



## 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

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

Yes

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. **See attached**

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

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

#### Section II. Project Description

1. What stage is the project starting at?

Investigation

Remediation

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, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, 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. **See attached**

### Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish 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***): See attached

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 attached

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

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

Yes

No

See attached

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

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

Other: \_\_\_\_\_

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME				
ADDRESS/LOCATION				
CITY/TOWN		ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
<b>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. See attached</b>				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.			Yes	No
2. Is the required property map attached to the application? (application will not be processed without map) See attached			Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information)			Yes	No
If yes, identify census tract : _____				
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? If yes, attach relevant supporting documentation.			Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			Yes	No

#### 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.** See attached

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? See attached

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)**

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME		See attached	OWNERSHIP START DATE:
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>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".</b> See attached			
<b>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.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
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:

### 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): See attached deed

Previous Owner    Current Owner    Potential /Future Purchaser    Other\_\_\_\_\_

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

Yes                      No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment.

Yes      No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?  
If yes, please provide:    Site # \_\_\_\_\_                  Class # \_\_\_\_\_

Yes      No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_

Yes      No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

Yes      No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?  
If yes, please provide: Order # \_\_\_\_\_

Yes      No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment.

Yes      No

## Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following: See attached

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **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	
<p>1. What is the current municipal zoning designation for the site? _____</p> <p>What uses are allowed by the current zoning? (Check boxes, below)</p> <p style="text-align: center;">Residential      Commercial      Industrial</p> <p>If zoning change is imminent, please provide documentation from the appropriate zoning authority.</p>	
<p>2. Current Use:    Residential    Commercial    Industrial    Vacant    Recreational    (check all that apply)</p> <p><b>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. See attached</b></p>	
<p>3. Reasonably anticipated use Post Remediation:    Residential    Commercial    Industrial    (check all that apply) <b>Attach a statement detailing the specific proposed use. See attached</b></p> <p>If residential, does it qualify as single family housing? <span style="float: right;">Yes    No</span></p>	
<p>4. Do current historical and/or recent development patterns support the proposed use?</p>	<p>Yes    No</p>
<p>5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.</p> <p style="color: red;">See attached</p>	<p>Yes    No</p>
<p>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.</p> <p style="color: red;">See attached</p>	<p>Yes    No</p>



## 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 \_\_\_\_\_ Member \_\_\_\_\_ (title) of 156 Solar Street 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.

Date: \_\_\_\_\_ Signature: See original signature page submitted with original application

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

### 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.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	No
<b>Please answer questions below and provide documentation necessary to support answers.</b>		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p><b>From ECL 27-1405(31):</b></p> <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> <p><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <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:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****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:

## **BCP APPLICATION ATTACHMENTS: TABLE OF CONTENTS**

**156 Solar Street LLC**

**SITE NAME: AMPHION PIANO PLAYER REDEVELOPMENT PROJECT**

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### **BCP SUPPORT DOCUMENTS**

Section I: Requestor Information (refer to Attachment 1)

Section II: Description

Section III. Property Environmental History (Refer to Attachment 2- Environmental Evaluation Documents:

1. Phase I ESA dated September 2016 cover page and TOC;
2. Plumley Phase II Environmental Site Assessment, December 2016 cover page and TOC;
3. AECC Limited Phase II Environmental Site Assessment, February 16, 2018 cover page and TOC;
4. Site drawings indicating sample locations, date of sampling, key contaminants and concentrations detected;
5. Analytical results tables

Section IV. Property Information (Refer to Attachment 3: Topographic Map with Site Location, Google Earth Image with Site Image, Tax Map with Site Limits, Survey Map with Site Limits)

Item 10. Property Description Narrative (see also Attachment 4)

Section VI. Current Property Owner Information

Section VII. Requestor Eligibility Information

Section IX. Contact List Information (Refer to Attachment 5: Site Contact List and letter of agreement from repository)

Section X: Land Use Factors

### **ATTACHMENTS**

1. Department of State Entity Information; deed showing Requestor as owner
2. Environmental Evaluation Documents
3. BCP Site Maps
4. Property Description Narrative
5. Brownfield Site Contact List, with repository acceptance

**BCP Application Support Documents**  
**Amphion Piano Player Redevelopment Project**  
**156-158 Solar Street, Syracuse, Onondaga County, NY**  
**Provided by Requestor: 156 Solar Street LLC**

**Section I. Requestor Information**

The Requestor is 156 Solar Street LLC (**NOTE:** this entity owns the property)

The Requestor address is: 156 Solar Street LLC, 113 Court Street, Binghamton, NY 13901

The contact is: Mr. Joseph Gehm, Member: 156 Solar Street LLC, 102 West Division Street, Syracuse, NY 13204 phone: 315-447-5172 email: joe@lahinchgroup.com

Members: Joseph Gehm 25%; Mark Lane 65%, Tim Lynn 5%; Albert Palermo 5%.

**Refer to Attachment 1: Dept. of State Entity info.; deed showing current ownership**

**Section II. Description**

Item 3. Short description of the overall development project.

The former Syracuse Scale building, also known as the Amphion Piano Player building, will be transformed into 20,000 square feet of commercial space and 9,500 square feet of retail space, plus 20 apartments, at an estimated cost of \$10.8 million. The existing building will be completely 'gutted' and reconstructed to current code. Modern apartments, common space, storage space, and retail space will be added. Outside will include new paved parking, patio, greenspace, trees and landscaping.

Site investigation work will include sampling and analyses of surface soil, subsurface soil, and groundwater which will be described in the RI Workplan (RIW) for the Site. Remediation work will include remediation of all affected media, and site restoration will allow for development to place this now-idle property into productive use.

The Requestor intends to initiate the BCP Remedial Investigation (RI) as soon as the Brownfield Cleanup Agreement (BCA) is executed and a RIW is approved. Assuming BCA execution and acceptance by 1 November 2021 and RIW acceptance by mid-December 2021, RI work will be completed by 1 February 2022 with the RI Report issued in 1 March 2022. It is anticipated that the Remedial Action Workplan (RAW) will be approved no later than 1 June 2022. RAW implementation will begin in summer 2022. The Final Engineering Report will be issued fall 2022 along with other required documents. A Certificate of Completion will be issued by NYSDEC fall/winter 2022.

### **Section III. Property Environmental History**

A Phase I Environmental Site Assessment (ESA) conducted in September 2016 identified several potential areas of concern. One former gasoline tank existed at the Site to support truck fueling operations. The UST has been removed but subsequent investigations, as summarized below, indicate that gasoline-related contamination remains. NYSDEC Spill No. 1609292, which is associated with that former UST is 'closed as not meeting standards'. The Phase I ESA also concluded that the fact that "This Property has been utilized for industrial purposes for over 100 years." constitutes an environmental concern.

The company that performed the Phase I ESA (Plumley) conducted a follow-up Phase II Site Investigation (SI) as presented in their report dated September 2016. Soil borings were advanced, at which time field indications of apparent contamination (odors, staining, elevated PID readings) were encountered at three of seven boring locations. Concentrations of at least one metal exceeded Restricted Residential Soil Cleanup Objectives (SCOs) in soil. Groundwater analytical results detected elevated concentrations of several gasoline-related Volatile Organic Compounds (VOCs) in one groundwater sample collected in the southern portion of the Site.

Additional SI activities were performed by AECC as summarized in their February 16, 2017 report. Work included ground penetration radar, surface and subsurface soil sampling, and groundwater sampling. The existence of a buried fuel oil UST was documented. Analyses of surface soil samples detected Semi-Volatile Organic Compounds (SVOCs) at concentrations that exceed their respective Unrestricted Use SCOs; several SVOCs exceeded their respective Restricted Residential Use SCOs, and the chemical compound benzo(a)pyrene was detected at a concentration that exceeds its Industrial Use SCO. Multiple metals (mercury, barium, and lead) were detected at concentrations that exceed their respective Unrestricted Use SCOs; metals concentrations did not exceed Restricted Residential RSCOs.

VOCs were detected in subsurface soil at concentrations exceeded Unrestricted SCOs at two locations. Multiple SVOCs were detected at concentrations exceeding their respective Unrestricted Use SCOs in the SB-09 soil sample only (several of these SVOCs also exceeded their Restricted Residential Use RSCO, and benzo(a)pyrene exceeded its Industrial Use RSCO).

Multiple metals (mercury, barium, and lead) were detected at concentrations that exceed their respective Unrestricted Use SCOs; metals concentrations did not exceed Restricted Residential RSCOs.

Groundwater sampling determined that VOCs exceeded Groundwater Standards (GWS) in samples from five wells, all located in the southern portion of the Site.

Sampling results are shown on the attached figures; data is provided on associated tables.

**[Refer to Attachment 2: Environmental Evaluation Documents](#)**

1. Phase I ESA dated September 2016 (cover and TOC only)
2. Plumley Phase II Environmental Site Assessment, December 2016 (cover and TOC only)
3. AECC Limited Phase II Environmental Site Assessment, February 16, 2018 (cover and TOC only)
4. Site drawings indicating sample location, date of sampling event, key contaminants and concentrations detected
5. Analytical Results Tables

#### **Section IV. Property Information**

**Refer to Attachment 3: Topographic Map with Site location, Google Earth Image with Site limits, Tax Map with Site limits, BCP Site Limits shown on Survey Map**

Item 10. Property Description Narrative

**Refer to Attachment 4: Property Description Narrative with Maps**

#### **Section VI. Current Property Owner/Operator Information**

The property is currently owned by the Requestor: 156 Solar Street LLC, 113 Court Street, Binghamton, NY 13901 (contact Joseph Gehm, Member at 315-447-5172; [joe@lahinchgroup.com](mailto:joe@lahinchgroup.com))

December 2020: 156 Solar Street LLC purchased the property from owner/operator Dupli Associates, LLC (Dupli, 6761 Thompson Road, Syracuse, NY 13211 315-472-1316 Contact: Matt Kemper, Jr. kemper2duplionline.com)

July, 2017: Dupli reportedly purchased the property from owner/operator Syracuse Scale Co. Inc. (Syracuse Scale Company, 158 Solar Street, Syracuse, NY 13204 315-476-9696)

1980-2017: Property owned/operated by Syracuse Scale Company and/or Salerno Industries and/or Atlas Scales (all believed to be related companies. Contact: Anita Salerno 352-650-1437).

1932-1980: according to City Directory and other sources, the property was owned and operated by various box manufacturers, including Lowman Box.

1900s-1930s: It appears that the property was owned and operated by Amphion Piano Player, a company that manufactured player pianos for American Piano Company (Ampico) and for Recordo Pianos.

#### **Section VII. Requestor Eligibility Information**



The Requestor is a Volunteer.

The Requestor has no relationships with the past owners/operators. The Requestor was never involved in site operations

The contamination detected at the Site has no relationship to the Requestor and occurred well before the Requestor considered the potential purchase and redevelopment of the Site.

## **Section IX. Contact List Information**

A detailed contact list is provided. The document repository will be located at:  
Onondaga County Public Library & Administrative Offices  
447 South Salina Street  
Syracuse, NY 13202  
Phone: 315.435.1900  
Manager: Rene Battelle

**[Refer to Attachment 5: Site Contact List and letter of agreement from repository](#)**

## **Section X: Land Use Factor**

156-158 Solar Street in Syracuse has been used as a manufacturing location since the early 1900s. Player pianos were manufactured at the location for American Piano Company (Ampico) and for Recordo pianos from about 1900 to 1932. A box manufacturing company (Lowman Box, and other names) operated at the property from 1932 to 1980. The property was used by Syracuse Scale Co., Inc. for sales, service and rental of scales ranging in size from gram to 500 tons from 1980 to about 2016. The Site has been essentially idle and abandoned since about 2016. Contamination at the Site is impeding Site development. This blighted property is in an otherwise vibrant section of the City of Syracuse that is undergoing a 'rebirth'. The proposed project will be part of that 'rebirth'.

The former Syracuse Scale building at 156-158 Solar Street, also known as the Amphion Piano Player building, will be transformed into 20,000 square feet of commercial space and 9,500 square feet of retail space, plus 20 apartments, at an estimated cost of \$10.8 million. The existing building will be completely 'gutted' and reconstructed to current code. Modern apartments, common space, storage space, and retail space will be added. Outside will include new paved parking, patio, greenspace, trees and landscaping.

The Site is approved for the intended use as evidenced by its zoning designation: Lakefront District T5. According to the CITY OF SYRACUSE ZONING RULES & REGULATIONS - LAST COMPILATION: May 2011, the lakefront district is based on principles aimed at building a traditional urban fabric characterized by streets and other public spaces that are walkable and inviting to pedestrians and by a mixture of uses, including retail, office, personal services, restaurants, waterfront recreation, and residential, integrated in a fine-grained pattern that

creates an urban sense of place with energy and vitality. Additionally, the purpose of the T5 District is to create a dense, fully mixed-use neighborhood with a vibrant street life and a public realm with many design amenities. Residential uses are primarily in apartments.

Clearly, this project meets the land use requirements and the desire of the City of Syracuse.

## **ATTACHMENT 1**

**Department of State Entity Information**

**Deed showing Requestor as current owner**

## COVID-19 Vaccines

On August 23, the FDA announced the full approval of the Pfizer-BioNTech vaccine for the prevention of COVID-19 disease in individuals age 16 and older. [Read more.](#)

[DETAILS >](#)

# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)[Return to Search](#)

#### Entity Details

**ENTITY NAME:**

156 SOLAR STREET LLC

**DOS ID:**

5862263

**FOREIGN LEGAL NAME:****FICTITIOUS NAME:****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:**

10/21/2020

**REASON FOR STATUS:****EFFECTIVE DATE INITIAL FILING:**

10/21/2020

**INACTIVE DATE:****FOREIGN FORMATION DATE:****STATEMENT STATUS:**

CURRENT

**COUNTY:**

Broome

**NEXT STATEMENT DUE DATE:**

10/31/2022

**JURISDICTION:**

New York, United States

**NFP CATEGORY:**

Service of Process Name and Address

**Name:** LLC

**Address:** 113 COURT STREET, BINGHAMTON, NY, United States, 13901

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office or Owner 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

Warranty Deed- with Lien Covenant

**THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.**

**THIS INDENTURE**, made this 16 day of December, 2020.

**BETWEEN: DUPLI ASSOCIATES, LLC**

113 Court Street, Binghamton, New York 13901

**GRANTOR:**

**And**

**156 SOLAR STREET LLC**

113 Court Street, Binghamton, New York 13901

**GRANTEE:**

**WITNESSETH**, that the Grantor, in consideration of **ONE DOLLARS and 00/100 (\$1.00)** lawful money of the United States, paid by the Grantee, does hereby grant and release unto the Grantee, his heirs and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the City of Syracuse, County of Onondaga and State of New York, being more particularly set forth and described on attached Schedule "A" incorporated by references herein.

**BEING** a portion of the same premises conveyed to Grantor herein by deed from Syracuse Scales, Inc. a/k/a Syracuse Scale Co., Inc. by Warranty Deed dated July 21, 2017 and recorded July 26, 2017 in the Onondaga County Clerk's Office in Book 5436 of Deeds at page 47.

**TOGETHER** with the appurtenances and all the estate rights of the Grantor in and to said premises.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, his heirs and assigns forever. **AND** the Grantor covenants as follows:

**FIRST:** The Grantee shall quietly enjoy the said premises;

**SECOND:** The Grantor will forever **WARRANT** the title to said premises;

**THIRD:** This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.


**FOURTH:** The members of the Grantor have duly authorized the disposition of the premises herein conveyed.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year first above written.

In presence of:

DUPLI ASSOCIATES, LLC


By:

  
Timothy M. Lynn  
Authorized Representative

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )

SS.:

On the 16<sup>th</sup> day of December, 2020 before me, the undersigned, a Notary Public in and for the said state, personally appeared Timothy M. Lynn personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
Notary Public

ANTHONY J. D'ELIA  
Notary Public, State of New York  
Onon. Co. No. 02DE5056520  
My Comm. Exp. March 4, 2022

## **SCHEDULE A**

### **156 Solar Street & Division Street West**

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, and being a portion of Block No. 461 of said City of Syracuse being former Block 261 and being more particularly described as follows:

BEGINNING at the intersection formed by the easterly road boundary of Solar Street (60 feet wide) and the southerly road boundary of West Division Street (66 feet wide); thence N. 59° 57' 30" E. along the easterly road boundary of said West Division Street, a distance of 260.97 feet to its intersection with the westerly line of lands now or formerly owned by Robert Medina and Ted Kinder as recorded in the Onondaga County Clerk's Office in Book 3979 of Deeds a Page 126; thence S. 28° 01' 45" E. along the southerly line of said Medina and Kinder a distance of 153.70 feet to its intersection with the northerly line of lands now or formerly owned by Lakefront Lofts, LLC as recorded in the Onondaga County Clerk's Office in Book 5014 of Deeds at Page 582; thence S. 62° 00' 40" W. along the northerly line of said Lakefront Lofts, LLC a distance of 10.79 feet to the northwesterly corner of said Lakefront Lofts, LLC; thence S. 27° 59' 20" E. along the westerly line of said Lakefront Lofts, LLC a distance of 220.09 feet to a point; thence southwesterly on a curve to the left having a radius of 422.80 feet an arc distance of 65.66 feet to a point of tangency; thence S. 62° 00' 40" W. along the northerly line of lands now or formerly owned by Dupli Associates, LLC a distance of 112.73 feet to a point; thence S. 81° 09' 10" W. continuing along the northerly line of said Dupli Associates, LLC a distance of 76.21 feet to its intersection with the easterly road boundary of said Solar Street; thence N. 27° 59' 20" W. along the easterly road boundary of said Solar Street a distance of 334.35 feet to the point of beginning.



## **ATTACHMENT 2**

### **Environmental Evaluation Documents**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**of the**

**156-158 SOLAR STREET PROPERTY  
City of Syracuse  
Onondaga County, New York**

Complete document provided in electronic format only.

Prepared for:

**DUPLI ENVELOPE AND GRAPHICS CORPORATION**  
One Dupli Park Drive  
Syracuse, New York 13204

Prepared by:



8232 Loop Road  
Baldwinsville, New York 13027  
(315) 638-8587  
Project No. 2016087

September 2016

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### **PHOTOGRAPHS**

**PHASE II  
ENVIRONMENTAL SITE ASSESSMENT**

**of the**

**156-158 SOLAR STREET PROPERTY  
City of Syracuse  
Onondaga County, New York**

Full report provided in electronic format

Prepared for:

**DUPLI ENVELOPE AND GRAPHICS CORPORATION**  
One Dupli Park Drive  
Syracuse, New York 13204

Prepared by:



8232 Loop Road  
Baldwinsville, New York 13027  
(315) 638-8587  
Project No. 2016122

December 2016

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# **LIMITED PHASE II ENVIRONMENTAL ASSESSMENT**

## **SURFACE SOIL, SUBSURFACE SOIL, AND GROUNDWATER INVESTIGATION**

Syracuse Scale  
156-158 Solar Street  
Syracuse, New York 13204

Full report provided in electronic format

**February 16, 2018**

***Prepared by:***

Asbestos & Environmental Consulting Corporation  
6308 Fly Road  
East Syracuse, New York 13057

***Prepared for:***

BBL Construction Services, LLC  
302 Washington Avenue Extension  
Albany, New York 12203

**PHASE II ENVIRONMENTAL SITE ASSESSMENT**  
Syracuse Scale, 156-158 Solar Street, Syracuse, New York

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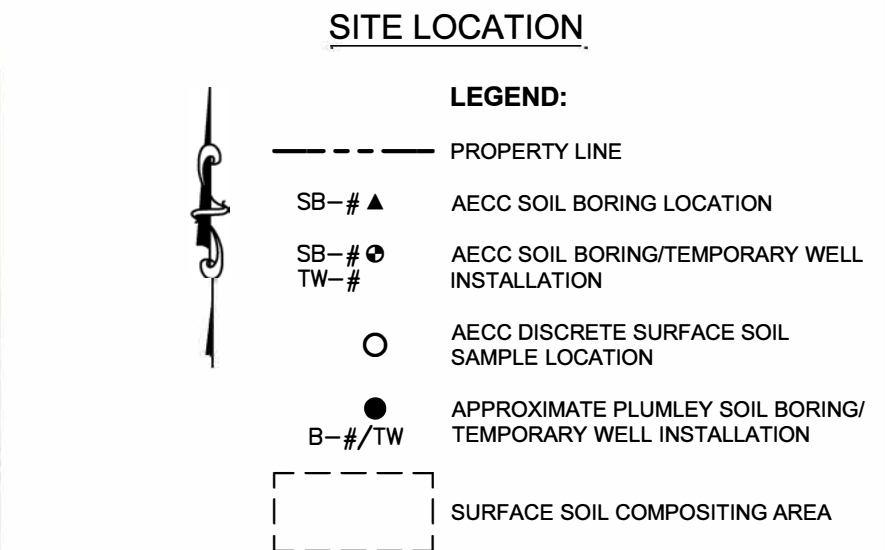
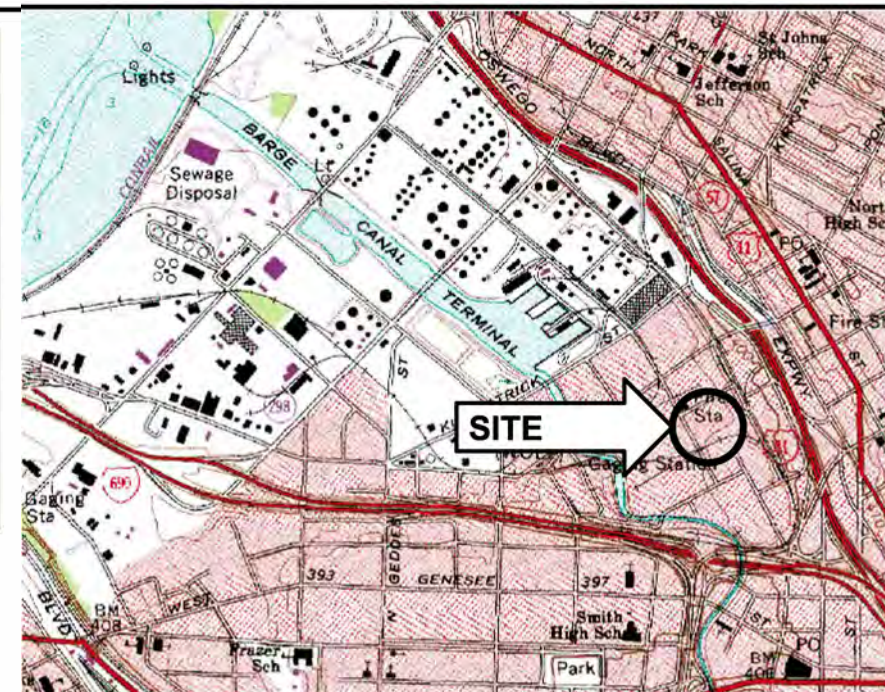
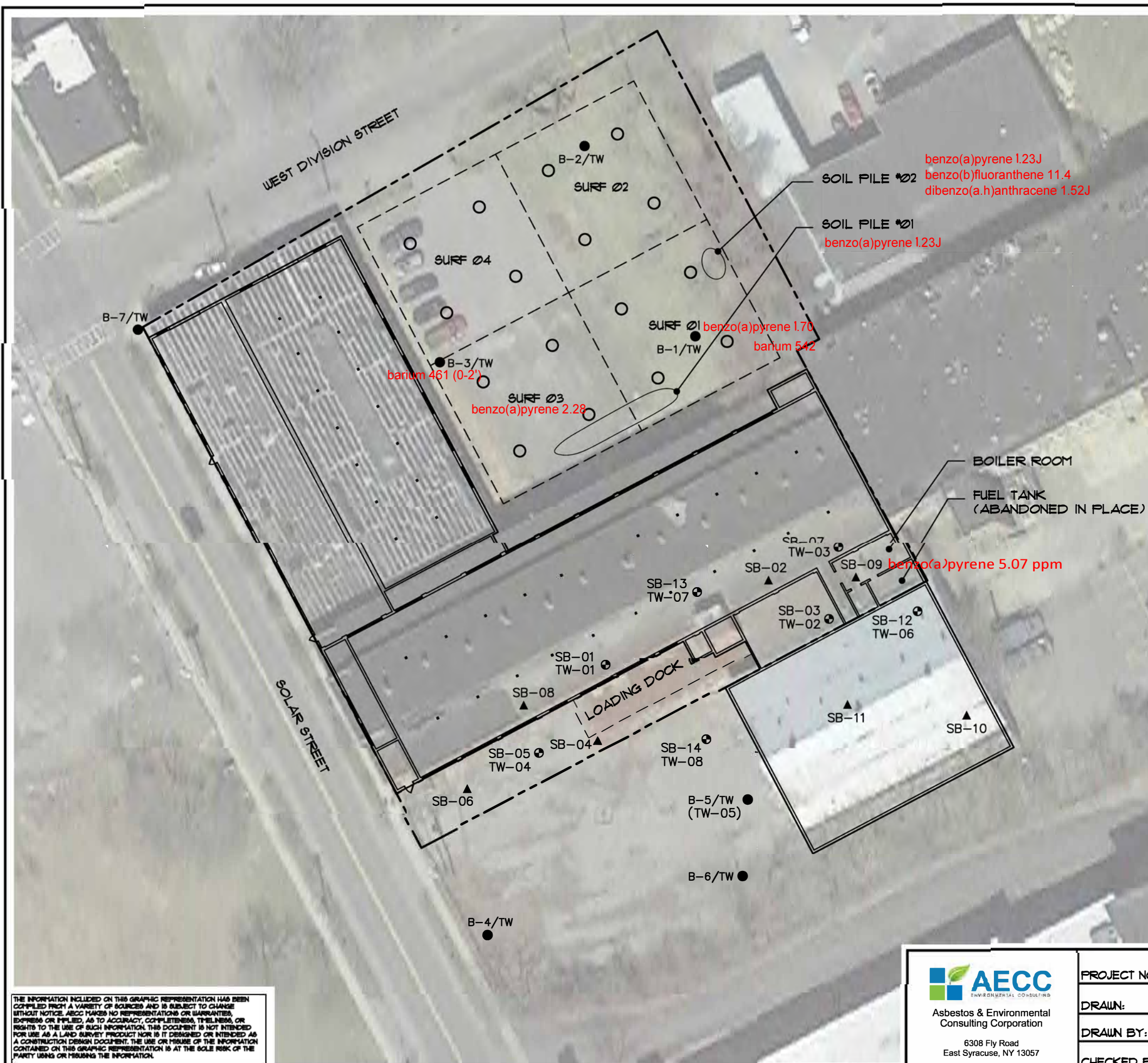
**TABLES**

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ATTACHMENT B	EUROFINS / SPECTRUM ANALYTICAL LABORATORY ANALYSIS REPORTS





Soil data red (in ppm). Only RRSCO exceedances shown

**RRSCOs (ppm)**  
benzo(a)pyrene 1  
benzo(b)fluoranthene 1  
dibenzo(a,h)anthracene 0.33  
barium 400

1. AERIAL PHOTOGRAPH FROM GOOGLE EARTH WEBSITE.  
2. APPROXIMATE PROPERTY LINE BASED ON 2017 ONONDAGA COUNTY TAX MAP.  
3. ALL LOCATIONS ARE APPROXIMATE.

0 45' 90'  
GRAPHIC SCALE

THE INFORMATION INCLUDED ON THIS GRAPHIC REPRESENTATION HAS BEEN COMPILED FROM A VARIETY OF SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. AECC MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO ACCURACY, COMPLETENESS, TIMELINESS, OR RIGHTS TO THE USE OF SUCH INFORMATION. THIS DOCUMENT IS NOT INTENDED FOR USE AS A LAND SURVEY PRODUCT NOR IS IT DESIGNED OR INTENDED AS A CONSTRUCTION DESIGN DOCUMENT. THE USE OR MISUSE OF THE INFORMATION CONTAINED ON THIS GRAPHIC REPRESENTATION IS AT THE SOLE RISK OF THE PARTY USING OR MISUSING THE INFORMATION.

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ENVIRONMENTAL CONSULTING  
Asbestos & Environmental  
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6308 Fly Road  
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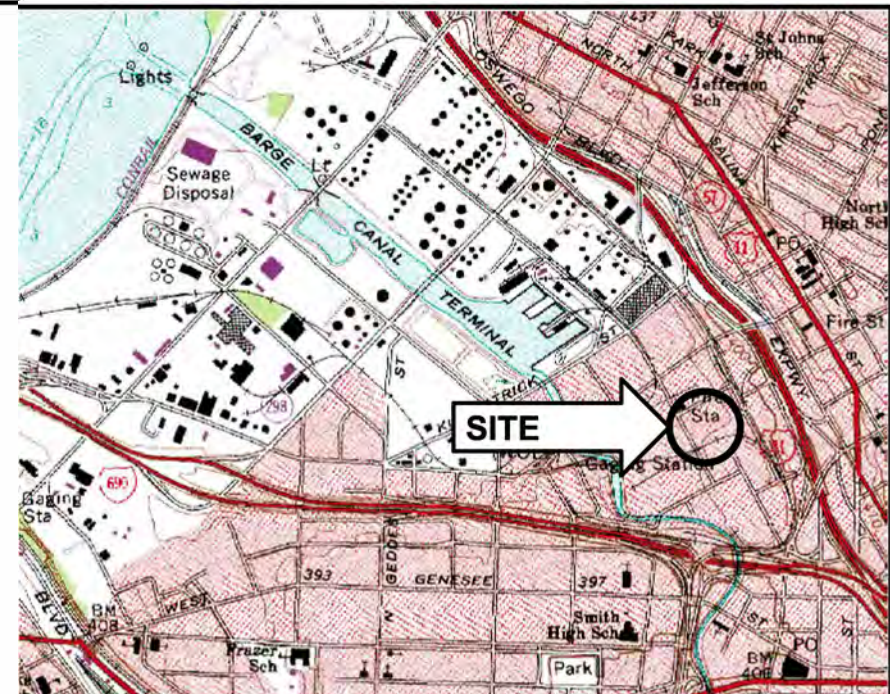
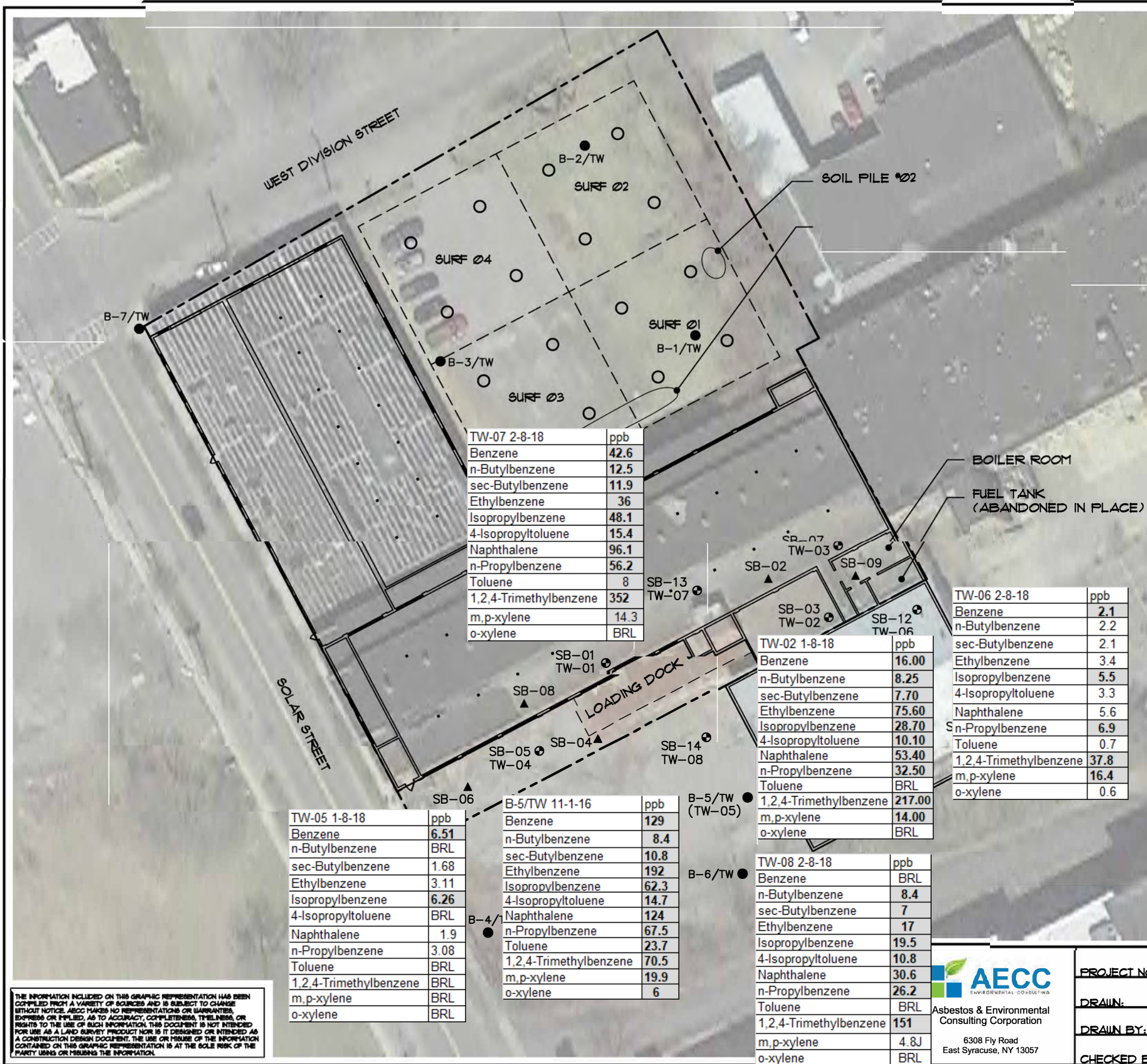
PROJECT NO. 17-258  
DRAWN: JAN. 2018  
DRAWN BY: HS  
CHECKED BY: RM

**SAMPLE LOCATION AND SITE PLAN**

SYRACUSE SCALE  
156-158 SOLAR STREET  
SYRACUSE, NEW YORK

FIGURE  
**1**





SITE LOCATION

LEGEND:

- PROPERTY LINE
- SB-# ▲ AECC SOIL BORING LOCATION
- SB-# ● TW-# AECC SOIL BORING/TEMPORARY WELL INSTALLATION
- AECC DISCRETE SURFACE SOIL SAMPLE LOCATION
- B-#/TW APPROXIMATE PLUMLEY SOIL BORING/TEMPORARY WELL INSTALLATION
- SURFACE SOIL COMPOSITING AREA

GW data on tables (ppb)  
Values exceeding NYS GWS are bold

NOTES:

- AERIAL PHOTOGRAPH FROM GOOGLE EARTH WEBSITE.
- APPROXIMATE PROPERTY LINE BASED ON 2017 ONONDAGA COUNTY TAX MAP.
- ALL LOCATIONS ARE APPROXIMATE.

0 45' 90'  
GRAPHIC SCALE

**AECC**  
ENVIRONMENTAL CONSULTING  
Asbestos & Environmental Consulting Corporation  
6308 Fly Road  
East Syracuse, NY 13057

PROJECT NO.	17-258
DRAIN:	JAN 2018
DRAIN BY:	HS
CHECKED BY:	RM

SAMPLE LOCATION AND SITE PLAN

SYRACUSE SCALE  
156-158 SOLAR STREET  
SYRACUSE, NEW YORK



**TABLE 1**

Surface Soil Analysis Summary - SVOCs Method SW-846 8270

**Limited Phase II ESA Syracuse Scale: Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD (PART 375)									
		Plumley			AECC					
		B-1 (0-2')	B-6 (0-2')	B-7 (0-2')	SURF-01	SURF-02	SURF-03	SURF-04	Soil Pile 01	Soil Pile 02
Semi-Volatile Organic Compounds	RRSCO	10/27/16	10/27/16	10/27/16	01/04/18	01/04/18	01/04/18	01/04/18	01/02/18	01/03/18
Acenaphthene	100	ND	ND	ND	ND	ND	ND	ND	ND	1.61 J
Acenaphthylene	100	0.219	ND	0.145	ND	ND	ND	ND	ND	ND
Anthracene	100	ND	ND	0.29	ND	0.0887 J	0.316 J	ND	ND	4.38
Benzo (a) anthracene	1	0.352	0.344	0.854	<b>1.75</b>	0.393	<b>2.32</b>	0.18	<b>1.35 J</b>	<b>10.7</b>
Benzo (a) pyrene	1	0.352	0.408	0.625	<b>1.7</b>	0.391	<b>2.28</b>	0.185	<b>1.23 J</b>	<b>9.58</b>
Benzo (b) fluoranthene	1	0.364	0.322	0.71	<b>1.66</b>	0.379	<b>2.07</b>	0.194	<b>1.16 J</b>	<b>11.4</b>
Benzo (g,h,i) perylene	100	0.199	0.25	0.377	0.82	0.218	1.22	0.113	0.754 J	4.79
Benzo (k) fluoranthene	3.9	0.302	0.322	0.635	1.57	0.307	1.9	0.159	1.24 J	<b>6.03</b>
Chrysene	3.9	0.465	0.31	1.12	1.57	0.393	2.34	0.187	1.22 J	<b>10.2</b>
Dibenzo (a,h) anthracene	0.33	ND	ND	0.152	ND	0.0615 J	<b>0.334 J</b>	0.0326 J	ND	<b>1.52 J</b>
Fluoranthene	100	0.637	0.499	1.76	2.79	0.766	4.84	0.321	2.84	24.4
Fluorene	100	ND	ND	0.128	ND	ND	ND	ND	ND	2.13
Indeno (1,2,3-cd) pyrene	0.5	ND	ND	0.395	0.962	0.235	1.36	0.113	0.836 J	5.62
2-Methylnaphthalene	NS	NA	NA	NA	ND	ND	0.239 J	ND	ND	ND
Naphthalene	100	0.542	ND	0.387	ND	ND	ND	ND	ND	1.65
Phenanthrene	100	0.8	0.145	1.7	1.18	0.459	1.76	0.161	1.43 J	19.6
Pyrene	100	0.662	0.504	1.46	2.31	0.635	4.25	0.271	2.17 J	18.2
1-Methylnaphthalene	NS	NA	NA	NA	ND	ND	0.21 J	ND	ND	ND

**Notes:**

All concentrations in milligrams per kilogram (mg/kg)/parts per billion (ppm)

Only those compounds detected in at least one sample are shown on this table.

Semi-Volatile Organic Compounds	RRSCO	Detections above RRSCO	SURF-01	SURF-03	Soil Pile 01	Soil Pile 02	Max. Detection (ppm)
			01/04/18	01/04/18	01/02/18	01/03/18	
Benzo (a) anthracene	1	4	<b>1.75</b>	<b>2.32</b>	<b>1.35 J</b>	<b>10.7</b>	<b>10.7</b>
Benzo (a) pyrene	1	4	<b>1.7</b>	<b>2.28</b>	<b>1.23 J</b>	<b>9.58</b>	<b>9.58</b>
Benzo (b) fluoranthene	1	4	<b>1.66</b>	<b>2.07</b>	<b>1.16 J</b>	<b>11.4</b>	<b>11.4</b>
Benzo (k) fluoranthene	3.9	1	1.57	1.9	1.24 J	<b>6.03</b>	<b>6.03</b>
Chrysene	3.9	1	1.57	2.34	1.22 J	<b>10.2</b>	<b>10.2</b>
Dibenzo (a,h) anthracene	0.33	2	ND	<b>0.334 J</b>	ND	<b>1.52 J</b>	<b>1.52 J</b>

**TABLE 2**

Sub-Surface Soil Analysis Summary - SVOCs Method SW-846 8270

**Limited Phase II ESA Syracuse Scale:Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD (Part 375)									
		Plumley			AECC					
		B-4 (4-8')	B-5 (12-16')	B-6 (12-16')	SB-01	SB-02	SB-03	SB-05	SB-07	SB-09
Semi-Volatile Organic Compounds	RRSCO	10/27/16	10/27/16	10/27/16	01/03/18	01/03/18	01/03/18	01/03/18	01/03/18	01/03/18
Acenaphthene	100	ND	0.233	0.194	ND	0.409	0.177	ND	ND	0.681 J
Anthracene	100	ND	0.123	0.145	ND	0.202	0.0923	0.0643 J	0.0557 J	1.54
Benzo (a) anthracene	1	ND	ND	ND	ND	0.14	0.0686 J	0.136	0.364	<b>4.38</b>
Benzo (a) pyrene	1	ND	ND	ND	ND	0.07 J	0.0376 J	0.12	0.379	<b>5.07</b>
Benzo (b) fluoranthene	1	ND	ND	ND	ND	0.0445 J	0.0357 J	0.112	0.34	<b>5.27</b>
Benzo (g,h,i) perylene	100	ND	ND	ND	ND	ND	ND	0.0647 J	0.229	2.87
Benzo (k) fluoranthene	3.9	ND	ND	ND	ND	0.0506 J	ND	0.0818 J	0.342	3.89
Chrysene	3.9	ND	ND	ND	ND	0.111	0.0591 J	0.127	0.414	<b>4.71</b>
Dibenzo (a,h) anthracene	0.33	ND	ND	ND	ND	ND	ND	ND	0.0704 J	<b>0.981</b>
Fluoranthene	100	0.176	0.138	0.202	ND	0.254	0.137	0.329	0.619	9.5
Fluorene	100	ND	0.148	ND	ND	0.304	0.145	ND	ND	0.693 J
Indeno (1,2,3-cd) pyrene	0.5	ND	ND	ND	ND	ND	ND	0.0638 J	0.221	2.98
2-Methylnaphthalene	NS	NA	NA	NA	ND	3.56	1.4	ND	0.0575 J	0.614 J
Naphthalene	100	ND	1.21	ND	ND	2	0.625	ND	ND	0.547 J
Phenanthrene	100	0.237	0.445	0.221	ND	0.906	0.393	0.278	0.322	7.11
Pyrene	100	0.182	0.234	0.321	ND	0.411	0.207	0.239	0.568	7.03
1-Methylnaphthalene	NS	NA	NA	NA	ND	2.15	0.737	ND	0.0428	0.484

**Notes:**

All concentrations in milligrams per kilogram (mg/kg)/parts per million (ppm)

Only those SVOCs detected in at least one sample are presented on this table.

Semi-Volatile Organic Compounds	RRSCO	Detections above RRSCO	SB-09	Max. Detection (ppm)
			01/03/18	
Benzo (a) anthracene	1	1	4.38	4.38
Benzo (a) pyrene	1	1	5.07	5.07
Benzo (b) fluoranthene	1	1	5.27	5.27
Chrysene	3.9	1	4.71	4.71
Dibenzo (a,h) anthracene	0.33	1	0.981	0.981

**TABLE 3**

Groundwater Analysis Summary - VOCs Method SW-846 8260

**Limited Phase II ESA Syracuse Scale: Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD						
		Plumley	AECC				
Volatile Organic Compounds	GWS	B-5/TW	TW-02	TW-05	TW-06	TW-07	TW-08
		11/01/16	01/08/18	01/08/18	02/08/18	02/08/18	02/08/18
Benzene	1	129	16.00	6.51	2.1	42.6	BRL
n-Butylbenzene	5	8.4	8.25	BRL	2.2	12.5	8.4
sec-Butylbenzene	5	10.8	7.70	1.68	2.1	11.9	7
Ethylbenzene	5	192	75.60	3.11	3.4	36	17
Isopropylbenzene	5	62.3	28.70	6.26	5.5	48.1	19.5
4-Isopropyltoluene	5	14.7	10.10	BRL	3.3	15.4	10.8
Naphthalene	10	124	53.40	1.9	5.6	96.1	30.6
n-Propylbenzene	5	67.5	32.50	3.08	6.9	56.2	26.2
Toluene	5	23.7	BRL	BRL	0.7	8	BRL
1,2,4-Trimethylbenzene	5	70.5	217.00	BRL	37.8	352	151
m,p-xylene	5	19.9	14.00	BRL	16.4	14.3	4.8J
o-xylene	5	6	BRL	BRL	0.6	BRL	BRL

**Notes:**

All concentrations in micrograms per liter (ug/L)/parts per billion (ppb)

Only those VOCs detected in at least one sample are shown on this table.

Volatile Organic Compounds	GWS	Detections above GWS	Max. Detection (ppb)
Benzene	1	5	129
n-Butylbenzene	5	4	12.5
sec-Butylbenzene	5	4	11.9
Ethylbenzene	5	4	192
Isopropylbenzene	5	6	62.3
4-Isopropyltoluene	5	4	15.4
Naphthalene	10	4	124
n-Propylbenzene	5	5	67.5
Toluene	5	2	23.7
1,2,4-Trimethylbenzene	5	5	217
m,p-xylene	5	4	19.9
o-xylene	5	1	6

## **ATTACHMENT 3**

See Attachment 4 for property description

**Topographic Map with Site location**

**Google Earth Image with Site limits**

**Tax Map with Site limits**

**BCP Site Limits shown on Survey Map**

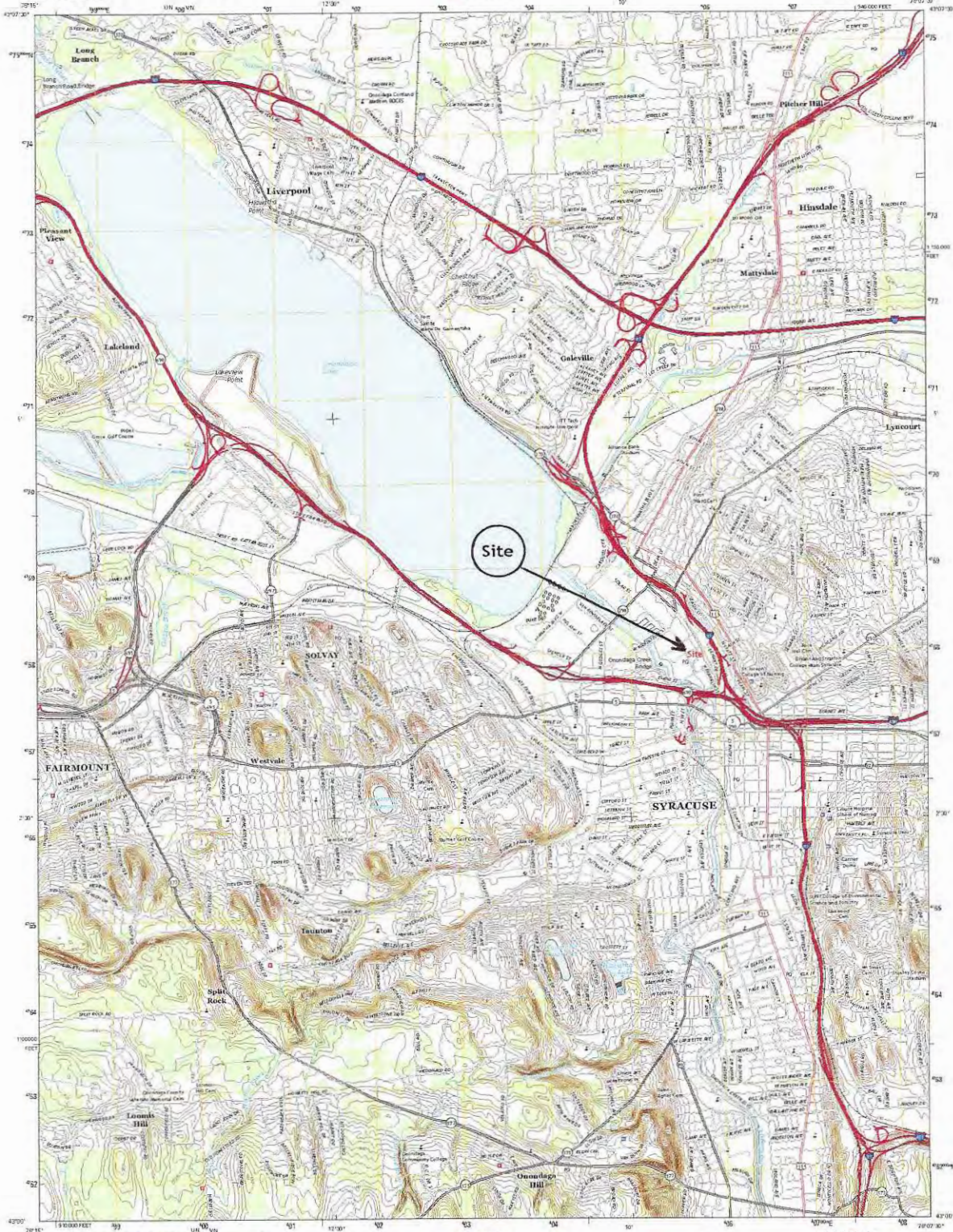




U.S. DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY

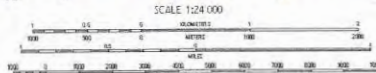
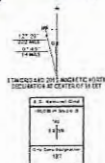


SYRACUSE WEST QUADRANGLE  
NEW YORK-ONONDAGA CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
Vertical Geoid Datum of 1988 (VDG88). For water and  
1:50,000 scale, the datum is the mean sea level (MSL)  
of 1988. For other scales, the datum is the mean sea level (MSL)  
of 1988.

Images: NAD, May 2011  
Data: NAD, May 2011  
Metadata: NAD, May 2011  
Metadata: NAD, May 2011  
Metadata: NAD, May 2011  
Metadata: NAD, May 2011



CONTOUR INTERVAL: 10 FEET  
MOUNTAIN INTERVAL: 20 FEET

This map was produced by the United States Geological Survey  
National Geographic Program for the United States, 2011.  
A metadata file associated with this product is available at [www.usgs.gov](http://www.usgs.gov).



Feature	Symbol
Interstate Route	Thick red line
US Route	Red line with shield
State Route	Red line with circle
Local Road	Thin red line
Water	Blue area
Contour	Brown line
Spot Elevation	Black dot with number
Spot Elevation	Black dot with number
Spot Elevation	Black dot with number
Spot Elevation	Black dot with number

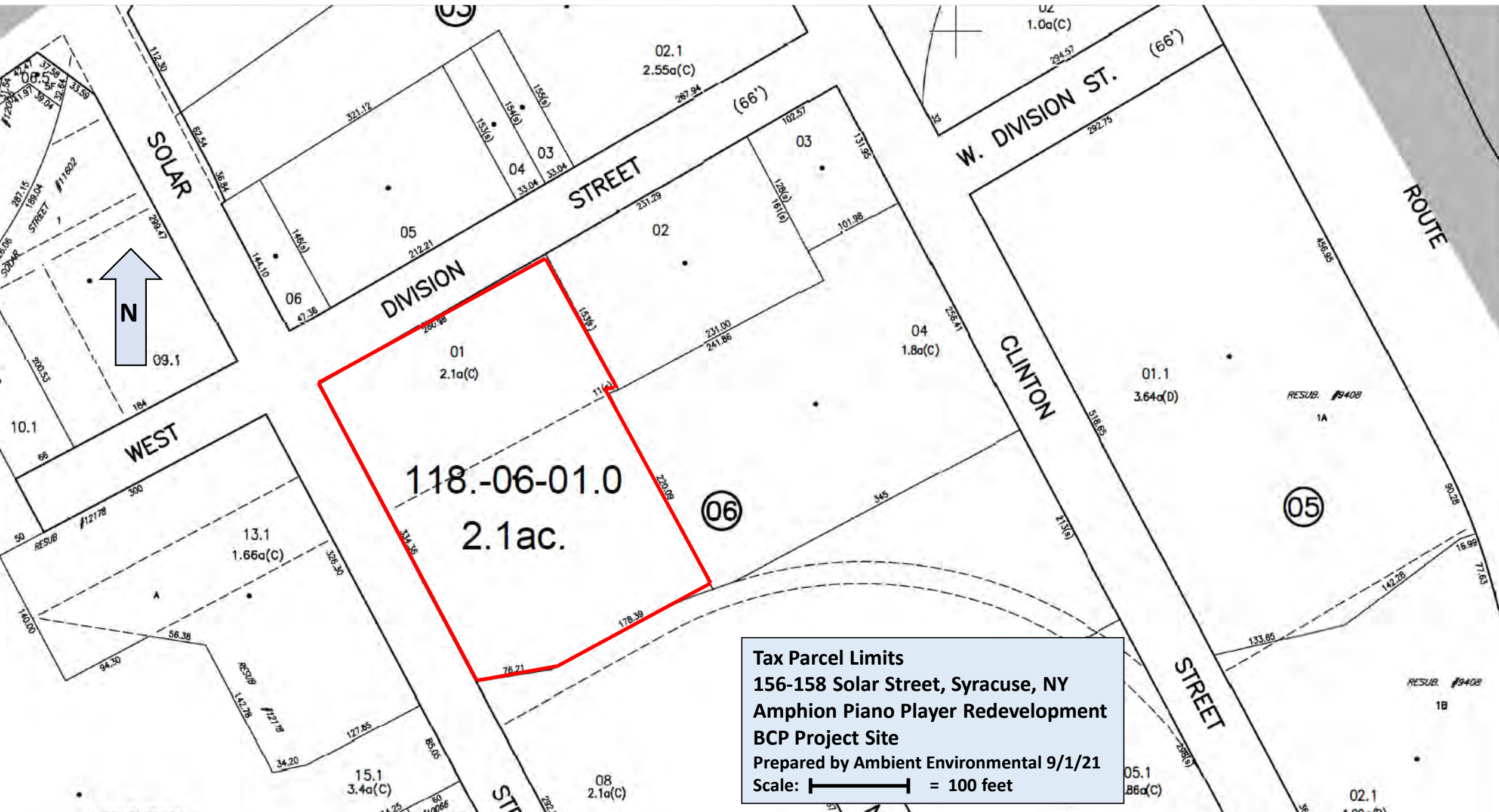
SYRACUSE WEST, NY  
2013

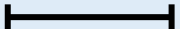




**Site Image with Boundary**  
**156-158 Solar Street, Syracuse, NY**  
**Amphion Piano Player Redevelopment**  
**BCP Project Site**  
Prepared by Ambient Environmental, Inc. on 9/1/21





**Tax Parcel Limits**  
**156-158 Solar Street, Syracuse, NY**  
**Amphion Piano Player Redevelopment**  
**BCP Project Site**  
Prepared by Ambient Environmental 9/1/21  
Scale:  = 100 feet

LEGEND:

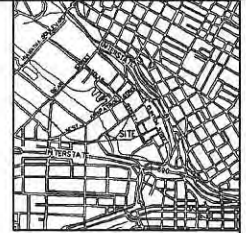
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe, rod and/or monument found
- indicates iron rod set 5/2016
- indicates ballard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

GRAPHIC SCALE

( IN FEET )

1 inch = 50 ft.

NORTH CLINTON STREET



LOCATION PLAN  
Scale: 1" = 200'

NOTES:

Total area: 5.566 acres.  
Present Zone: Lakefront District (15-2) with Tourism Overlay  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown herein is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) & (Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36080201EF.  
Effective date: November 4, 2005.  
Tax Map Nos. 118-06-01 & 08



Site Survey with BCP Site Boundary  
156-158 Solar Street, Syracuse, NY  
Amphion Piano Player Redevelopment Site

CITY OF SYRACUSE  
(REPUTED OWNER)  
BOOK 300, PAGE 188

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

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts or materials and  
as to any material of this or other.

Unprofessional attention or action to a survey map  
bearing a license and surveyor's seal is a violation  
of Section 1705, sub-section 1, of the New York State  
Education Law.

Verification of non-fraudulent character of professional seal and signature of the surveyor.

No. 600 NORTH FRANKLIN STREET &  
No. 156 SOLAR STREET  
Lot Nos. 26, 28, 30, 32, 34 & 36  
BLOCK No. 261 FORMERLY  
NOW BLOCK No. 461  
ONONDAGA SALT SPRINGS  
PART OF MARSH LOT Nos. 37, 38 & 39  
& ADDITIONAL LANDS  
CITY OF SYRACUSE  
ONONDAGA COUNTY, NEW YORK

IANUZZI & ROMANS  
LAND SURVEYING, P.C.  
501 WIT DRIVE  
NORTH SYRACUSE, NY 13212  
PHONE: (315) 457-7200  
FAX: (315) 457-9253  
EMAIL: info@ianuzziromans.com

DATE: FEBRUARY 13, 2020

SCALE: 1" = 30'

FILE NO.: 356-301



SHEET No.

P.A. No. 1615

## **ATTACHMENT 4: Property Description Narrative**

**Amphion Piano Player Redevelopment Project  
156-158 Solar Street, Syracuse, Onondaga County, NY**

### **Location**

The proposed Amphion Piano Player Redevelopment Project Site, located at 156-158 Solar Street, is comprised of tax map parcel 118.-06-01.0 and consists of 2.01 acres in an urban location on Solar Street in the City of Syracuse, Onondaga County ('the Site'). The northwest corner of the Site is located at the intersection of Solar Street and West Division Street in the 'Lakefront District' of the City of Syracuse. The Property has approximately 334 feet of road frontage along Solar Street and approximately 260 feet of frontage along West Division Street. Surrounding areas consist of commercial, residential, corporate office, retail and mixed land use. A US Post office is located proximal to the Site. Syracuse's 'Inner Harbor' is 0.25 miles north of the Site.

### **Site Features**

The onsite vacant and dilapidated building has three distinct sections: a single-story block section (150 feet by 100 feet) most recently occupied by Syracuse Scale Company, Inc., a three-story factory section (240 feet by 75 feet), and a single-story steel-clad section (100 feet by 75 feet). Paved driveways and parking areas are located on the northwest and southeast sides of the building. Lawn and landscaped areas surround the structures. The property is connected to municipal water and sewer systems. National Grid provides electric and natural gas service to the property.

### **Current Zoning and Land Use**

The Site is approved for the intended use as evidenced by its zoning designation: **Lakefront District T5**. According to the CITY OF SYRACUSE ZONING RULES & REGULATIONS - LAST COMPILATION: May 2011, the lakefront district is based on principles aimed at building a traditional urban fabric characterized by streets and other public spaces that are walkable and inviting to pedestrians and by a mixture of uses, including retail, office, personal services, restaurants, waterfront recreation, and residential, integrated in a fine-grained pattern that creates an urban sense of place with energy and vitality. Additionally, the purpose of the T5 District is to create a dense, fully mixed-use neighborhood with a vibrant street life and a public realm with many design amenities. Residential uses are primarily in apartments. This matches the intended use as previously described.

Currently, the Site is inactive and on-Site structures are vacant and in disrepair (see Site Features, above). Surrounding areas consist of commercial, residential, corporate office, retail and mixed land use. At the time of this application, new apartments, retail space and a large



fitness center are being constructed in a recently-restored adjacent structure. A US Post office is located proximal to the Site. Syracuse's 'Inner Harbor' is 0.25 miles north of the Site.

### **Past Use of the Site**

The Site has been used for industrial purposes since the early 1900s. Player pianos were manufactured at the location for American Piano Company (Ampico) and for Recordo pianos from about 1900 to 1932. A box manufacturing company (Lowman Box, and other names) operated at the property from 1932 to 1980. The property was used by Syracuse Scale Co., Inc. for sales, service and rental of scales ranging in size from gram to 500 tons from 1980 to about 2016. The Site has been essentially idle and abandoned since about 2016.

### **Site Geology and Hydrogeology**

The elevation of the Property is approximately 375 feet (USGS datum) above sea level. The nearest body of water is Onondaga Creek, located approximately 1,000 feet to the west.

Soil at the Site is described as urban land and well-drained channery loam. Subsurface conditions encountered by others during Site Investigations (see below) were generally typified by the presence of a thick layer of peat with an earthy odor found between three feet and twelve feet below ground surface (bgs). Some medium and coarse sands were interspersed, and coarser material was generally found around the level of the groundwater table. Depth to shallow groundwater typically ranged from approximately 9 to 11 feet bgs.

Based on the interpretation of ground surface topography and surface water features, general groundwater flow is expected to be north-northwest towards Onondaga Creek and Onondaga Lake. Subsurface conditions encountered by others during Site Investigations (SIs) indicated that depth to shallow groundwater typically ranged from approximately 9 to 11 feet bgs. The SI report dated February 16, 2018 states that generally flat groundwater contours were determined across the center of the Site, and that the anomalous groundwater elevations encountered could be explained by a perched water table and/or by subsurface building foundation elements.

### **Environmental Assessment**

A Phase I Environmental Site Assessment (ESA) conducted in September 2016 identified several potential areas of concern as follows:

- Contaminated soil was discovered during the removal of a former onsite underground gasoline tank; although contaminated soil was excavated from the site, the spill incident associated with this tank removal was closed as not meeting cleanup standards; and
- This property has been utilized for industrial purposes for over 100 years; although the general nature of the known occupants suggests a low risk for environmental releases, environmental and occupant records prior to the 1970s are fragmented.

Site investigation (SI) activities conducted by Plumley in 2016 and AECC in 2018 documented numerous ***potential sources of contamination*** at the Site including floor drains, trench drains, a boiler with oil on the surrounding floor, a previously-removed gasoline UST, a potential closed-in-place UST, on-site transformers, and various abandoned waste materials.

The **2016 Plumley SI** included the advancement of seven soil borings and installation of temporary wells in all seven borings. Field indicators of apparent contamination (odors, staining, elevated PID readings) were present in three of the seven borings; those borings were located in the southern portion of the Site. Results are briefly summarized below.

### **Soil**

Volatile organic compounds (VOCs) were detected in the soil samples from borings B-3, B-4, B-5 and B-6. The concentrations of several VOCs exceeded Unrestricted Use SCOs; however, all detected concentrations were below the Restricted Residential Use SCOs.

Several SVOCs were detected in the samples collected from B-1, B-4, B-5, B-6 and B-7. The detected concentration of chrysene exceeded the Unrestricted Use SCO; however, all SVOCs detected were below the Restricted Residential SCOs.

Several metals were detected in the soil samples from borings B-1, B-3, B-5, B-6 and B-7. Analyses of the soil sample collected at B-3 from a depth of approximately 0-2 ft bgs detected barium at a concentration exceeding both the Unrestricted SCO and the Restricted Residential SCO (***B-3:0-2' barium=461 ppm; RRSCO=400ppm***). Mercury was detected in soil samples B-1 (0-2 ft bgs), B-3 (0-2 ft bgs), B-6 (0-2 ft bgs), and B-7 (0-2 ft bgs) at levels that exceeded Unrestricted Use SCOs; however, the reported concentrations were below Restricted Use Residential SCOs.

PCBs were not detected in any of the five soil samples analyzed.

### **Groundwater**

The water table was generally encountered at a depth of 5.6 to 11.10 feet below grade.

Petroleum-like odors and sheen were present in the water purged from borings B-5 and B-6 and a slight sheen was noted in the water sample from B-6.

Several VOCs were detected in the groundwater sample from well B-5/TW at concentrations exceeding New York State Groundwater Standards (GWS); VOCs were either not detected or below GWS in the groundwater samples from wells B-1/TW, B-2/TW, B-3/TW, B-4/TW and B-7/TW.

Two SVOCs were detected in the groundwater sample from well B-5/TW at concentrations that exceeded State standards (Naphthalene=65.8 ppb; GWS=10ppb; bis(2-chloroethyl)ether=5.1 ppb; GWS=1 ppb).

Lead was detected in the groundwater sample from B-5/TW at a concentration of 129 ppb, exceeding the GWS of 50 ppb (**note-** turbidity information is not provided).

- Concentrations of contaminants of concern in groundwater are presented on the following tables.

The **2018 AECC report** included a ground penetration radar, surface and subsurface soil sampling, and groundwater sampling. PID readings collected during drilling detected VOC vapors ranging from 0 ppm (SB-06 only) to 2,452 ppm at SB-13. **NOTE-** SB-13 was installed within the on-Site building, indicating a high level of concern regarding vapor intrusion.

Temporary wells installed by AECC indicated a depth to shallow groundwater of 9 to 11 feet bgs.

Analytical results reported by AECC are summarize below.

**Surface Soil.** SVOCs were detected at concentrations that exceed their respective Unrestricted Use SCOs; several SVOCs exceeded their respective Restricted Residential Use SCOs, and the chemical compound benzo(a)pyrene was detected at a concentration that exceeds its Industrial Use SCO.

Multiple metals (mercury, barium, and lead) were detected at concentrations that exceed their respective Unrestricted Use SCOs; barium in sample Surface 01 exceed Restricted Residential RSCOs (**Surface 01 barium=542 ppm; RRSCO=400ppm**).

**Subsurface Soil.** VOCs were detected in subsurface soil at concentrations exceeded Unrestricted SCOs at two locations. Multiple SVOCs were detected at concentrations exceeding their respective Unrestricted Use SCOs in the SB-09 soil sample only (several of these SVOCs also exceeded their Restricted Residential Use RSCO, and benzo(a)pyrene exceeded its Industrial Use RSCO).

- Concentrations of contaminants of concern in soil are presented on the following tables.

**Groundwater.** VOCs exceeded Groundwater Standards (GWS) in samples from five wells, all located in the southern portion of the Site.

Please note that neither Plumley nor AECC determined the vertical and lateral extent of soil and groundwater contamination.

Sampling results are shown on the attached figures; data is provided on associated tables.



- Concentrations of contaminants of concern in groundwater are presented on the following tables.

**TABLE 1**

Surface Soil Analysis Summary - SVOCs Method SW-846 8270

**Limited Phase II ESA Syracuse Scale: Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD (PART 375)									
		Plumley			AECC					
		B-1 (0-2')	B-6 (0-2')	B-7 (0-2')	SURF-01	SURF-02	SURF-03	SURF-04	Soil Pile 01	Soil Pile 02
Semi-Volatile Organic Compounds	RRSCO	10/27/16	10/27/16	10/27/16	01/04/18	01/04/18	01/04/18	01/04/18	01/02/18	01/03/18
Acenaphthene	100	ND	ND	ND	ND	ND	ND	ND	ND	1.61 J
Acenaphthylene	100	0.219	ND	0.145	ND	ND	ND	ND	ND	ND
Anthracene	100	ND	ND	0.29	ND	0.0887 J	0.316 J	ND	ND	4.38
Benzo (a) anthracene	1	0.352	0.344	0.854	<b>1.75</b>	0.393	<b>2.32</b>	0.18	<b>1.35 J</b>	<b>10.7</b>
Benzo (a) pyrene	1	0.352	0.408	0.625	<b>1.7</b>	0.391	<b>2.28</b>	0.185	<b>1.23 J</b>	<b>9.58</b>
Benzo (b) fluoranthene	1	0.364	0.322	0.71	<b>1.66</b>	0.379	<b>2.07</b>	0.194	<b>1.16 J</b>	<b>11.4</b>
Benzo (g,h,i) perylene	100	0.199	0.25	0.377	0.82	0.218	1.22	0.113	0.754 J	4.79
Benzo (k) fluoranthene	3.9	0.302	0.322	0.635	1.57	0.307	1.9	0.159	1.24 J	<b>6.03</b>
Chrysene	3.9	0.465	0.31	1.12	1.57	0.393	2.34	0.187	1.22 J	<b>10.2</b>
Dibenzo (a,h) anthracene	0.33	ND	ND	0.152	ND	0.0615 J	<b>0.334 J</b>	0.0326 J	ND	<b>1.52 J</b>
Fluoranthene	100	0.637	0.499	1.76	2.79	0.766	4.84	0.321	2.84	24.4
Fluorene	100	ND	ND	0.128	ND	ND	ND	ND	ND	2.13
Indeno (1,2,3-cd) pyrene	0.5	ND	ND	0.395	0.962	0.235	1.36	0.113	0.836 J	5.62
2-Methylnaphthalene	NS	NA	NA	NA	ND	ND	0.239 J	ND	ND	ND
Naphthalene	100	0.542	ND	0.387	ND	ND	ND	ND	ND	1.65
Phenanthrene	100	0.8	0.145	1.7	1.18	0.459	1.76	0.161	1.43 J	19.6
Pyrene	100	0.662	0.504	1.46	2.31	0.635	4.25	0.271	2.17 J	18.2
1-Methylnaphthalene	NS	NA	NA	NA	ND	ND	0.21 J	ND	ND	ND

**Notes:**

All concentrations in milligrams per kilogram (mg/kg)/parts per billion (ppm)

Only those compounds detected in at least one sample are shown on this table.

Semi-Volatile Organic Compounds	RRSCO	Detections above RRSCO	SURF-01	SURF-03	Soil Pile 01	Soil Pile 02	Max. Detection (ppm)
			01/04/18	01/04/18	01/02/18	01/03/18	
Benzo (a) anthracene	1	4	<b>1.75</b>	<b>2.32</b>	<b>1.35 J</b>	<b>10.7</b>	<b>10.7</b>
Benzo (a) pyrene	1	4	<b>1.7</b>	<b>2.28</b>	<b>1.23 J</b>	<b>9.58</b>	<b>9.58</b>
Benzo (b) fluoranthene	1	4	<b>1.66</b>	<b>2.07</b>	<b>1.16 J</b>	<b>11.4</b>	<b>11.4</b>
Benzo (k) fluoranthene	3.9	1	1.57	1.9	1.24 J	<b>6.03</b>	<b>6.03</b>
Chrysene	3.9	1	1.57	2.34	1.22 J	<b>10.2</b>	<b>10.2</b>
Dibenzo (a,h) anthracene	0.33	2	ND	<b>0.334 J</b>	ND	<b>1.52 J</b>	<b>1.52 J</b>

**TABLE 2**

Sub-Surface Soil Analysis Summary - SVOCs Method SW-846 8270

**Limited Phase II ESA Syracuse Scale:Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD (Part 375)									
		Plumley			AECC					
		B-4 (4-8')	B-5 (12-16')	B-6 (12-16')	SB-01	SB-02	SB-03	SB-05	SB-07	SB-09
Semi-Volatile Organic Compounds	RRSCO	10/27/16	10/27/16	10/27/16	01/03/18	01/03/18	01/03/18	01/03/18	01/03/18	01/03/18
Acenaphthene	100	ND	0.233	0.194	ND	0.409	0.177	ND	ND	0.681 J
Anthracene	100	ND	0.123	0.145	ND	0.202	0.0923	0.0643 J	0.0557 J	1.54
Benzo (a) anthracene	1	ND	ND	ND	ND	0.14	0.0686 J	0.136	0.364	<b>4.38</b>
Benzo (a) pyrene	1	ND	ND	ND	ND	0.07 J	0.0376 J	0.12	0.379	<b>5.07</b>
Benzo (b) fluoranthene	1	ND	ND	ND	ND	0.0445 J	0.0357 J	0.112	0.34	<b>5.27</b>
Benzo (g,h,i) perylene	100	ND	ND	ND	ND	ND	ND	0.0647 J	0.229	2.87
Benzo (k) fluoranthene	3.9	ND	ND	ND	ND	0.0506 J	ND	0.0818 J	0.342	3.89
Chrysene	3.9	ND	ND	ND	ND	0.111	0.0591 J	0.127	0.414	<b>4.71</b>
Dibenzo (a,h) anthracene	0.33	ND	ND	ND	ND	ND	ND	ND	0.0704 J	<b>0.981</b>
Fluoranthene	100	0.176	0.138	0.202	ND	0.254	0.137	0.329	0.619	9.5
Fluorene	100	ND	0.148	ND	ND	0.304	0.145	ND	ND	0.693 J
Indeno (1,2,3-cd) pyrene	0.5	ND	ND	ND	ND	ND	ND	0.0638 J	0.221	2.98
2-Methylnaphthalene	NS	NA	NA	NA	ND	3.56	1.4	ND	0.0575 J	0.614 J
Naphthalene	100	ND	1.21	ND	ND	2	0.625	ND	ND	0.547 J
Phenanthrene	100	0.237	0.445	0.221	ND	0.906	0.393	0.278	0.322	7.11
Pyrene	100	0.182	0.234	0.321	ND	0.411	0.207	0.239	0.568	7.03
1-Methylnaphthalene	NS	NA	NA	NA	ND	2.15	0.737	ND	0.0428	0.484

**Notes:***All concentrations in milligrams per kilogram (mg/kg)/parts per million (ppm)**Only those SVOCs detected in at least one sample are presented on this table.*

Semi-Volatile Organic Compounds	RRSCO	Detections above RRSCO	SB-09	Max. Detection (ppm)
			01/03/18	
Benzo (a) anthracene	1	1	4.38	4.38
Benzo (a) pyrene	1	1	5.07	5.07
Benzo (b) fluoranthene	1	1	5.27	5.27
Chrysene	3.9	1	4.71	4.71
Dibenzo (a,h) anthracene	0.33	1	0.981	0.981

**TABLE 3**

Groundwater Analysis Summary - VOCs Method SW-846 8260

**Limited Phase II ESA Syracuse Scale: Plumley and AECC Data**

156-158 Solar St, Syracuse, NY

ANALYTES	APPLICABLE STANDARD						
		Plumley	AECC				
Volatile Organic Compounds	GWS	B-5/TW	TW-02	TW-05	TW-06	TW-07	TW-08
		11/01/16	01/08/18	01/08/18	02/08/18	02/08/18	02/08/18
Benzene	1	129	16.00	6.51	2.1	42.6	BRL
n-Butylbenzene	5	8.4	8.25	BRL	2.2	12.5	8.4
sec-Butylbenzene	5	10.8	7.70	1.68	2.1	11.9	7
Ethylbenzene	5	192	75.60	3.11	3.4	36	17
Isopropylbenzene	5	62.3	28.70	6.26	5.5	48.1	19.5
4-Isopropyltoluene	5	14.7	10.10	BRL	3.3	15.4	10.8
Naphthalene	10	124	53.40	1.9	5.6	96.1	30.6
n-Propylbenzene	5	67.5	32.50	3.08	6.9	56.2	26.2
Toluene	5	23.7	BRL	BRL	0.7	8	BRL
1,2,4-Trimethylbenzene	5	70.5	217.00	BRL	37.8	352	151
m,p-xylene	5	19.9	14.00	BRL	16.4	14.3	4.8J
o-xylene	5	6	BRL	BRL	0.6	BRL	BRL

**Notes:**

All concentrations in micrograms per liter (ug/L)/parts per billion (ppb)

Only those VOCs detected in at least one sample are shown on this table.

Volatile Organic Compounds	GWS	Detections above GWS	Max. Detection (ppb)
Benzene	1	5	129
n-Butylbenzene	5	4	12.5
sec-Butylbenzene	5	4	11.9
Ethylbenzene	5	4	192
Isopropylbenzene	5	6	62.3
4-Isopropyltoluene	5	4	15.4
Naphthalene	10	4	124
n-Propylbenzene	5	5	67.5
Toluene	5	2	23.7
1,2,4-Trimethylbenzene	5	5	217
m,p-xylene	5	4	19.9
o-xylene	5	1	6

## **ATTACHMENT 5**

### **Brownfield Site Contact List**

## Adjacent Property Owners: 156 Solar Street & Division Street W, Syracuse

215-21 Division Street West is owned by:  
221 W Division St LLC  
215-21 Division St. W  
Syracuse, NY 13204

667 Clinton Street is owned by:  
Lakefront Lofts LLC  
525 Plum St  
Syracuse, NY 13204

600 Franklin St N to Solar St. is owned by:  
600 Franklin Owner LLC  
156 Solar St  
Syracuse, NY 13204

117-21 Solar St is owned by:  
The United States Postal Service  
401 W Division St  
Syracuse, NY 13218

151-99 Solar St & Division St W is owned by:  
400 W. Division St, LLC  
400W Division St  
Syracuse, NY 13204

201-05 Solar St & Division St W is owned by:  
Crawford and Castro Prop LLC  
201 Solar St  
Syracuse, NY 13204

238 Division St W & Solar St is owned by:  
Salt City Enterprises, LLC  
621 Hiawatha Blvd W  
Syracuse, NY 13204

232-36 Division St W is owned by:  
Salt City Enterprises, LLC  
621 Hiawatha Blvd  
Syracuse, NY 13204

220 and 218 Division St, and 717 Clinton St N & Divisions St are owned by:  
Clinton St Soma Proj LLC  
102 Newberry Hollow Ln  
Syracuse, NY 13201

431 Genant Dr & Division St W is owned by:  
Niagara Mohawk Electric  
300 Erie Blvd W, Syracuse, NY 13202

## Municipalities

City of Syracuse  
Michael Collins, Commissioner  
City Hall Commons, 6<sup>th</sup> floor  
201 E. Washington St.  
Syracuse, NY 13202  
Ph: 315-448-8109  
Email: MCollins@SyrGov.net

City of Syracuse Planning Commission  
Steven Kulick, Chairman  
233 East Washington St.  
Syracuse, NY 13202  
Ph: 315-448-8640

Onondaga County  
Ryan McMahon, County Executive  
421 Montgomery Street, 14<sup>th</sup> Floor  
Syracuse, NY 13202  
Ph: 315-435-3516      Fax: 315-435-8582

Onondaga County Planning Board  
Daniel Cupoli  
421 Montgomery Street, 11<sup>th</sup> Floor  
Fayetteville, NY 13066  
Ph: 315-435-2611      Fax: 315-435-2439  
Email: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

City of Syracuse  
Ben Walsh, Mayor  
203 City Hall  
233 E. Washington St.  
Syracuse, NY 13202  
Ph: 315-448-8005      Fax: 315-448-8067  
Email: Mayor@syrGov.net

Syracuse Central Library  
Director: Rene Battelle  
447 South Salina St.  
Syracuse, NY 13202  
Ph: (315) 433-1900  
[reference@onlib.org](mailto:reference@onlib.org)

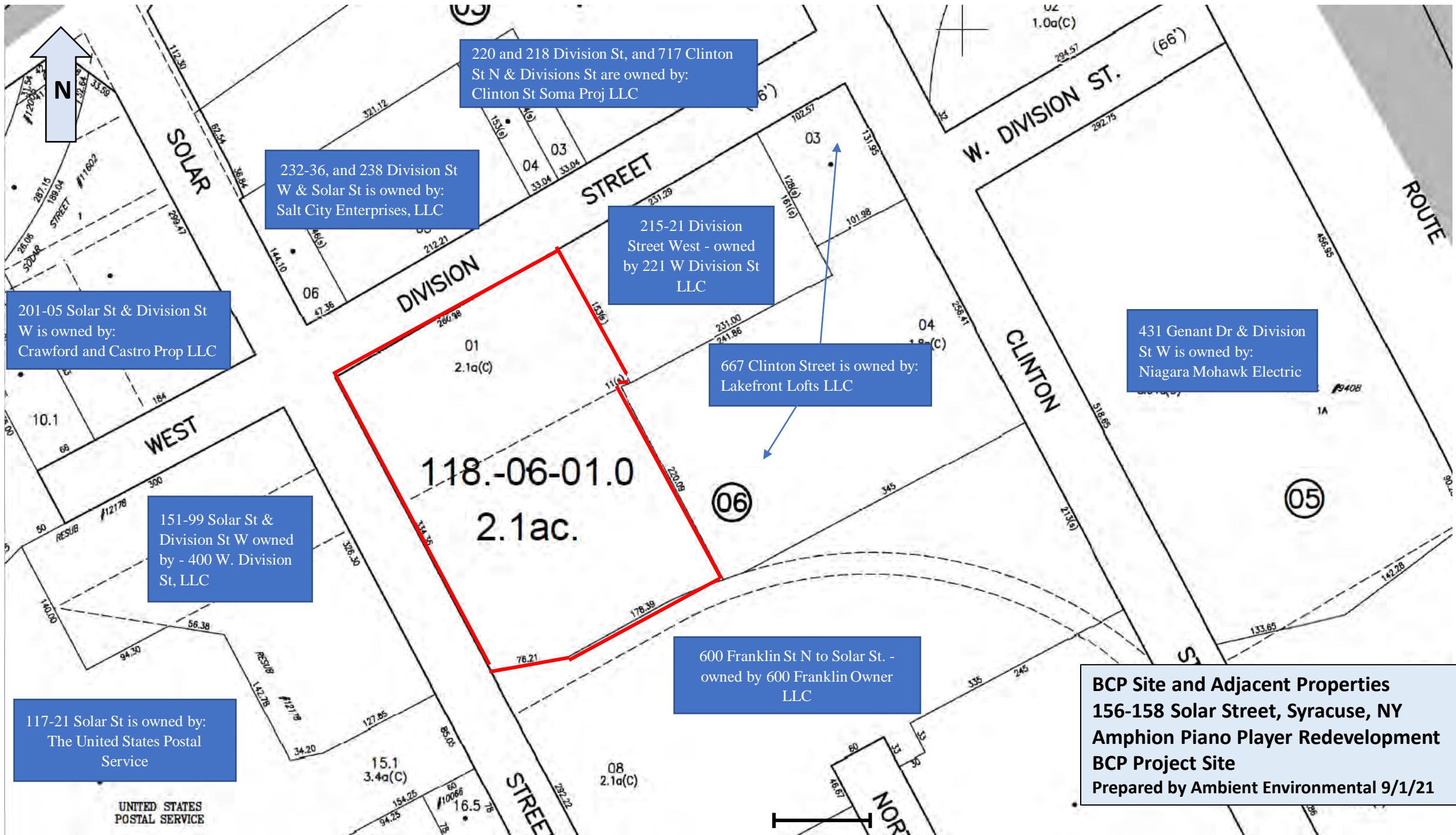
## Media Contacts

Eagle Bulletin – <https://www.eaglenewsonline.com>  
Post Standard – <https://syracuse.com/poststandard/>

## Public Water Supplier

Onondaga County Water Authority  
200 Northern Concourse  
Syracuse, NY 13212  
Ph: 315-455-7061  
Fax: 315-455-6578





**From:** René Battelle <RBattelle@onlib.org>  
**Sent:** Thursday, September 2, 2021 2:51 PM  
**To:** Jim Blasting <jimb@ambient-env.com>  
**Cc:** Dan Smith <drsmith@onlib.org>  
**Subject:** Re: Brownfield Cleanup Program documents

Hi Jim,

Yes, we will serve as the repository and accept the documents for public access here at the Central Library. I'm copying my third floor colleague Dan Smith on this, as the documents will be housed on the third floor of the library.

You can drop them off at your convenience to my attention. Thanks!

René Battelle  
Central Library Manager  
Onondaga County Public Libraries  
447 S. Salina Street  
Syracuse, NY 13202  
315-435-1897

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**From:** Jim Blasting <[jimb@ambient-env.com](mailto:jimb@ambient-env.com)>  
**Sent:** Thursday, September 2, 2021 2:45 PM  
**To:** René Battelle <[RBattelle@onlib.org](mailto:RBattelle@onlib.org)>  
**Subject:** Brownfield Cleanup Program documents

Rene-

As discussed, please confirm that the Onondaga County Public Library at 447 South Salina Street in Syracuse, NY can be used as a 'repository' for documents related to a Brownfield Cleanup Program site in the City of Syracuse, and that documents will be available for public viewing during normal library hours of operation.

Thank you. Best Regards. Jim

James F. Blasting, PG  
Senior Consultant  
**Ambient Environmental, Inc.** (NYS-Certified WBE)  
(315) 263-3388  
[jimb@ambient-env.com](mailto:jimb@ambient-env.com)  
  
[www.ambient-env.com](http://www.ambient-env.com)