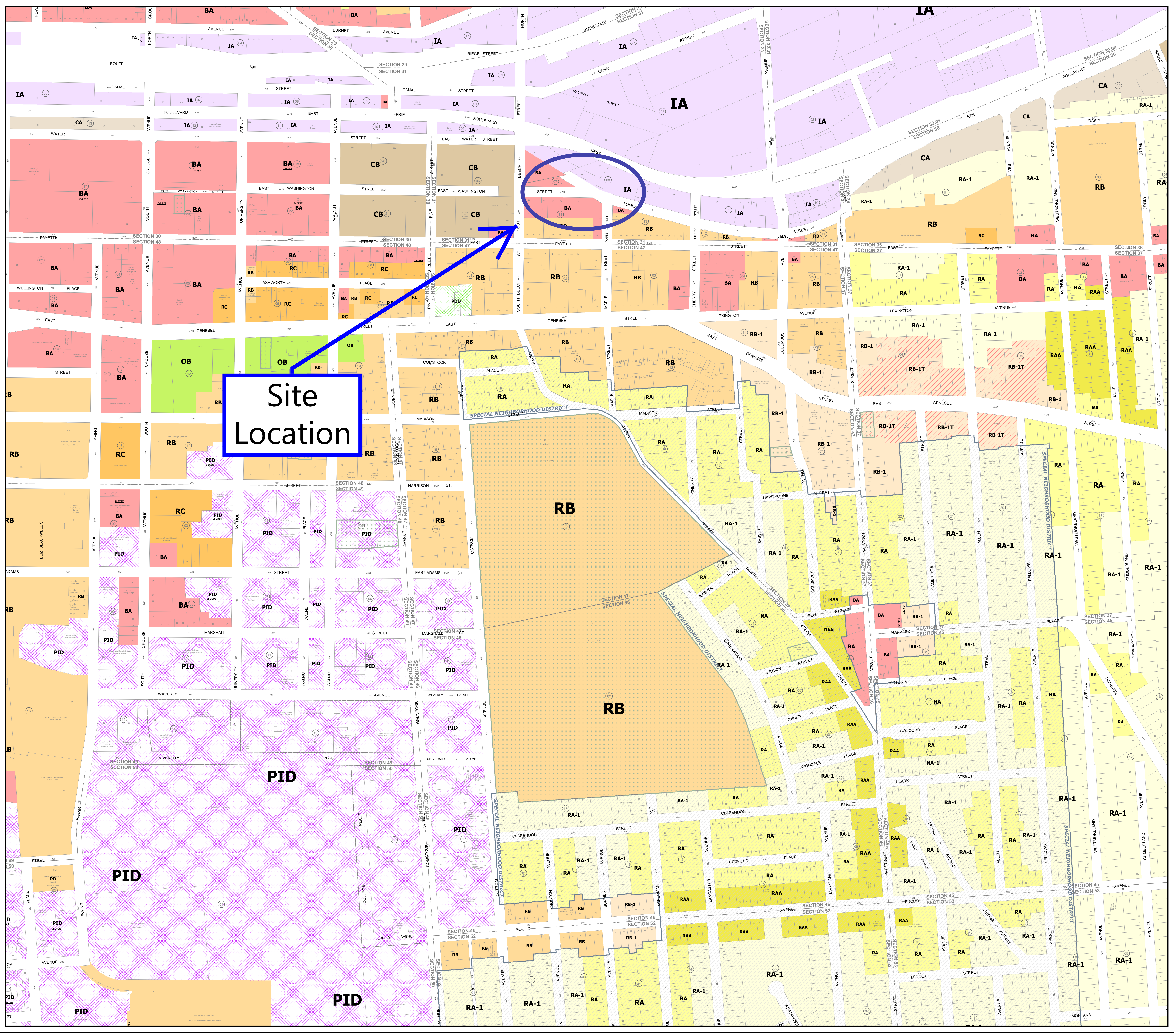
- Other Symbols**
- Taxmap Section Boundary, Taxmap Parcel Boundary, Taxmap Block Number, Taxmap Parcel Number, Hydrographic Feature, Block Address Number



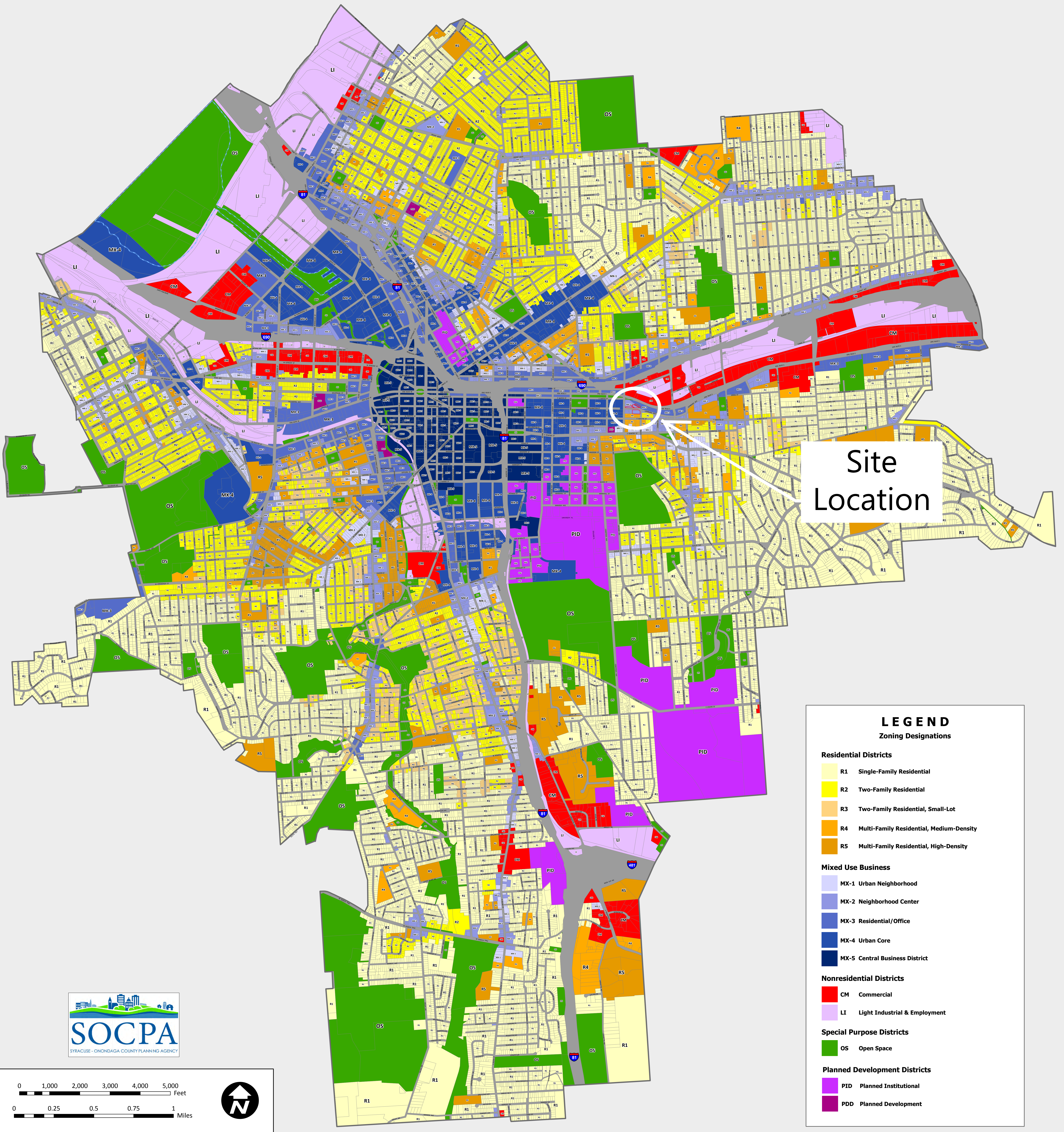
ADJACENT MAPS



Site Location



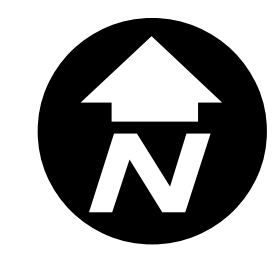
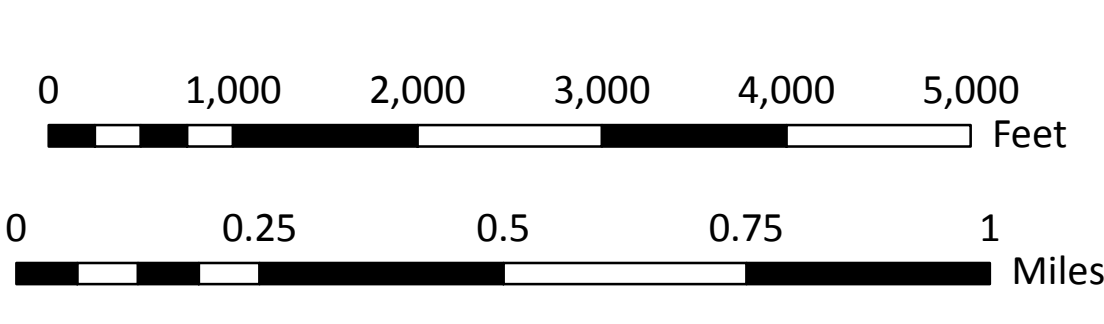
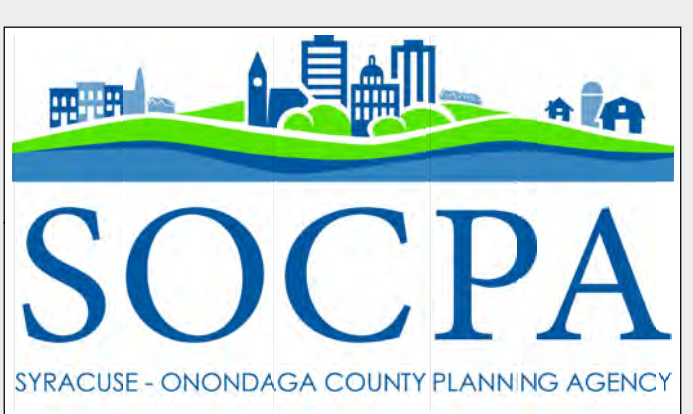
Attachment H-2
ReZone Syracuse Map



Site
Location

LEGEND
Zoning Designations

- Residential Districts**
 - R1 Single-Family Residential
 - R2 Two-Family Residential
 - R3 Two-Family Residential, Small-Lot
 - R4 Multi-Family Residential, Medium-Density
 - R5 Multi-Family Residential, High-Density
- Mixed Use Business**
 - MX-1 Urban Neighborhood
 - MX-2 Neighborhood Center
 - MX-3 Residential/Office
 - MX-4 Urban Core
 - MX-5 Central Business District
- Nonresidential Districts**
 - CM Commercial
 - LI Light Industrial & Employment
- Special Purpose Districts**
 - OS Open Space
- Planned Development Districts**
 - PID Planned Institutional
 - PDD Planned Development



December 13, 2019

Attachment I

Section XI: Statement of Certification and
Signatures

**CONSENT
TO THE ADOPTION OF RESOLUTIONS
BY
SYRACUSE BREAD FACTORY LLC**

The undersigned, being a member of SYRACUSE BREAD FACTORY LLC, a New York limited liability company (the "Company"), authorized to do business in New York State, hereby consents to and approves the adoption of the following resolutions and the actions contemplated hereby, such resolutions to have the same force and effect as if duly adopted at a meeting of the Company duly called and held on the date hereof:

BE IT RESOLVED, that the Company be and hereby is authorized and empowered to apply for and enter into a Brownfield Site Cleanup Agreement (the "Agreement") with the New York State Department of Environmental Conservation ("NYSDEC") with respect to the property located in the City of Syracuse, New York, and identified as 200 Maple Street - Section 031, Block 14, Lot 04.0; 111 Beach St. S. & Washington S. - Section 031, Block 07, Lot.01.0; 1419 Washington St. E. – Section 031, Block 07, Lot 02.0; and 1425 Washington St. E. – Section 031, Block 08, Lot 11.0 (collectively, the "Property"); and it is further

RESOLVED, that the individuals specified on Schedule 1 attached hereto, are each an "Authorized Person", authorized to act alone, and are each hereby authorized and empowered and directed to do all things that may be necessary and/or proper to enter into the Agreement, including executing the Agreement and an Environmental Easement relative to the Property, and/or any other instrument, document and/or agreement as the NYSDEC and the Authorized Person shall determine to be necessary, useful and/or required in furtherance of or in order to give effect to the purpose and/or intent of the Agreement an resolutions set forth herein; and it is further

RESOLVED, that any act of an Authorized Person, acting alone, on behalf of the Company, and/or taken prior to the date hereof which would have been authorized by the foregoing resolutions, be and the same hereby are individually and/or collectively ratified, confirmed, adopted and approved.

IN WITNESS WHEREOF, the undersigned member has executed this Consent as of this 17th day of August, 2021.

SYRACUSE BREAD FACTORY LLC

By: 

Name: Jason Evans

Title: Managing Member

Schedule 1

Authorized Persons

Jason Evans
Matt Rayo
Randy Hadzor