



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

### SUBMITTAL INSTRUCTIONS:

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

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

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “BCP Application NEW - \*Proposed Site Name\*”
- Email your submission to [DESiteControl@dec.ny.gov](mailto:DESiteControl@dec.ny.gov) – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7020

**PROPOSED SITE NAME:** East Adams Redevelopment - Almus Olver Tower

**Is this an application to amend an existing BCA with a major modification?** Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: \_\_\_\_\_

☐

Yes

☒

No

**Is this a revised submission of an incomplete application?**

If yes, provide existing site number: C734161

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

Included in Attachment A

PROPOSED SITE NAME **East Adams Redevelopment - Almus Olver Tower**

ADDRESS/LOCATION **300 Burt Street**

CITY/TOWN **Syracuse**

ZIP CODE **13202**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Syracuse**

COUNTY **Onondaga**

SITE SIZE (ACRES) **2.306**

LATITUDE

LONGITUDE

43	02	16.06	-76	08	47.36
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

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

Parcel Address	Section	Block	Lot	Acreage
313 Raynor Avenue East & Oakwood Avenue	094.	17	p/o 01.0	2.306

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>Onondaga County Census Tract 42</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: <u>Not yet available, this is the first application</u>	<input checked="" type="radio"/>	<input type="radio"/>



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

**SECTION II: Project Description**

Included in Attachment B

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

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

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

☐ Yes ☐ No ☒ N/A

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

☐ RIWP ☐ RAWP ☐ IRM ☒ No

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

Is this information attached? ☒ Yes ☐ No

**SECTION III: Land Use Factors**

Included in Attachment C

1. What is the property's current municipal zoning designation? MX-4 Urban Core

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☒ Industrial ☐

3. Current use (select all that apply):

Residential ☒ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☐

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.  
Is this summary included with the application?

Y ☒ N ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☐ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

6. Please provide a statement detailing the specific proposed post-remediation use.  
Is this summary attached?

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?  
See application instructions for additional information.

☐ ☒

8. Do current and/or recent development patterns support the proposed use?

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?  
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?  
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

**SECTION IV: Property's Environmental History**

Included in Attachment D

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

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

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

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

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

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

Are the required drawings included with this application?

☒ YES☐ NO

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

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

Other: Residential, automobile repair, printing, paper ruling, and book binding facility

<b>SECTION V: Requestor Information</b>				Included in Attachment E		
NAME Almus Olver Tower, L.P.						
ADDRESS 100 N. Broadway St., Suite 100						
CITY/TOWN St. Louis			STATE MO		ZIP CODE 63102	
PHONE (314) 335-2926		EMAIL Allyson.Carpenter@McCormackBaron.com				
					Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?					<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?					<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A					<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>					<input checked="" type="radio"/>	<input type="radio"/>

<b>SECTION VI: Requestor Eligibility</b>			Included in Attachment F		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.					
				Y	N
1. Are any enforcement actions pending against the requestor regarding this site?				<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?				<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.				<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?				<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.				<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?				<input type="radio"/>	<input checked="" type="radio"/>

**SECTION VI: Requestor Eligibility (CONTINUED)**

Included in Attachment F

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/> Y	<input checked="" type="radio"/> N
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. 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:		
<b>PARTICIPANT</b> 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.	<b>VOLUNTEER</b> <input checked="" type="checkbox"/> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.  NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.  <b>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.</b>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

**SECTION VI: Requestor Eligibility (CONTINUED)**

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

☐ Previous Owner   ☐ Current Owner   ☐ Potential/Future Purchaser   ☒ Other: Developer

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

Is this proof attached?



Yes



No



N/A

**Note:** A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Allyson Carpenter

ADDRESS 100 N. Broadway St., Suite 100

CITY St. Louis

STATE MO

ZIP CODE 63102

PHONE (314) 335-2926

EMAIL Allyson.Carpenter@McCormackBaron.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Brian Gochenaur

COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

ADDRESS 360 West 31st Street, 8th Floor

CITY New York

STATE NY

ZIP CODE 10001

PHONE (212) 479-5444

EMAIL bgochenaur@langan.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Dana Stanton

COMPANY Nixon Peabody LLP

ADDRESS 677 Broadway, 10th Floor

CITY Albany

STATE NY

ZIP CODE 12207

PHONE (518) 427-2753

EMAIL dstanton@nixonpeabody.com

**SECTION VIII: Program Fee**

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

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

**SECTION IX: Current Property Owner and Operator Information**

Included in Attachment G

CURRENT OWNER Syracuse Housing Authority

CONTACT NAME William J Simmons

ADDRESS 516 Burt Street

CITY Syracuse

STATE NY

ZIP CODE 13202

PHONE (315) 470-4216

EMAIL Wsimmons@syrhousing.org

OWNERSHIP START DATE 6/12/1962

CURRENT OPERATOR Same as Current Owner

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

**SECTION X: Property Eligibility Information**

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>



## SECTION X: Property Eligibility Information (continued)

	Y	N
<p>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: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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?            If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.</p> <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
<p>5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?            If yes, please provide the order number: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?            If yes, please provide additional information as an attachment.</p>	<input type="radio"/>	<input checked="" type="radio"/>

## SECTION XI: Site Contact List

Included in Attachment H

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

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

## SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

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

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


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

(By a requestor other than an individual)

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

Date: 08/24/2023

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



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

**Michael Saunders**

Almus Olver Tower, L.P.

By: MBS Initial GP, Inc., its General Partner

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

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

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

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

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

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

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

375-3.2:

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

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

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

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

**Check appropriate box below:**

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available\*
- \*Selecting this option 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’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☐ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☐ No

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

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

## **ATTACHMENT A**

### **SECTION I: PROPERTY INFORMATION**

#### Item 1 – Metes and Bounds Description

The 2.306-acre proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 300 Burt Street in Syracuse, Onondaga County, New York. The site is located in the northwestern portion of an about 8.82-acre tax parcel, identified as Onondaga County Tax Parcel ID 094.-17-01.0. The proposed BCP site encompasses a proposed sub-divided parcel (Parcel #2), and will be identified wholly as 300 Burt Street. A Tax Application Plan figure showing the proposed sub-divided parcel boundaries is included herein as an attachment.

#### *GIS Information (degrees/minutes/seconds):*

- Latitude: 43°02'16.06"
- Longitude: -76°08'47.36"

#### Item 2 – Property Maps

Figure A-1: Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure A-3: Adjacent Property and Surrounding Land Use Map provides a property base map that shows proposed brownfield property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Tax Block and Lot Map provides the tax parcel information.

Figure A-5: Environmental Zone Map provides a property base map showing the proposed brownfield property boundary lines with an overlay of the New York State (NYS) Environmental Zones (En-Zone).

Figure A-6: Disadvantaged Communities Map provides a property base map showing the proposed brownfield property boundary lines with an overlay of the New York State Disadvantaged Community Boundaries based on census tracts identified.

#### Item 3 – Environmental Zone

According to the NYSDEC boundaries for the NYS En-Zone, 100 percent of the site is located within Onondaga County Census Tract 42, a designated En-Zone. The site is located within a

census tract that has a poverty rate of 71% and an unemployment rate of 29.8%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6). Figure A-5 shows the property boundary within the En-Zone.

#### *Item 14 - Property Description Narrative*

##### *Location*

The site is located at 300 Burt Street within an urban, mixed-use area in the City of Syracuse, New York. The site is located in the northwestern portion of an about 8.82-acre tax parcel, identified as Onondaga County Tax Parcel 094.-17-01.0. The site is bound by a residential building at 302 Burt Street and Burt Street followed by vacant land at 516 Burt Street to the north, Oakwood Avenue followed by residential and commercial properties at 221-223 Oakwood Avenue and 233-235 Oakwood Avenue, respectively, and vacant land at 229 Oakwood Avenue to the east, residential buildings at 313 Raynor Avenue East and Oakwood Avenue to the south, and vacant land at 234-238 Burt Street and State Street South and 1208, 1210, 1212, 1214, 1216, 1218-1220, and 1224 State Street South to the west. The site is improved with a 12-story apartment building in the central part of the site and asphalt-paved parking lots surrounding the building to the northeast, south, and west. The remainder of the site is comprised of landscaped areas and concrete-paved walkways. The area surrounding the site consists of residential, commercial, and industrial properties.

##### *Site Features*

According to the May 2023 Phase I Environmental Site Assessment (ESA) and the July 2023 Phase II ESA prepared by EA engineering, P.C. and Its Affiliate EA Science and Technology (EA), the elevation of the site ranges from about elevation (el) 388 to 398 feet<sup>1</sup>. The topography of the site is generally flat with the surrounding area gently sloping towards the southwest.

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

According to the Rezone Syracuse ordinance and City of Syracuse Zoning Map, the site is located within an MX-4: Urban Core District. The MX-4: Urban Core zoning district is generally characterized as pedestrian-friendly, transit-supportive areas of higher density residential development and a well-integrated mix of non-residential uses. The surrounding properties are zoned for MX-2: Neighborhood Center Districts, R2: Low Density Residential Districts, R4: Medium Density Residential Districts, and R5: High Density Residential Districts. A copy of the zoning map is included in Attachment C.

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<sup>1</sup> Elevations in this report are with respect to the North American Vertical Datum of 1988 (NAVD88).



Land use within a half-mile radius is urban and includes residential, commercial, institutional/public services, industrial, vacant land, and public parks. The nearest ecological receptor is the Onondaga Creek, located approximately 0.4 miles west of the site.

At present, the site is occupied by a residential building, asphalt-paved parking lots, landscaped areas and concrete-paved walkways.

#### *Past Use of the Site*

Historical Sanborn Fire Insurance Maps indicate that the site has been located in a residential and commercial area since as early as 1892. By 1892, the site was developed with several one- to two-story dwellings, stables, sheds, and store fronts. By 1910, some of the structures were demolished. From 1951 to 1961, the site was developed with an automobile repair facility in the northwestern part of the site and a printing, paper ruling and book binding facility and a beer warehouse in the southern part of the site. The remainder of the site was developed with residential and commercial buildings, with automobile garages identified in the eastern part of the site. By 1963, the site was occupied by the Syracuse Housing Authority and developed in its present-day configuration.

#### *Site Geology and Hydrogeology*

According to the U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) data for the site, soils at the site are comprised primarily of urban land. Urban land is described as excavated, filled, and made land.

According to the Phase II ESA conducted by EA, soil at the site consists of brown silty sand with varying amounts of medium-grained sand, gravel, and clay to about 6 feet below ground surface (bgs). This layer is underlain by brown to gray clay with varying amounts of silt, fine- to medium-grained sand, gravel, and organic matter to the termination depth of the borings (about 15 feet bgs). Bedrock was not encountered during the investigation. Based on review of the "Geologic Map of New York, Finger Lakes Sheet (Fisher, Isachsen, Rickard, dated March 1970)", the site is underlain by bedrock of the Syracuse Foundation, consisting of dolostone, shale, gypsum and salt.

Based on measurements collected during the Phase II ESA conducted by EA, groundwater at the site flows to the southwest, following the local topography, towards Onondaga Creek. Groundwater was observed at about 6.4 to 9.0 feet bgs (corresponding to el. 382.47 to 383.94).

#### *Environmental Assessment*

According to the findings of the 2023 Phase II ESA (EA), the primary contaminants of concern include semivolatile organic compounds (SVOCs) and perfluorooctanesulfonic acid (PFOS) in soil;

total metals, perfluorooctanoic acid (PFOA), and PFOS in groundwater; and VOCs in soil vapor. Further detail regarding documented soil, groundwater, and soil vapor contamination is provided below.

Evidence of petroleum-like impacts was not observed during the 2023 Phase II investigation.

Five SVOCs, including benzo(a)anthracene (maximum concentration of 2.1 milligrams per kilogram [mg/kg]), benzo(a)pyrene (maximum concentration of 2.0 mg/kg), benzo(b)fluoranthene (maximum concentration of 2.7 mg/kg), chrysene (maximum concentration of 2.2 mg/kg), and indeno(1,2,3-cd)pyrene (maximum concentration of 1.5 mg/kg), were detected in soil samples at concentrations above the Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted Use Restricted – Residential (RURR) Soil Cleanup Objectives (SCOs).

Five metals, including chromium, total (maximum concentration of 33 mg/kg), lead (maximum concentration of 230 mg/kg), mercury (maximum concentration of 0.36 mg/kg), nickel (maximum concentration of 44 mg/kg), and zinc (maximum concentration of 230 mg/kg), were detected in soil samples at concentrations above the UU SCOs but below the RURR SCOs.

One per- and polyfluoroalkyl substance (PFAS), PFOS (maximum concentration of 1.2 micrograms per kilogram [µg/kg]), was detected in soil samples just slightly above the UU and Protection of Groundwater (PG) SCOs but well below the RURR and PG SCOs.

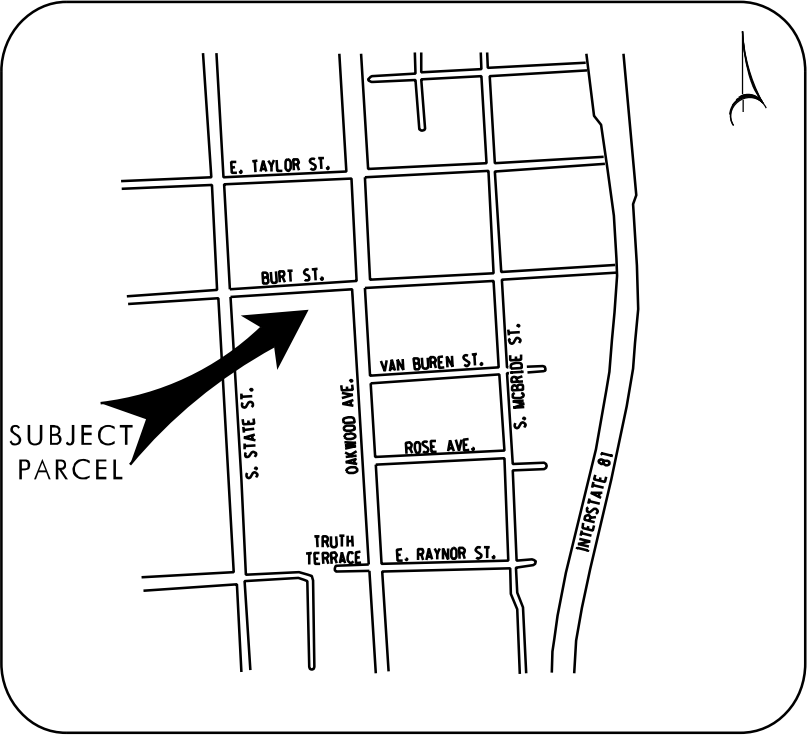
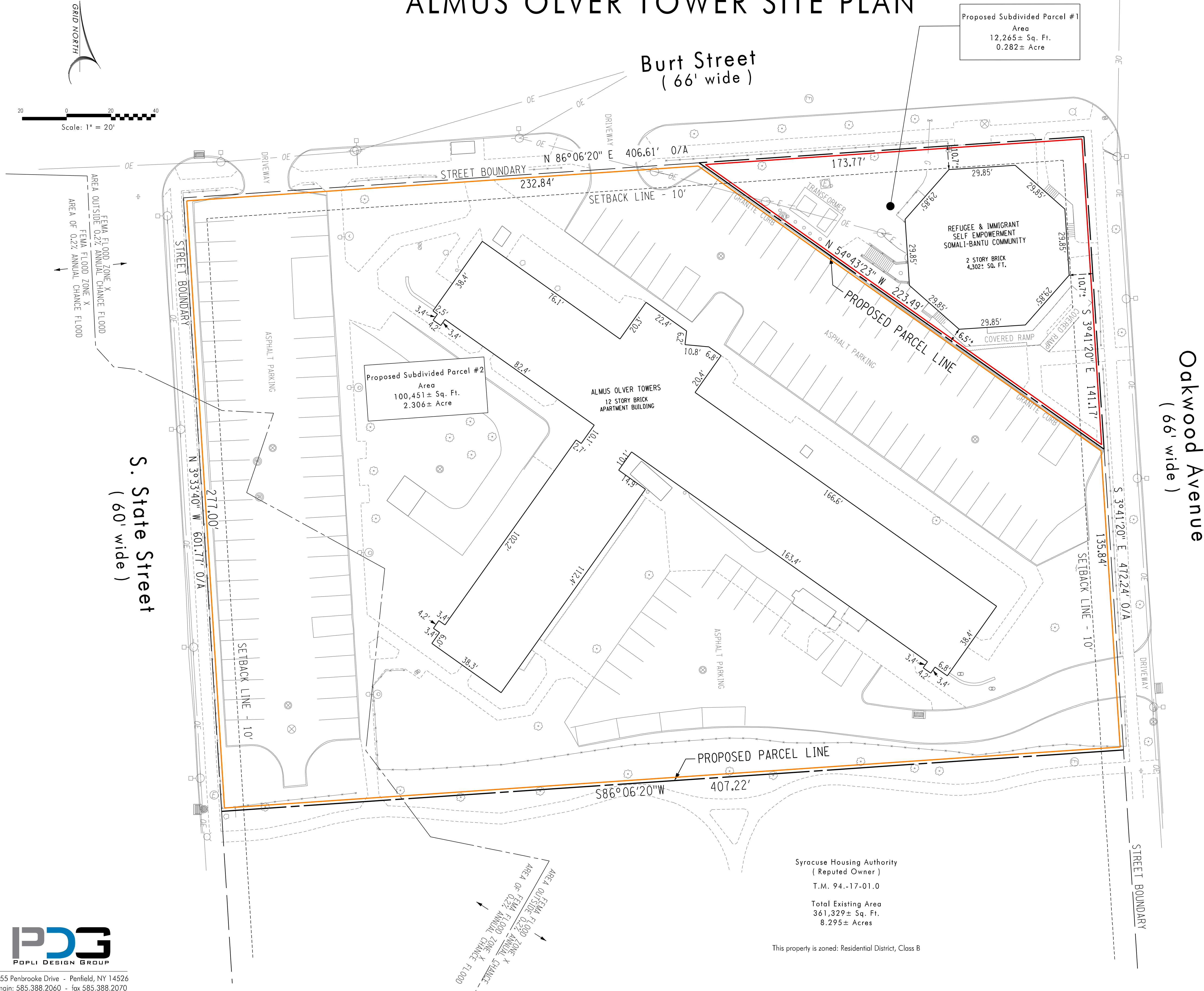
Total metals, including iron (maximum concentration of 5.7 micrograms per liter [µg/L]), magnesium (maximum concentration of 41 µg/L), manganese (maximum concentration of 1 µg/L), and sodium (maximum concentration of 1,300 µg/L), were detected at concentrations above the NYSDEC Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA Water (collectively referred to as “NYSDEC SGVs”) in groundwater samples.

Two PFAS, including PFOA (maximum concentration of 130 nanograms per liter [ng/L]) and PFOS (maximum concentration of 35 ng/L), were detected above the NYSDEC Guidance Values in groundwater samples.

The source of SVOCs, PFAS and metals identified at the site is likely attributed to the quality of historic fill at the site. The source of total metals and PFAS in groundwater is likely associated with regional groundwater quality.

There were no exceedances of the EPA’s Vapor Intrusion Screening Level or Sub-Slab and Near-source Soil Gas detected in the soil vapor sample.

# ALMUS OLVER TOWER SITE PLAN



Vicinity Map

### General Notes:

- (1) This plan is not a boundary survey.
- (2) This plan may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.
- (3) Easements or servitudes affecting this property are not shown on this plan.
- (4) Only visible utility structures / appurtenances are shown on this plan.
- (5) Units shown hereon are U.S. Survey Feet.
- (6) Distances shown hereon are ground distances.
- (7) Bearings shown hereon are referenced to NAD83(2011), New York State Plane Coordinate System, Central Zone (Grid North).

### Legend:

- CATCH BASIN / DRAINAGE STRUCTURE ( RECTANGULAR )
- CATCH BASIN / DRAINAGE STRUCTURE ( ROUND )
- DRAINAGE MANHOLE
- DECIDUOUS TREE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- UNKNOWN MANHOLE
- WELL / TEST WELL
- VENT
- OE OVERHEAD ELECTRIC

### TAX APPLICATION PLAN

Syracuse Housing Authority  
(reputed owner)

Tax Parcel 94.-17-01.0  
Address: 313 Raynor Avenue East & Oakwood Avenue  
City of Syracuse, County of Onondaga, State of New York

Drawn By: JFP Date: 04/28/23  
Checked By: TTO Scale: 1" = 40'

Syracuse Housing Authority  
( Reputed Owner )  
T.M. 94.-17-01.0  
  
Total Existing Area  
361,329± Sq. Ft.  
8.295± Acres  
  
This property is zoned: Residential District, Class B

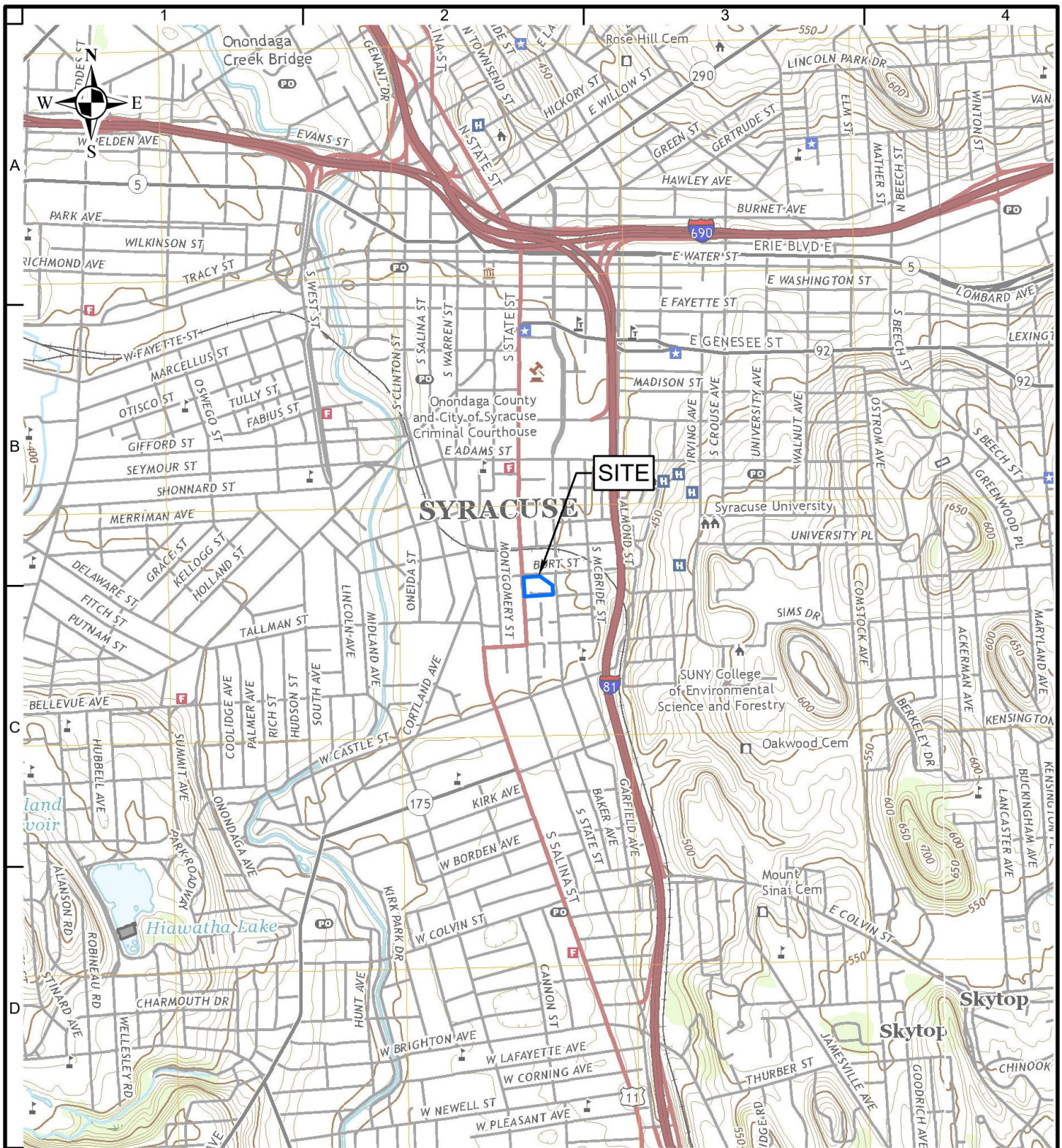
All that tract or parcel of land situate in the City of Syracuse, Onondaga County, New York, being part of Farm Lot 203 of the former Salt Springs Reservation, Block 382 of the City of Syracuse and being more particularly described as follows:

COMMENCE at the Northeast corner of said block 382, said point also being the intersection of the westerly street boundary of Oakwood Avenue and the southerly street boundary of Burt Street; thence, along the westerly street line of Oakwood Avenue, South 03°41'20" East, a distance of 141.17 feet to the POINT OF BEGINNING; thence, continue along said westerly street boundary, South 03°41'20" East, a distance of 135.84 feet to a point; thence, through the lands now or formerly of the Syracuse Housing Authority along a line parallel with and 277 feet distant southerly from the southerly street line of Burt Street, South 86°06'20" West a distance of 407.22 feet to a point on the easterly street line of S. State Street; thence, along said easterly line of S. State Street, North 03°33'40" West, a distance of 277.00 feet to a point on the southerly street boundary of Burt Street; thence, along said southerly boundary of Burt Street North 86°06'20" East, a distance of 232.84 feet to a point; thence, through the lands now or formerly of the Syracuse Housing Authority South 54°43'23 East a distance of 223.49 feet to a point on the westerly street line of Oakwood Avenue and the POINT OF BEGINNING, being 100,451+/- square feet or 2.306+/- acres, more or less.

Subject to easements and restrictions of record.

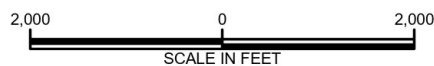
All bearings are based on the New York State Plane Coordinate System, Central Zone, North American Datum of 1983, 2011 Adjustment, with True North occurring at the 76°35' Meridian of West Longitude. All distances are ground dimensions in US Survey Feet.





### Legend

Approximate Site Boundary



### Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Syracuse West, New York, Quadrangle.

# LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001-2727  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
Langan International LLC

Collectively known as Langan

Project

**EAST ADAMS  
REDEVELOPMENT -  
ALMUS OLVER  
TOWER**  
SYRACUSE

ONONDAGA COUNTY NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

170784001

Date

8/10/2023

Scale

1"=2,000'

Drawn By

MG

Submission Date

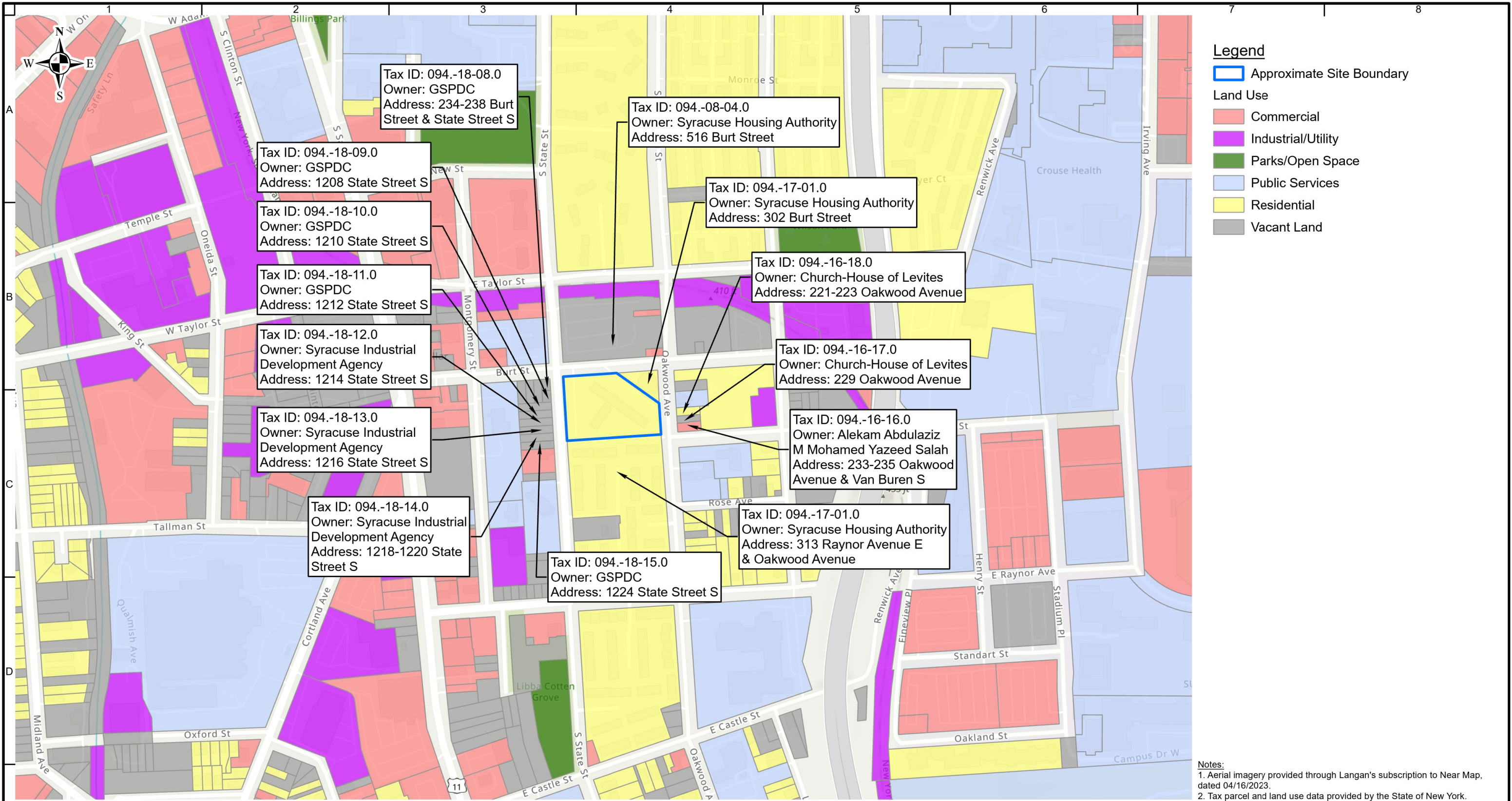
Figure No.

**A-1**









**Legend**

Approximate Site Boundary

**Land Use**

- Commercial
- Industrial/Utility
- Parks/Open Space
- Public Services
- Residential
- Vacant Land

**Notes:**  
1. Aerial imagery provided through Langan's subscription to Near Map, dated 04/16/2023.  
2. Tax parcel and land use data provided by the State of New York.

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

400 0 400

SCALE IN FEET

**LANGAN**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**EAST ADAMS  
REDEVELOPMENT -  
ALMUS OLVER TOWER**

SYRACUSE

ONONDAGA COUNTY NEW YORK

Figure Title

**ADJACENT PROPERTY  
AND SURROUNDING  
LAND USE MAP**

Project No. 170784001	<b>A-3</b>
Date 8/10/2023	
Scale 1"=400'	
Drawn By MG	





**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

100 0 100

SCALE IN FEET

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Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**EAST ADAMS  
REDEVELOPMENT -  
ALMUS OLVER TOWER**

SYRACUSE

ONONDAGA COUNTY NEW YORK

Figure Title

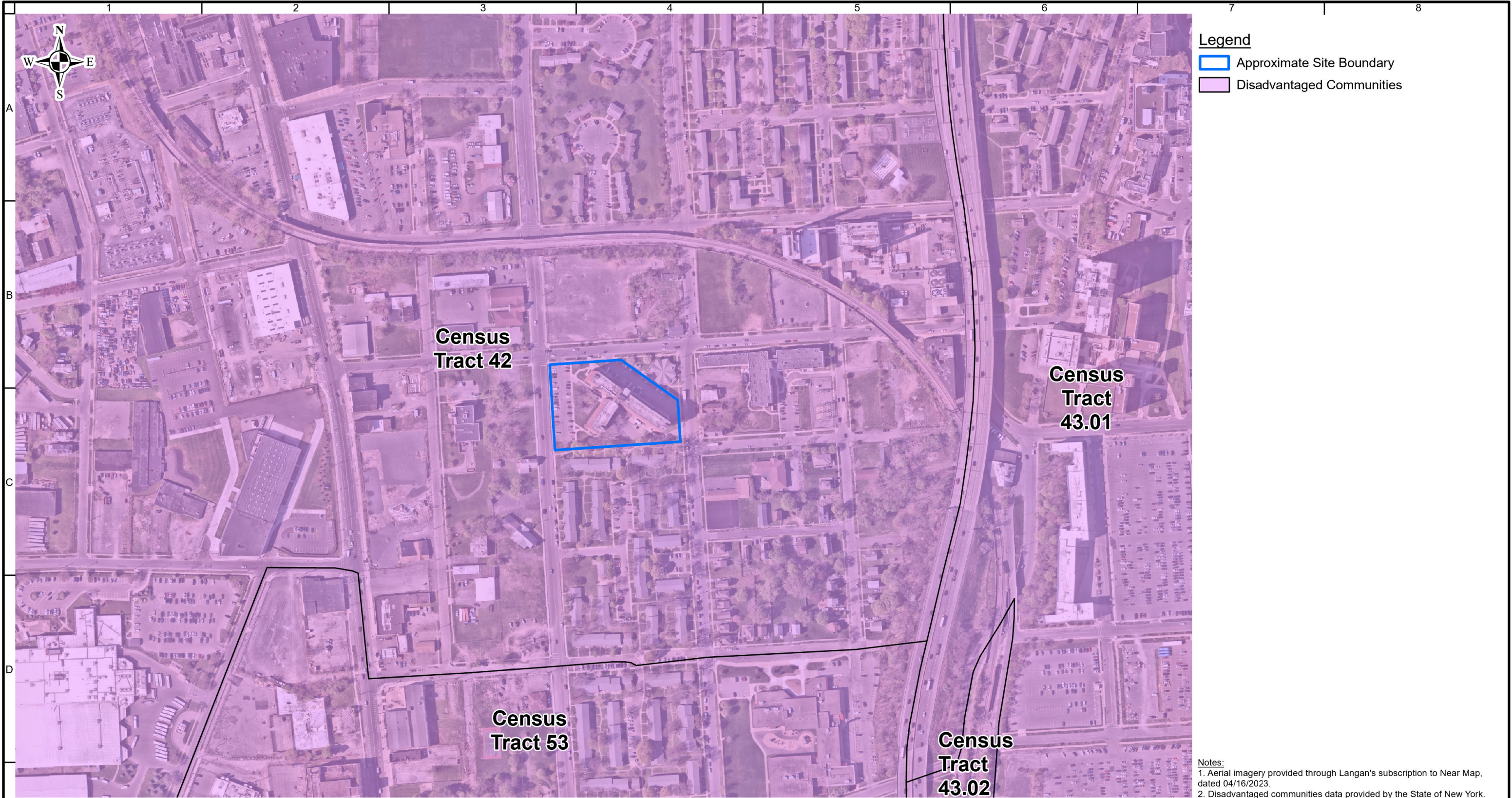
**TAX BLOCK  
AND LOT MAP**

Project No. 170784001	Figure No. <b>A-4</b>
Date 8/10/2023	
Scale 1"=200'	
Drawn By MG	









- Legend
- Approximate Site Boundary
  - Disadvantaged Communities

Notes:  
1. Aerial imagery provided through Langan's subscription to Near Map, dated 04/16/2023.  
2. Disadvantaged communities data provided by the State of New York.

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

SCALE IN FEET

<div><div><b>LANGAN</b></div><div>Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.</div><div>21 Penn Plaza, 360 West 31st Street, 8th Floor</div><div>New York, NY 10001</div><div>T: 212.479.5400 F: 212.479.5444 www.langan.com</div></div>	<div>Project</div> <div>EAST ADAMS REDEVELOPMENT - ALMUS OLVER TOWER</div> <div>SYRACUSE</div> <div>ONONDAGA COUNTY NEW YORK</div>	<div>Figure Title</div> <div>DISADVANTAGED COMMUNITIES MAP</div>	Project No.	Figure No.
			170784001	A-6
			Date	
			8/10/2023	
			Scale	
			1"=300'	
			Drawn By	
			MG	



## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

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

The purpose of the project is to rehabilitate the about 2.306-acre site. The site is improved with a 12-story apartment building located in the central part of the site and asphalt-paved parking lots surrounding the site to the northeast, south, and west. The remainder of the site is comprised of landscaped areas and concrete-paved walkways. The proposed redevelopment includes interior and exterior renovations of the existing apartment building, and updating the mechanical systems.

Remediation, if deemed necessary, would be performed concurrently with the proposed renovations and in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP).

The estimated project schedule is included as a separate sheet in the attachment. The remedial program, if deemed necessary, would begin with the submission of a Remedial Investigation Work Plan (RIWP) in Fall of 2023. If accepted into the BCP, implementation of the RAWP would be expected to begin in early 2024 and the project would obtain its Certificate of Completion by December 2024.

Estimated Project Schedule

<b>Estimated Project Schedule</b>		<b>2023</b>						<b>2024</b>									
<b>Item</b>	<b>Action</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>
<b>1</b>	Preparation and Submission of BCP Application																
<b>2</b>	NYSDEC Determination of Application Completeness																
<b>3</b>	Revise and Resubmit Application																
<b>4</b>	30-Day Public Comment Period for BCP Application																
<b>5</b>	Execute BCA																
<b>6</b>	Preparation and Submission of CPP and RIWP																
<b>7</b>	NYSDEC/NYSDOH Review of RIWP and 30-day public comment																
<b>8</b>	Implementation of Remedial Investigation and RIR Preparation																
<b>9</b>	RAWP Preparation																
<b>10</b>	NYSDEC & NYSDOH Review of RIR and RAWP, including 45-day public comment																
<b>11</b>	NYSDEC Approval of RAWP and Issuance of Decision Document																
<b>12</b>	Implementation of RAWP with Engineering Oversight																
<b>13</b>	Preparation of an Environmental Easement, FER, and SMP (if required)																
<b>14</b>	NYSDEC & NYSDOH Review of FER (and SMP, if required)																
<b>15</b>	NYSDEC Issues COC																

**Notes:**

- a) This is an estimated schedule; all items are subject to change.
- b) BCP = Brownfield Cleanup Program
- c) NYSDEC = New York State Department of Environmental Conservation
- d) BCA = Brownfield Cleanup Agreement
- e) NYSDOH = New York State Department of Health
- f) CPP = Citizen Participation Plan
- g) RIWP = Remedial Investigation Work Plan
- h) RIR = Remedial Investigation Report
- i) RAWP = Remedial Action Work Plan
- j) FER = Final Engineering Report
- k) SMP = Site Management Plan
- l) COC = Certificate of Completion

## **ATTACHMENT C**

### **SECTION III: LAND USE FACTORS**

#### Items 1 and 2 - Current Zoning

According to the Rezone Syracuse ordinance and City of Syracuse Zoning Map, the site is located within an MX-4: Urban Core District. The MX-4: Urban Core zoning district is generally characterized as pedestrian-friendly, transit-supportive areas of higher density residential development and a well-integrated mix of non-residential uses. The proposed use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

#### Item 4 - Current Use

The site encompasses an area of about 2.306 acres and is improved with a 12-story apartment building in the central part of the site with asphalt-paved parking lots surrounding the building to the northeast, south, and west. The remainder of the site is comprised of landscaped areas and concrete-paved walkways. The site is bound by a residential building at 302 Burt Street and Burt Street followed by vacant land at 516 Burt Street to the north, Oakwood Avenue followed by residential and commercial properties at 221-223 Oakwood Avenue and 233-235 Oakwood Avenue, respectively, and vacant land at 229 Oakwood Avenue to the east, residential buildings at 313 Raynor Avenue East and Oakwood Avenue to the south, and vacant land at 234-238 Burt Street and State Street South and 1208, 1210, 1212, 1214, 1216, 1218-1220, and 1224 State Street South to the west.

The site was historically developed with several residential structures and storefronts (1892 to 1963), an automobile repair facility (1951 to 1961), a printing, paper ruling and book binding facility (1951 to 1961), and a beer warehouse (1961). By 1963, the site was occupied by the Syracuse Housing Authority and developed in its present-day configuration.

#### Item 6 - Intended Use Post Remediation

Current development plans includes renovation of the existing 12-story apartment building to updates to the mechanical systems and exterior. Post remediation use would be consistent with the current use as a multifamily housing facility.

#### Item 9 - Consistency with Applicable Zoning Laws/Maps

This project responds to and is consistent with the goals of the Syracuse Common Council Rezone Syracuse ordinance implemented on July 1, 2023. The Rezone Syracuse ordinance was developed to protect the public health, safety, and welfare of the City of Syracuse and to implement policies from the City of Syracuse Comprehensive Plan. The site is located in an MX-

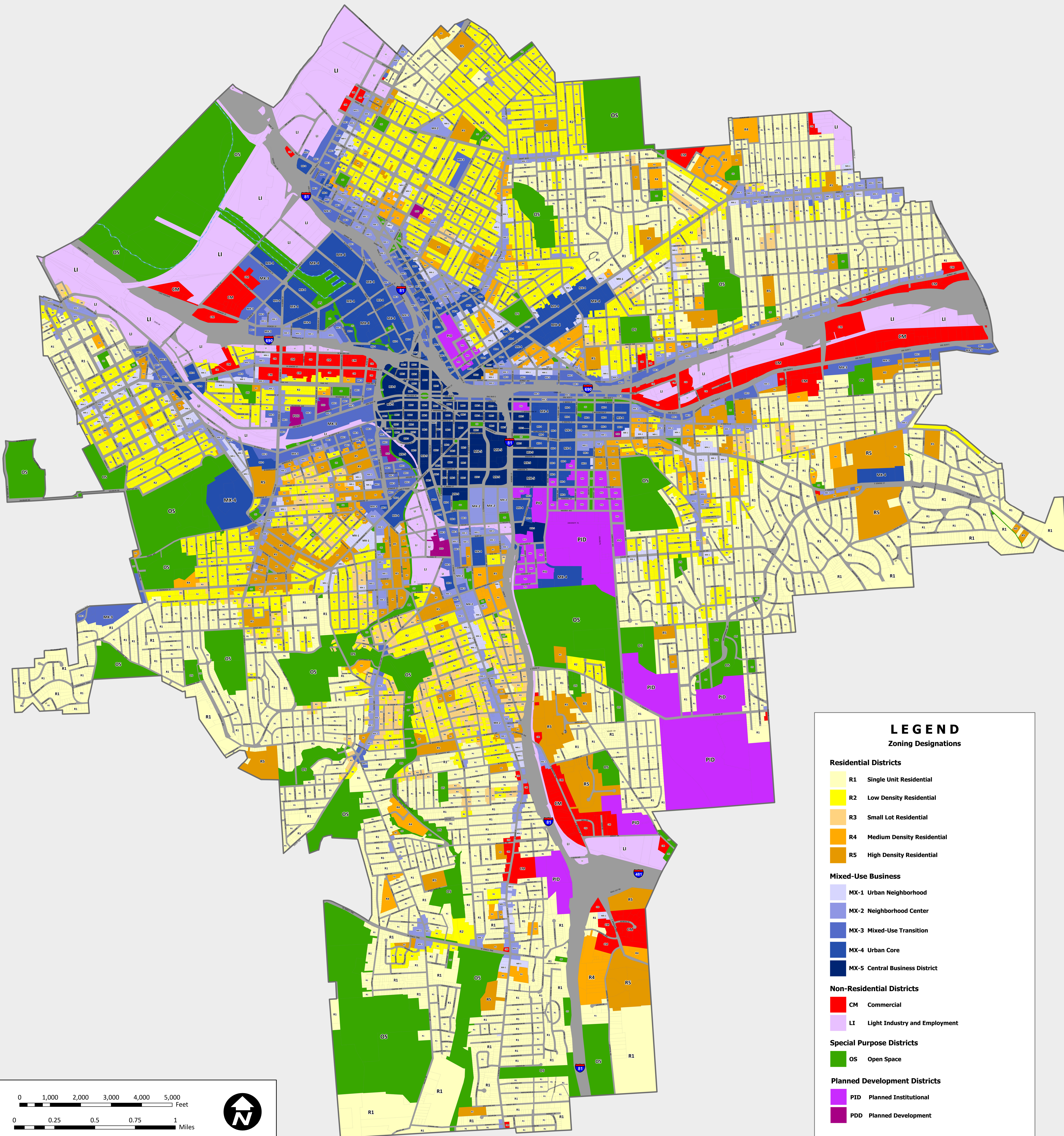
4: Urban Core zoning district, which is characterized as pedestrian-friendly, transit-supportive areas of higher density residential development and a well-integrated mix of non-residential uses.

*Item 10 - Comprehensive Plans*

The City of Syracuse Comprehensive Plan 2025 was adopted in 2005, with updates to the plan in 2012 (City of Syracuse Comprehensive Plan 2040). The comprehensive plan aims to encourage, promote, and support a business-friendly environment, provide for sustainable urban economic growth and economic opportunities for Syracuse residents, to offer exceptional quality of life for residents and visitors, to cultivate and capitalize on the area's unique character while supporting well designed real estate developments that enhance neighborhoods, lively public spaces, well-maintained infrastructure, and dynamic neighborhoods that are linked by well-planned transportation, all within an exciting, safe, and clean environment.

This project responds to and is consistent with the goals of the City of Syracuse Comprehensive Plan 2040.





**LEGEND**  
Zoning Designations

**Residential Districts**

- R1 Single Unit Residential
- R2 Low Density Residential
- R3 Small Lot Residential
- R4 Medium Density Residential
- R5 High Density Residential

**Mixed-Use Business**

- MX-1 Urban Neighborhood
- MX-2 Neighborhood Center
- MX-3 Mixed-Use Transition
- MX-4 Urban Core
- MX-5 Central Business District

**Non-Residential Districts**

- CM Commercial
- LI Light Industry and Employment

**Special Purpose Districts**

- OS Open Space

**Planned Development Districts**

- PID Planned Institutional
- PDD Planned Development

010002000300040005000

Feet

00.250.50.751

Miles

March 27, 2023



## **ATTACHMENT D**

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

#### *Item 1 - Environmental Reports*

The following environmental reports were prepared for the site prior to the Requestor's application:

- *May 2023 Phase I Environmental Site Assessment (ESA) for Almus Olver Tower, 300 Burt Street, Syracuse, New York, prepared by EA Engineering, P.C. and Its Affiliate EA Science and Technology (EA)*
- *July 2023 Phase II Environmental Site Assessment for East Adams Street Redevelopment – Almus Olver Tower, prepared by EA*

Environmental reports and sampling events are summarized below and included with this attachment.

#### May 2023 Phase I ESA for Almus Olver Tower, Syracuse, New York, prepared by EA

EA prepared a Phase I ESA in May 2023 for McCormack Baron Salazar Development, Inc. The Phase I ESA identified the following Recognized Environmental Conditions (RECs):

- Preliminary results and observations during an ongoing Phase II investigation of the site determined that groundwater at the site had been impacted by contaminants;
- Historical uses of the site;
- The following database listings, historical uses, and/or conditions at adjacent and surrounding properties: four closed and removed 1,000-gallon underground storage tanks (USTs) at 1117 State Street South with documented soil samples with volatile organic compound (VOC) and semivolatile organic compound (SVOC) exceedances above the cleanup standard; a former Salvation Army facility at 1105 State Street South listed in multiple databases for former USTs, leaking underground storage tanks, and spills; a variety of commercial and industrial uses with reported spills and USTs at 1105-1117 State Street South; the Greater Syracuse Landbank located at 1210 – 1214 State Street South was identified in the spills and federal Brownfields databases; a former Reds Equipment Warehouse located at 908 Montgomery Street for the operation of three petroleum UST removed with documented spills and remaining VOC contamination in soil; and the property located at 917 Montgomery Street and Burt Street is identified in the federal Brownfields database.

July 2023 Phase II Environmental Site Assessment for East Adams Street Redevelopment – Almus Olver Tower, prepared by EA

EA conducted a Phase II subsurface investigation for the Almus Olver Tower property located at 300 Burt Street between January 23, 2023 and April 26, 2023. The investigation consisted of a geophysical survey, the advancement of 6 soil borings and analysis of 11 soil samples plus duplicate samples, installation of 3 permanent groundwater monitoring wells and 2 temporary monitoring wells and analysis of 5 groundwater samples plus one duplicate sample, and the installation of one soil vapor point and analysis of one soil vapor sample and three indoor air samples. Soil samples were analyzed for Target Compound List (TCL) VOCs, SVOCs, target analyte list (TAL) metals including hexavalent chromium, total polychlorinated biphenyls (PCBs), and pesticides. One soil sample was also analyzed for 1,4-dioxane and per- and polyfluoroalkyl substances (PFAS). Groundwater samples were analyzed for VOCs, SVOCs, TAL metals including hexavalent chromium, 1,4-dioxane, and PFAS. Soil vapor and indoor air samples were analyzed for TO-15 VOCs. In addition, an asbestos survey and site survey of all field sampling locations were completed. Field observations and laboratory analytical results are summarized below:

- Site Geology and Hydrogeology – Soil at the site consists of brown silty sand with varying amounts of medium-grained sand, gravel, and clay to about 6 feet below grade surface (bgs). This layer is underlain by brown to gray clay with varying amounts of silt, fine- to medium-grained sand, gravel, and organic matter to the termination depth of the borings (about 15 feet bgs). Bedrock was not encountered during the investigation. Groundwater was encountered at about 6.4 to 9.0 feet bgs.
- Geophysical Survey – The results of the geophysical survey identified subsurface utilities throughout the site. The geophysical survey did not identify UST-like anomalies.
- Soil – Five SVOCs exceeded the Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted Use Restricted – Residential (RURR) Soil Cleanup Objectives (SCOs) at two soil borings. Five metals exceeded the UU SCOs at three soil borings but were below the applicable RURR SCOs. One PFAS compound, perfluorooctanesulfonic acid (PFOS), slightly exceeded the UU and PG SCO in one soil boring but was below the RURR SCO. VOCs, pesticides, and total PCBs were detected at concentrations below the UU and RURR SCOs.
- Groundwater – Metals in groundwater were reported above the New York State Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (collectively referred to as “NYSDEC SGVs”). Two PFAS compounds, perfluorooctanoic acid (PFOA) and PFOS were detected above the NYSDEC Guidance Values in groundwater

samples. VOCs, SVOCs, PCBs, and pesticides and were detected at concentration below the NYSDEC SGVs.

- Soil Vapor – Petroleum-related VOCs and chlorinated VOCs (CVOCs) were detected in the soil vapor and indoor air samples. Reported concentrations did not exceed the minimum concentrations at which mitigation is recommended by decision matrices in the New York State Department of Environmental Health (NYSDOH) October 2006 Guidance for Evaluation Soil Vapor Intrusion (and 2017 updates).

The associated laboratory analytical tables and boring and groundwater sampling logs from the July 2023 Phase II ESA are included herein as an attachment. Sample locations are displayed on the accompanying site drawings.

#### Item 2 – Sampling Data

Based on the previous reports discussed in Item 1, the following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested. The referenced reports and available laboratory data packages for the investigations are included in this attachment.

#### **Soil:**

Soil sample analytical results were compared to the 6 NYCRR Part 375 UU and RURR SCOs. As depicted in Table D-1 and on Figure D-1, the following contaminants were detected at concentrations above the UU and RURR SCOs. RURR exceedances are shown in bold and maximum detections are shown in parentheses.

#### SVOCs

- **Benzo(a)anthracene** (2.1 milligrams per kilogram [mg/kg])
- **Benzo(a)pyrene** (2.0 mg/kg)
- **Benzo(b)fluoranthene** (2.7 mg/kg)
- Chrysene (2.2 mg/kg)
- **Indeno(1,2,3,-cd)pyrene** (1.5 mg/kg)

#### Metals

- Chromium, Total (33 mg/kg)
- Lead (230 mg/kg)
- Mercury (0.36 mg/kg)
- Nickel (44 mg/kg)
- Zinc (230 mg/kg)

PFAS

- PFOS (1.2 µg/kg)

### **Groundwater:**

Groundwater sample analytical results were compared to the NYSDEC SGVs and Guidance Values. Contaminants that were detected at concentrations above the NYSDEC SGVs are depicted in Table D-2 and on Figure D-2 and are summarized below. Maximum detected concentrations are shown in parentheses.

#### Total Metals

- Iron (5,700 micrograms per liter [µg/L])
- Magnesium (41,000 µg/L)
- Manganese (1,000 µg/L)
- Sodium (1,300,000 µg/L)

#### PFAS

- PFOS (35 ng/L)
- PFOA (130 ng/L)

#### Soil Vapor

Soil vapor sample analytical results were compared to the NYSDOH Decision Matrices Minimum Concentrations that require monitoring or mitigation. Concentrations were not detected above the relevant NYSDOH Decision Matrix concentrations. Soil vapor and indoor air sample locations and reported concentrations are depicted on Figure D-3.

#### Item 3 - Site Drawings

Figure D-1: Soil Sample Location and Analytical Results Map including soil sample locations advanced during the 2023 Phase II ESA completed by EA. Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 UU SCOs are bolded. Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 RURR SCOs are bolded and shaded.

Figure D-2: Groundwater Sample Location and Analytical Results Map including groundwater sample locations advanced during the 2023 Phase II ESA completed by EA. Analytical results exceeding the NYSDEC SGVs are bolded and analytical results exceeding the NYSDEC Guidance Values are shaded.

Figure D-3: Soil Vapor and Indoor Air Sample Location Map including sample locations advanced during the 2023 Phase II ESA completed by EA.

**Table D-1  
Soil Data Summary**

**East Adams - Almus Olver Tower  
300 Burt Street  
Syracuse, New York  
Langan Project No.: 170784001**

<b>Analytes &gt; UU SCOs</b>	<b>Detections &gt; UU SCOs</b>	<b>Max Detection (mg/kg)</b>	<b>UU SCOs</b>	<b>Depth (feet bgs)</b>
<b>Semivolatile Organic Compounds (mg/kg)</b>				
Benzo(a)anthracene	3	2.1	1	0-2; 0.25-1; 5-6
Benzo(a)pyrene	3	2	1	0-2; 0.25-1; 5-6
Benzo(b)fluoranthene	3	2.7	1	0-2; 0.25-1; 5-6
Chrysene	3	2.2	1	0-2; 0.25-1; 5-6
Indeno(1,2,3,-cd)pyrene	3	1.5	0.5	0-2; 0.25-1; 5-6
<b>Metals (mg/kg)</b>				
Chromium, Total	3	54	33	5-6
Lead	8	2,370	230	0-2; 5-6; 6-7
Mercury	6	1.5	0.36	5-6; 6-7
Nickel	2	14.8	44	5-6
Zinc	2	1,570	230	6-7
<b>PFAS (µg/kg)</b>				
Pefluorooctanesulfonic acid (PFOS)	1	1.2	0.88	0-2
<b>Analytes &gt; RURR SCOs</b>	<b>Detections &gt; RURR SCOs</b>	<b>Max Detection (mg/kg)</b>	<b>RURR SCOs</b>	<b>Depth (feet bgs)</b>
<b>Semivolatile Organic Compounds (mg/kg)</b>				
Benzo(a)anthracene	3	2.1	1	0-2; 0.25-1; 5-6
Benzo(a)pyrene	3	2	1	'0-2; 0.25-1; 5-6
Benzo(b)fluoranthene	3	2.7	1	'0-2; 0.25-1; 5-6
Indeno(1,2,3,-cd)pyrene	4	1.5	0.5	'0-2; 0.25-1; 5-6

**Notes and Qualifiers:**

1. UU SCOs = New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives.
2. RURR SCOs = NYSDEC 6 NYCRR Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives.
3. Only compounds detected at concentrations above the noted SCOs are shown.
4. mg/kg = milligram per kilogram
5. µg/kg = micrograms per kilogram
6. bgs = below grade surface
7. PFAS = per- and polyfluoroalkyl substances

**Table D-2**  
**Groundwater Data Summary**

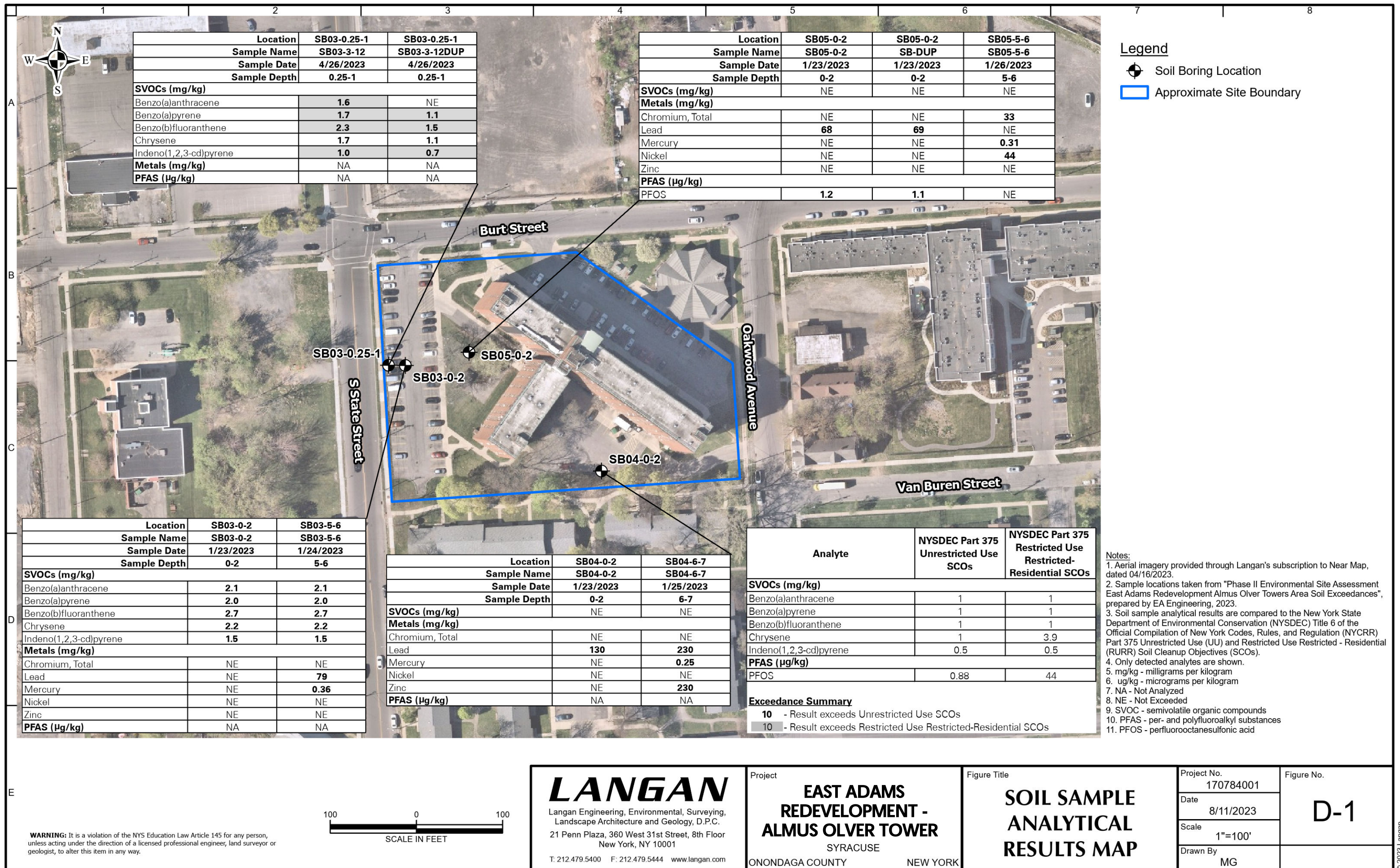
**East Adams - Almus Olver Tower**  
**300 Burt Street**  
**Syracuse, New York**  
**Langan Project No.: 170784001**

<b>Analytes &gt; AWQS</b>	<b>Detections &gt; AWQS</b>	<b>Max Detection (µg/L)</b>	<b>AWQS (µg/L)</b>
<b>Metals (Total) (µg/L)</b>			
Iron	5	5,700	300
Magnesium	2	41,000	35,000
Manganese	2	1,000	300
Sodium	5	1,300,000	20,000
<b>PFAS (ng/L)</b>			
(PFOS)	2	35	2.7
(PFOA)	2	130	6.7

**Notes and Qualifiers:**

1. AWQS = New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water
2. Only compounds with detections above the AWQS are shown in the table.
3. µg/L = microgram per liter
4. ng/L = nanograms per liter
5. PFAS = per- and polyfluoroalkyl substances

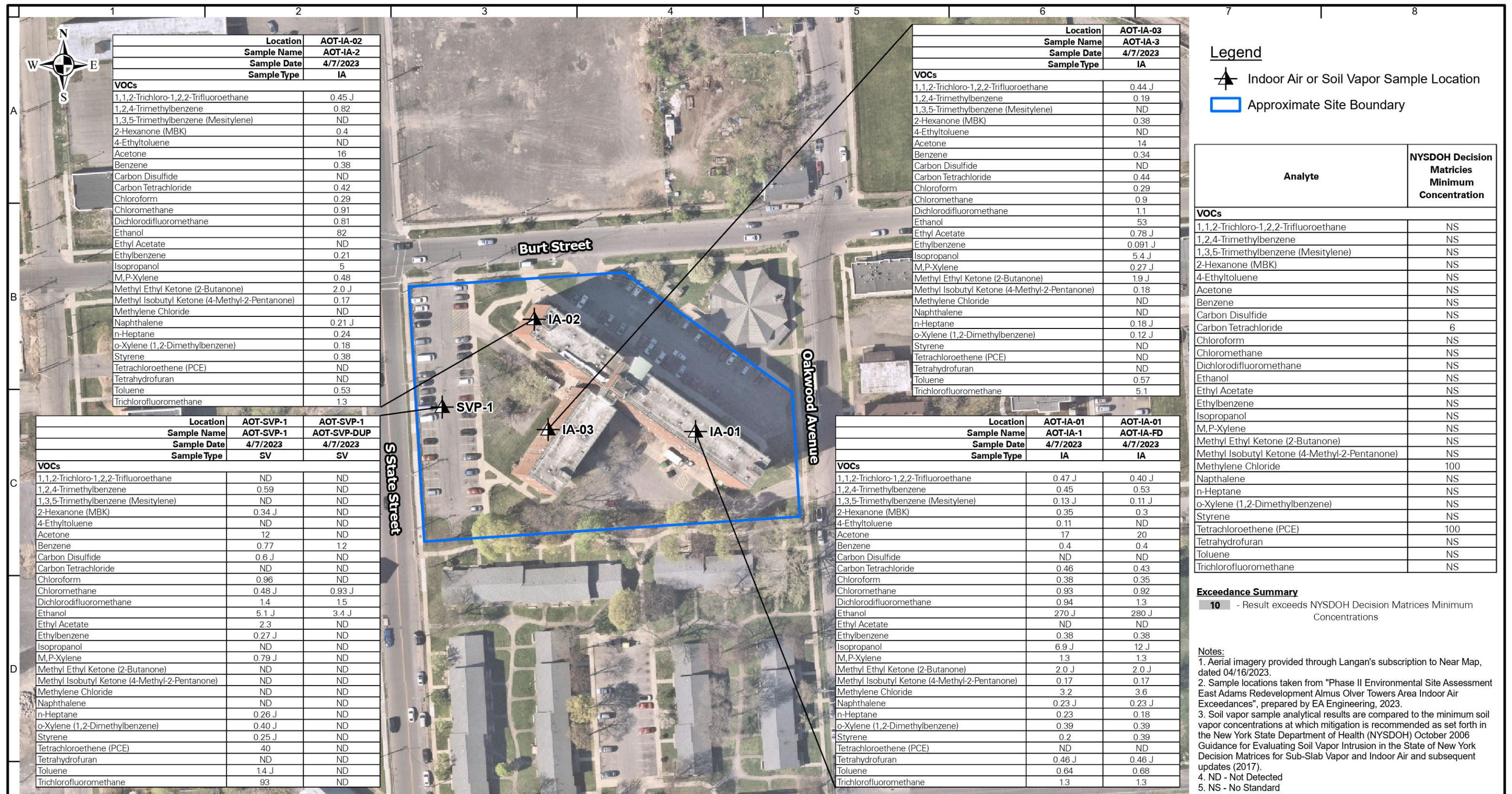












Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 [www.langan.com](http://www.langan.com)

Project

# EAST ADAMS REDEVELOPMENT - ALMUS OLVER TOWER

ONONDAGA COUNTY

NEW YORK

Figure Title

# SOIL VAPOR ANALYTICAL RESULTS MAP

Project No.	170784001
-------------	-----------

Date 8/11/2023

Scale 1"=100'

Drawn By  
MG

Figure No.

D-3



## **ATTACHMENT E**

### **SECTION V: REQUESTOR INFORMATION**

The Requestor, Almus Olver Tower, L.P., is a New York limited partnership and the developer of the proposed Brownfield Cleanup Program (BCP) property located at 300 Burt Street, identified as Section 094., Block 17, Lot 01.0 (herein referred to as “the site”). A copy of the New York State Department of State Division of Corporations entity information for Almus Olver Tower, L.P. (herein referred to as the “Requestor”) is included with this attachment. Additionally, a copy of the title report for the site is included with this attachment.

The Requestor is not the current owner of the site; however, the Requestor was contracted by the current site owner, Syracuse Housing Authority, to develop the property. There is no other relationship between the Requestor’s corporate members and the current owner besides the above.

The Requestor certifies it is a Volunteer. A letter from Syracuse Housing Authority indicating that they have granted site access to the Requestor throughout the course of the BCP is attached.



## ***CERTIFICATE OF TITLE***

### **First American Title Insurance Company**


Title No. NCS-1172788-STLO

*First American Title Insurance Company* ("the Company") certifies to the "proposed insured(s)" listed herein that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy authorized by the Insurance Department of the State of New York, in the amount set forth herein, insuring the interest set forth herein, and the marketability thereof, in the premises described in Schedule A, after the closing of the transaction in conformance with the requirements and procedures approved by the Company and after the payment of the premium and fees associated herewith excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy.

This Agreement to insure shall terminate (1) if the prospective insured, his or her attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company; or (2) upon the issuance of title insurance in accordance herewith. In the event that this Certificate is endorsed and redated by an authorized representative of the Company after the closing of the transaction and payment of the premium and fees associated herewith, such "redated" Certificate shall serve as evidence of the title insurance issued until such time as a policy of title insurance is delivered to the insured. Any claim made under the redated Certificate shall be restricted to the conditions, stipulations and exclusions from coverage of the standard form of title insurance policy issued by the Company.

**THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY.  
THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY  
NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.  
YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary



## **CLOSING REQUIREMENTS**

1. **CLOSING DATE:** In order to facilitate the closing of title, please notify the closing department at least 48 hours prior to the closing, of the date and place of closing, so that searches may be continued.
2. **PROOF OF IDENTITY:** Identity of all persons executing the papers delivered on the closing must be established to the satisfaction of the Company.
3. **POWER OF ATTORNEY:** If any of the closing instruments are to be executed pursuant to a Power of Attorney, a copy of such Power should be submitted to the Company prior to closing. THE IDENTITY OF THE PRINCIPAL EXECUTING THE POWER AND THE CONTINUED EFFECTIVENESS OF THE POWER MUST BE ESTABLISHED TO THE SATISFACTION OF THE COMPANY. The Power must be in recordable form.
4. **CLOSING INSTRUMENTS:** If any of the closing instruments will be other than commonly used forms or contain unusual provisions, the closing can be simplified and expedited by furnishing the Company with copies of the proposed documents in advance of closing.
5. **LIEN LAW CLAUSE:** Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.
6. **REFERENCE TO SURVEYS AND MAPS:** Closing instruments should make no reference to surveys or maps unless such surveys or maps are on file.
7. **INTERMEDIARY DEEDS:** In the event an intermediary will come into title at closing, other than the ultimate insured, the name of such party must be furnished to the Company in advance of closing so that appropriate searches can be made and relevant exceptions considered.

## **MISCELLANEOUS PROVISIONS**

1. THIS CERTIFICATE IS INTENDED FOR LAWYERS ONLY. YOUR LAWYER SHOULD BE CONSULTED BEFORE TAKING ANY ACTION BASED UPON THE CONTENTS HEREOF.
2. THE COMPANY'S CLOSER MAY NOT ACT AS LEGAL ADVISOR FOR ANY OF THE PARTIES OR DRAW LEGAL INSTRUMENTS FOR THEM. THE CLOSER IS PERMITTED TO BE OF ASSISTANCE ONLY TO AN ATTORNEY.
3. Our policy will except from coverage any state of facts which an accurate survey might show, unless survey coverage is ordered. When such coverage is ordered, this certificate will set forth the specific survey exceptions which we will include in our policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include, roof cornices, mouldings, belt courses, water tables, keystones, pilasters, portico, balcony all of which project beyond the street line.
4. Our examination of the title includes a search for any unexpired financing statements which affect fixtures and which have been properly filed and indexed pursuant to the Uniform Commercial Code in the office of the recording officer of the county in which the real property lies. No search has been made for other financing statements because we do not insure title to personal property. We will on request, in connection with the issuance of a title insurance policy, prepare such search for an additional charge. Our liability in connection with such search is limited to \$1,000.00.
5. This company must be notified immediately of the recording or the filing, after the date of this certificate, of any instrument and of the discharge or other disposition of any mortgage, judgment, lien or any other matter set forth in this certificate and of any change in the transaction to be insured or the parties thereto. The continuation will not otherwise disclose the disposition of any lien.
6. If affirmative insurance is desired regarding any of the restrictive covenants with respect to new construction or alterations, please request such insurance in advance of closing as this request should not be considered at closing.
7. If it is discovered that there is additional property or an appurtenant easement for which insurance is desired, please contact the Company in advance of closing so that an appropriate title search may be made. In some cases, our rate manual provides for an additional charge for such insurance.



Proposed Insured  
Purchaser: Will Advise  
Mortgagee: Will Advise  
Amount of Insurance:  
Fee: \$0.00  
Mortgage: \$0.00

Title No.: NCS-1172788-STLO  
Effective Date: 04/14/2023  
Redated:

THIS COMPANY CERTIFIES that a good and marketable title to the premises described in Schedule "A", subject to the liens, encumbrances and other matters, if any, set forth in this certificate may be conveyed and or mortgaged by:

**SEE ATTACHED CERTIFICATION PAGE**

Premises described in Schedule "A" are known as:

Address: 313 Raynor Avenue East and Oakwood Avenue  
1245 State Street South  
Syracuse, New York

County: Onondaga City: Syracuse

District:

Section: 094.

Block: 17

Lot: 01.0 and 02.0

**For any Title Clearance Questions  
on this Report please call  
MICHAEL ROUSH  
(314)898-1660**

MR/JB



**Title No. NCS-1172788-STLO**

**CERTIFICATION PAGE**

**AS TO PARCEL A**

**SYRACUSE HOUSING AUTHORITY, recited as being a body politic and corporate, organized in pursuant of Chapter 823 of the Laws of New York of 1926**

Which acquired title by the following deeds:

- 1) From Elmer J. J. Morton and Eulard Morton by deed dated 5/21/1959 and recorded 5/22/1959 in Liber 1950 of Deeds, page 540 (conveys former Lot 50); and
- 2) From Onondaga Laundry and Supply Corporation by deed dated 5/22/1959 and recorded 5/22/1959 in Liber 1950 of Deeds, page 590 (conveys former Lot 34); and
- 3) From Michael Sugar and Mildred Sugar by deed dated 5/21/1959 and recorded 5/22/1959 in Liber 1950 of Deeds, page 594 (conveys former Lot 28); and
- 4) From Mary Agnes Ruel by deed dated 5/25/1959 and recorded 5/26/1959 in Liber 1951 of Deeds, page 109 (conveys former Lot 23); and
- 5) From Paul Bravos by deed dated 5/25/1959 and recorded 5/28/1959 in Liber 1951 of Deeds, page 374 (conveys former Lot 1); and
- 6) From George W. Alexander by deed dated 5/27/1959 and recorded 5/28/1959 in Liber 1951 of Deeds, page 376 (conveys former Lot 37); and
- 7) From Claude E. Pidge and Emma F. Pidge, his wife by deed dated 5/27/1959 and recorded 5/28/1959 in Liber 1951 of Deeds, page 377 (conveys former Lot 33); and
- 8) From Carrie Jones, Hattie Jordan and Sarah Adams by deed dated 5/28/1959 and recorded 5/29/1959 in Liber 1951 of Deeds, page 553 (conveys former Lot 54); and
- 9) From Leslie Earl Sanke, Sr. and Laura Vada Sanke, his wife a/k/a Leslie Earl Sankey, Sr. and Laura Vada Sankey, his wife) by deed dated 5/25/1959 and recorded 5/29/1959 in Liber 1951 of Deeds, page 555 (conveys former Lot 55A); and
- 10) From Leslie Earl Sankey, Sr. being the only heir-at-law and distributee of May Gigot, deceased (sometimes known as Leslie Earl Sanke, Sr.) by deed dated 5/25/1959 and recorded 5/29/1959 in Liber 1951 of Deeds, page 557 (conveys former Lot 55); and
- 11) From William J. Greco and Eileen B. Greco, his wife by deed dated 6/3/1959 and recorded 6/3/1959 in Liber 1952 of Deeds, page 341 (conveys former Lot 9); and
- 12) From Abram Sieradzki and Rose Sieradzki, his wife by deed dated 6/1/1959 and recorded 6/3/1959 in Liber 1952 of Deeds, page 342 (conveys former Lot 29); and
- 13) From Charles F. Hayes and Dorothy C. Hayes, his wife by deed dated 5/28/1959 and recorded 6/3/1959 in Liber 1952 of Deeds, page 344 (conveys former Lot 53); and
- 14) From Samuel R. Kalin and David J. Kalin by deed dated 5/11/1959 and recorded 6/3/1959 in Liber 1952 of Deeds, page 346 (conveys former Lot 30); and





**Title No. NCS-1172788-STLO**

**CERTIFICATION PAGE**  
**Continued**

- 15) From Van Buren Building, Inc. by deed dated 6/2/1959 and recorded 6/5/1959 in Liber 1952 of Deeds, page 574 (conveys former Lot 15); and
- 16) From Theodore J. Buettner and Peter O. Buettner by deed dated 6/1/1959 and recorded 6/9/1959 in Liber 1953 of Deeds, page 248 (conveys southerly portion of former Lot 18); and
- 17) From Theodore J. Buettner and Peter O. Buettner by deed dated 6/1/1959 and recorded 6/9/1959 in Liber 1953 of Deeds, page 254 (conveys northerly portion of former Lot 18); and
- 18) From Theodore J. Buettner and Peter O. Buettner by deed dated 6/3/1959 and recorded 6/9/1959 in Liber 1953 of Deeds, page 257 (conveys former Lot 5); and
- 19) From Theodore J. Buettner and Peter O. Buettner by deed dated 6/3/1959 and recorded 6/9/1959 in Liber 1953 of Deeds, page 260 (conveys former Lot 6); and
- 20) From Emil Saczek and Jane Saczek, his wife by deed dated 6/6/1959 and recorded 6/16/1959 in Liber 1954 of Deeds, page 159 (conveys former Lot 27); and
- 21) From Elizabeth Blasco by deed dated 6/10/1959 and recorded 6/16/1959 in Liber 1954 of Deeds, page 161 (conveys former Lot 2); and
- 22) From Jerry O'Leary and Freda H. O'Leary, his wife by deed dated 6/15/1959 and recorded 6/16/1959 in Liber 1954 of Deeds, page 164 (conveys former Lot 10); and
- 23) From Nicholas Pestillo and Norma Pestillo, his wife by deed dated 6/11/1959 and recorded 6/16/1959 in Liber 1954 of Deeds, page 166 (conveys former Lot 49); and
- 24) From Robert R. Janks by deed dated 6/10/1959 and recorded 6/16/1959 in Liber 1954 of Deeds, page 168 (conveys former Lot 38); and
- 25) From Arthur L. Knight by deed dated 6/15/1959 and recorded 6/22/1959 in Liber 1955 of Deeds, page 104 (conveys former Lot 12); and
- 26) From Patrick J. Hayes by deed dated 5/27/1959 and recorded 6/22/1959 in Liber 1955 of Deeds, page 106 (conveys former Lot 23); and
- 27) From Anna Mae Trudeau by deed dated 6/15/1959 and recorded 6/22/1959 in Liber 1955 of Deeds, page 108 (conveys former Lot 22); and
- 28) From Raymond C. Newson by deed dated 6/17/1959 and recorded 6/22/1959 in Liber 1955 of Deeds, page 114 (conveys former Lot 17); and
- 29) From Marion Lavine, Dorothy Kall and Ida Schuman by deed dated 6/9/1959 and recorded 6/22/1959 in Liber 1955 of Deeds, page 117 (conveys former Lot 46); and
- 30) From Thomas A. Brown by deed dated 6/17/1959 and recorded 7/7/1959 in Liber 1957 of Deeds, page 509 (conveys former Lot 16); and



**Title No. NCS-1172788-STLO**

**CERTIFICATION PAGE**  
**Continued**

- 31) From Hilda Pierson by deed dated 6/30/1959 and recorded 7/8/1959 in Liber 1958 of Deeds, page 1 (conveys former Lot 20); and
- 32) From Gertrude Victoria Mesmer by deed dated 6/23/1959 and recorded 7/8/1959 in Liber 1958 of Deeds, page 3 (conveys former Lot 39); and
- 33) From Louis Scaia and Minnie Scaia, his wife by deed dated 6/26/1959 and recorded 7/8/1959 in Liber 1958 of Deeds, page 7 (conveys former Lot 52); and
- 34) From Pinkie Allen by deed dated 7/1/1959 and recorded 7/10/1959 in Liber 1958 of Deeds, page 325 (conveys former Lot 19); and
- 35) From Lawrence P. Crouse and Rose E. Crouse by deed dated 7/15/1959 and recorded 7/17/1959 in Liber 1959 of Deeds, page 276 (conveys former Lot 43); and
- 36) From Margaret Mc Hale by deed dated 7/8/1959 and recorded 7/17/1959 in Liber 1959 of Deeds, page 278 (conveys former Lot 26); and
- 37) From Peter O. Buettner and J. Theodore Buettner by deed dated 7/20/1959 and recorded 7/24/1959 in Liber 1960 of Deeds, page 254 (conveys former Lot 4); and
- 38) From William Reisman by deed dated 7/30/1959 and recorded 8/6/1959 in Liber 1962 of Deeds, page 260 (conveys former Lot 51); and
- 39) From Nicholas A. Graniero and Myer Hurwitz, as tenants in common, by deed dated 7/30/1959 and recorded 8/6/1959 in Liber 1962 of Deeds, page 263 (conveys former Lot 21); and
- 40) From Ruby K. Flanco, widow of Benjamin M. Flanco by deed dated 6/19/1959 and recorded 8/6/1959 in Liber 1962 of Deeds, page 265 (conveys former Lot 32); and
- 41) From Filippo Priolo and Michina Priolo, his wife by deed dated 8/5/1959 and recorded 8/6/1959 in Liber 1962 of Deeds, page 271 (conveys former Lot 40); and
- 42) From Isaac J. Huff and Viola Wright Huff, his wife by deed dated 8/24/1959 and recorded 9/16/1959 in Liber 1968 of Deeds, page 80 (conveys former Lot 11); and
- 43) From Lawrence P. Crouse and Rose E. Crouse, his wife by deed dated 9/3/1959 and recorded 9/16/1959 in Liber 1968 of Deeds, page 84 (conveys former Lot 41); and
- 44) From Richard A. Kelley and Pauline J. Kelley, his mother by deed dated 8/19/1959 and recorded 9/16/1959 in Liber 1968 of Deeds, page 86 (conveys former Lot 44); and
- 45) From Esther Groskin a/k/a Esther Greskin by deed dated 8/31/1959 and recorded 9/16/1959 in Liber 1968 of Deeds, page 92 (conveys part of former Lot 25); and
- 46) From Jonas H. Burke and Lucille Burke, his wife by deed dated 6/15/1959 and recorded 10/13/1959 in Liber 1971 of Deeds, page 403 (conveys former Lot 3); and



**Title No. NCS-1172788-STLO**

**CERTIFICATION PAGE**  
**Continued**

- 47) From Jacob Freeman and Eva Freeman, his wife by deed dated 6/8/1959 and recorded 10/13/1959 in Liber 1971 of Deeds, page 408 (conveys former Lot 24); and
- 48) From Alfred Frasier and Anna M. Frasier, his wife by deed dated 8/12/1959 and recorded 10/13/1959 in Liber 1971 of Deeds, page 410 (conveys former Lot 31); and
- 49) From Harold J. Zohne, Jr. by deed dated 8/27/1959 and recorded 10/13/1959 in Liber 1971 of Deeds, page 417 (conveys former Lot 42); and
- 50) From Rose Spivak and Esther Cohen by deed dated 10/1/1959 and recorded 10/13/1959 in Liber 1971 of Deeds, page 425 (conveys former Lot 7); and
- 51) From 1207 South State Street, Inc. by deed dated 6/13/1959 and recorded 10/20/1959 in Liber 1972 of Deeds, page 535 (conveys former Lot 8); and
- 52) From Victor Andriluinous a/k/a Victor Anderson, as Administrator of the Goods, Chattels and Credits of Josephine Andrilunous, deceased, by deed dated 10/22/1959 and recorded 11/5/1959 in Liber 1975 of Deeds, page 216 (conveys former Lot 45); and
- 53) From Flora Corrin, individually and as Executor and Trustee of the Last Will and Testament of Abe Corrin, late of the City of Syracuse, deceased, by deed dated 3/31/1960 and recorded 5/18/1960 in Liber 1997 of Deeds, page 29 (conveys former Lot 48); and
- 54) From Morton Arones and William Carter by deed dated 6/30/1961 and recorded 9/8/1961 in Liber 2060 of Deeds, page 203 (conveys former Lot 14); and
- 55) From Harris Solomon by deed dated 6/30/1961 and recorded 9/8/1961 in Liber 2060 of Deeds, page 205 (conveys former Lot 56); and
- 56) From Morton Arones and William Carter by deed dated 6/30/1961 and recorded 9/8/1961 in Liber 2060 of Deeds, page 207 (conveys former Lot 13); and
- 57) From Stella R. Hamilton by deed dated 6/30/1961 and recorded 9/15/1961 in Liber 2061 of Deeds, page 179 (conveys former Lot 36); and
- 58) From City of Syracuse by deed dated 3/30/1962 and recorded 6/12/1962 in Liber 2094 of Deeds, page 254 (conveys part of former VanBuren Street and more); and



**Title No. NCS-1172788-STLO**

**CERTIFICATION PAGE**  
**Continued**

**AS TO PARCEL B**

**THE CITY OF SYRACUSE**

Which acquired title by the following deeds:

59) From Eugene Marjinsky, as Commissioner of Finance of the City of Syracuse, N.Y. by deed dated 2/\_\_\_/1984 and recorded 2/29/1984 in Liber 3074 of Deeds, page 122 (conveys former Lot 14); and

60) From Eugene Marjinsky, as Commissioner of Finance of the City of Syracuse, N.Y. by deed dated 2/\_\_\_/1984 and recorded 2/29/1984 in Liber 3074 of Deeds, page 124 (conveys former Lot 13); and

61) From Eugene Marjinsky, as Commissioner of Finance of the City of Syracuse, N.Y. by deed dated 2/\_\_\_/1984 and recorded 2/29/1984 in Liber 3074 of Deeds, page 126 (conveys former Lot 15).





**Title No. NCS-1172788-STLO**

**SCHEDULE "A"**

**PARCEL A**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK, BEING ALL OF BLOCK NO. 382 AND PART OF VANBUREN STREET, AND PART OF BLOCK 388, IN SAID CITY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 382 WHERE THE EASTERLY LINE OF SOUTH STATE STREET INTERSECTS THE SOUTHERLY LINE OF BURT STREET;

RUNNING THENCE NORTH 85° 57' 50" EAST ALONG SAID SOUTHERLY LINE OF BURT STREET, A DISTANCE OF 406.61 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK NO. 382;

THENCE SOUTH 3° 49' 50" EAST ALONG THE WESTERLY LINE OF OAKWOOD AVENUE, A DISTANCE AT 263.80 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK WHERE SAID WESTERLY LINE OF OAKWOOD AVENUE INTERSECTS THE NORTHERLY LINE OF VANBUREN STREET;

THENCE CONTINUING SOUTH 3° 49' 50" EAST A DISTANCE OF 66.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK NO. 388 WHERE THE SOUTHERLY LINE OF VANBUREN STREET INTERSECTS SAID WESTERLY LINE OF OAKWOOD AVENUE;

THENCE CONTINUING SOUTH 3° 49' 50" EAST ALONG SAID WESTERLY LINE OF OAKWOOD AVENUE, A DISTANCE OF 142.44 FEET TO AN ANGLE THEREIN;

THENCE SOUTH 4° 03' 50" EAST CONTINUING ALONG SAID WESTERLY LINE OF OAKWOOD AVENUE, A DISTANCE OF 461.86 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK 388, WHERE SAID WESTERLY LINE OF OAKWOOD AVENUE INTERSECTS THE NORTHERLY LINE OF EAST RAYNOR AVENUE;

THENCE SOUTH 86° 17' 40" WEST ALONG SAID NORTHERLY LINE OF EAST RAYNOR AVENUE, A DISTANCE OF 410.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 388 WHERE SAID NORTHERLY LINE OF EAST RAYNOR AVENUE INTERSECTS THE EASTERLY LINE OF SOUTH STATE STREET;

THENCE NORTH 3° 42' 10" WEST ALONG SAID EASTERLY LINE OF SOUTH STATE STREET, A DISTANCE OF 233.00 FEET TO THE SOUTHWESTERLY CORNER OF LANDS CONVEYED TO ANTHONY E. AND ANGELINE ROSS BY THE FOLLOWING DEEDS:

(1) FROM JOHN A. RUMSON DATED SEPTEMBER 18, 1951 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE SEPTEMBER 18, 1951 IN BOOK OF DEEDS 1526 AT PAGE 581.

(2) FROM FEDERAL DEPOSIT AND INSURANCE CORPORATION DATED JULY 14, 1944 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE OCTOBER 3, 1944 IN BOOK OF DEEDS 1121 AT PAGE 303.

(3) FROM FIRST TRUST AND DEPOSIT COMPANY DATED SEPTEMBER 20, 1937 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE NOVEMBER 5, 1937 IN BOOK OF DEEDS 850 AT PAGE 523.

(4) FROM FEDERAL DEPOSIT AND INSURANCE CORPORATION DATED AUGUST 9, 1944 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE OCTOBER 3, 1944 IN BOOK OF DEEDS 1121 AT PAGE 300.

THENCE NORTH 86° 17' 40" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO ROSS, A DISTANCE OF 204.55 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SITUATED IN THE CENTER LINE OF SAID BLOCK NO. 388;

CONTINUED...



TITLE NO. NCS-1172788-STLO  
SCHEDULE "A" CONTINUED

THENCE NORTH 3° 53' 00" WEST ALONG SAID CENTER LINE OF BLOCK NO. 388 AND THE EASTERLY LINE OF SAID LANDS CONVEYED TO ROSS, A DISTANCE OF 96.95 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS;

THENCE SOUTH 86° 18' 00" WEST ALONG THE NORTHERLY LINE OF SAID LANDS CONVEYED TO ROSS, A DISTANCE OF 204.24 FEET TO A POINT IN THE EASTERLY LINE OF SOUTH STATE STREET;

THENCE NORTH 3° 42' 10" WEST ALONG SAID EASTERLY LINE OF SOUTH STATE STREET, A DISTANCE OF 272.02 FEET TO THE NORTHWESTERLY CORNER OF BLOCK NO. 388, WHERE THE SOUTHERLY LINE OF VANBUREN STREET INTERSECTS SAID EASTERLY LINE OF SOUTH STATE STREET;

THENCE CONTINUING NORTH 3° 42' 10" WEST, A DISTANCE OF 66 FEET TO THE SOUTHWESTERLY CORNER OF BLOCK NO. 382, WHERE THE NORTHERLY LINE OF VANBUREN STREET INTERSECTS SAID EASTERLY LINE OF SOUTH STATE STREET;

THENCE CONTINUING NORTH 3° 42' 10" WEST ALONG SAID EASTERLY LINE OF SOUTH STATE STREET, A DISTANCE OF 263.75 FEET TO THE NORTHWESTERLY CORNER OF BLOCK NO. 382, AND THE POINT OF BEGINNING.

#### PARCEL B

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE 18TH WARD OF THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK BEING LOT 14, P 13, BLOCK 388 AT 1247 S. STATE STREET, APPROXIMATELY 33 X 198 L 33 X 89 FT., VAC., ASSESSED TO TONROSS CO. INC., PROP. #1886002700, DESIGNATED AS BOOK 2, PLATE 167, PARCEL 72 OF THE OFFICIAL TAX MAP OF THE CITY OF SYRACUSE.

AND ALSO ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE 18TH WARD OF THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK BEING LOT P. 13, BLOCK 388 AT 1245 S. STATE STREET, APPROXIMATELY 33 X 115.30 FT., MAS, BLDG., ASSESSED TO: TONROSS CO. INC., PROP. #1886002600, DESIGNATED AS BOOK 2, PLATE 167, PARCEL 71 OF THE OFFICIAL TAX MAP OF THE CITY OF SYRACUSE.

AND ALSO ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE 18TH WARD OF THE CITY OF SYRACUSE, COUNTY OF ONONDAGA AND STATE OF NEW YORK BEING LOT P 15, BLOCK 388 AT 1249 S. STATE STREET, APPROXIMATELY 31 X 198 FT., VAC., ASSESSED TO TONROSS CO. INC., PROP. #1886002800, DESIGNATED AS BOOK 2, PLATE 167, PARCEL 73 OF THE OFFICIAL TAX MAP OF THE CITY OF SYRACUSE.

**THE** policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



**Title No. NCS-1172788-STLO**

**SCHEDULE "B-I"**  
**(REQUIREMENTS)**

**THE FOLLOWING ARE REQUIREMENTS TO BE COMPLIED WITH FOR A TITLE POLICY TO ISSUE:**

1. BEING FURTHER INVESTIGATED Proof is required to show that the northwesterly most 33' x 50' of former lot 34 and the 4.50' x 132' portion of former lot 25 were properly conveyed into the Syracuse Housing Authority.
2. A building loan agreement executed pursuant to Section 22 of the Lien Law must be filed at or before the time of recording of the mortgage to be insured.

NOTE: In the event the transaction involves a payment bond(s) pertaining to a contract for an amount in excess of \$100,000.00, said payment bond(s) must be filed in the Office of the County Clerk within 30 days of the execution of said bond(s). (Chapter 192 Laws of 1981, General Obligations Law, Section 5-322.3)

3. A copy of the Resolution of the governing body of the City of Syracuse adopted by a three fourths vote of its members, as approved by the Board of Estimate and Apportionment in any City having such a Board and the Mayor, authorizing the transaction to be insured is required. In addition, proof is required that the transaction to be insured is to be to the highest bidder after public notice. See General City Law, Section 23(2)(b).
4. Proof is required that the individual(s) executing the closing documents for the City of Syracuse has the authority to do so.
5. Re: Syracuse Housing Authority, a New York corporation:
  - (a) A copy of its Certificate of Incorporation and By-Laws and any amendments thereto must be submitted to this Company prior to closing.
  - (b) Since the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, there must be compliance with Sections 615 and 909 of the Business Corporation Law.

The vote of shareholders holding two-thirds of the outstanding shares of the stock of the corporation entitled to be voted is required at a meeting duly called to approve the sale or lease of all or substantially all of the assets of a corporation not made in the usual course of business; provided, however, that a majority vote of the shares outstanding and entitled to be voted is required for a corporation formed after February 22, 1998 and for a corporation formed prior thereto, the certificates of incorporation of which provides for a majority vote.

Approval of such a sale or lease may be obtained without a meeting on the written consent of the holders of all outstanding shares entitled to be voted or, if the certificate of incorporation so permits, on the written consent of the holders of outstanding shares of no less than the minimum number of votes required by the certificate of incorporation to authorize an action at a meeting at which all shares entitled to vote were present and voted.

Proofs showing the authority upon which the conveyance or lease is to be made should be submitted to counsel for the Company in advance of closing. The instrument on closing should recite the authority for the conveyance or lease.

6. Searches, including judgments, federal tax liens and bankruptcies in the Northern District have been run against Syracuse Housing Authority, the certified owner(s) herein and the following must be disposed of: NO RETURNS.





**Title No. NCS-1172788-STLO**

**SCHEDULE B-I Continued**  
**(REQUIREMENTS)**

7. A copy of the Contract of Sale must be submitted for consideration prior to closing.

NOTE: When applicable, a copy of the Contract of Sale must be submitted with the New York City Real Property Transfer Tax Return (RPT) when the consideration is \$400,000.00 or more.

8. The name of the proposed mortgagor must be disclosed to the Company in advance of closing so that the appropriate bankruptcy and lien searches can be run.
9. If the proposed mortgagor is an entity, the Certificate (Articles) and Agreements relating to its formation and operation and any amendments thereto and proof of its good standing and authority to acquire or lease and mortgage under the laws of the state (country) of its formation must be furnished the Company in advance of the closing.
10. To verify at closing the identity of the persons who are executing closing documents, two forms of identification, at least one of which is to contain a photograph, is required to be presented.
11. Note: Payment at closing of any amount exceeding \$5,000.00 must be made by a bank or certified check, by a check issued from an attorney's escrow account, or by wired funds.
12. FOR INFORMATION ONLY:
- RE: Real Property Tax Payments
- NOTE: The recording of documents has been significantly delayed by many county recording offices in New York State. When real estate tax payments become due prior to the recording of a deed, the local tax assessor may not have sufficient information as to where tax bills are to be sent. Where this is an issue, it may be advisable to contact the office of your local tax assessor with a copy of the closing deed. First American is not responsible for the failure to receive real estate tax bills or for any additional charges that may result from the failure to timely pay such amounts. The prompt payment of real estate taxes is the responsibility of the property owner and its mortgage lender.
13. Note: Contact Counsel for the Company in advance of closing if a document is to be executed pursuant to a power of attorney.



**Title No. NCS-1172788-STLO**

**SCHEDULE "B-II"**  
**(EXCEPTIONS)**

**THE POLICY WILL INCLUDE AS EXCEPTIONS TO TITLE THE FOLLOWING MATTERS UNLESS THEY ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:**

1. Rights of tenants or persons in possession, if any.
2. Taxes, tax liens, tax sales, water rates, sewer rents and assessments set forth herein.
3.
  - a) Any state of facts which a guaranteed survey of current date would disclose.
  - b) The exact location, courses, distances and dimensions of the land described in Schedule A are not insured without a survey thereof acceptable to this Company.
4. There (is) are no open mortgage(s) of record.
5. Terms, Conditions, Covenants and Restrictions recited in a Declaration of Trust recorded 6/29/1962 in Liber 2097 of Deeds, page 225 as amended by Amended Declaration of Trust recorded 1/26/1966 in Liber 2285 of Deeds, page 478. (see post)
6. Terms, Conditions, Covenants and Restrictions recited in a Declaration of Trust recorded 8/20/1990 in Liber 3641 of Deeds, page 38 as corrected by Corrective Declaration of Trust recorded 11/26/2014 in Liber 5305 of Deeds, page 859. (see post)
7. Terms, Conditions, Covenants and Restrictions recited in a Declaration of Trust recorded 1/22/2016 in Liber 5358 of Deeds, page 702. (see post)
8. Terms, Conditions, Covenants and Restrictions recited in a Declaration of Trust recorded 6/14/2017 in Liber 5429 of Deeds, page 441. (see post)
9. Reservation of Right of Way recited in a deed recorded 3/28/1918 in Liber 468 of Deeds, page 161 as repeated in Liber 570 of Deeds, page 390 and Liber 1950 of Deeds, page 590 (affects Lot 01.0). (see post)
10. Reservation of Right of Way recited in a deed recorded 10/25/1946 in Liber 1240 of Deeds, page 416 as repeated in Liber 1950 of Deeds, page 590 (affects Lot 01.0). (see post)
11. Rights recited in a deed recorded 8/20/1947 in Liber 1289 of Deeds, page 196 and as repeated in Liber 1950 of Deeds, page 590 (affects Lot 01.0). (see post)
12. Easement and Conditions of Agreement recorded 12/16/2003 in Liber 4812 of Deeds, page 130 (affects Lot 01.0). (see post)





**Title No. NCS-1172788-STLO**

**SCHEDULE B-II Continued**  
**(EXCEPTIONS)**

13. Possible private and public easements within the bed of former Van Buren Street for the purposes of access, the supplying of water, telephone service, electricity and gas, and for the installing, maintaining and replacing of cables, sewers, conduits, pipes and mains.  
  
NOTE: On receipt of satisfactory written proof from a public utility that it has no facilities in the bed of former Van Buren Street, this exception will be amended.
14. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same.
15. Rights and easements, if any, acquired by any public utilities company to maintain its poles and operate its wires, lines, etc., in, to and over the premises herein and in, to and over the streets adjacent thereto.
16. Pending disbursement of the proceeds of the loan secured by the insured mortgage described herein, this Policy insures only to the extent of the amount actually disbursed plus interest accrued thereon but increases as disbursements are made in good faith and without knowledge of any defects in, or objections to, the title, up to the face amount of the policy. Title shall be continued down to the date of each disbursement and the Company shall furnish to the mortgagee a continuation report, stating whether, since the date hereof or since the date of the last preceding continuation report, any liens or encumbrances have been recorded, whether any taxes, assessments or other charges of whatever nature which have become due and payable have been paid, whether, if an updated survey is furnished, there are survey variations, encroachments or violations of setback and whether there are any additional title exceptions or objections.
17. The tax search indicates that the premises described in Schedule A is benefited by a tax exemption that may terminate upon transfer of said land. The land then may become taxed, pro-rata, for the unexpired term of the tax year from the termination of the exemption. Policy will except loss or damage arising from the retroactive reimposition of taxes from the termination of the exemption.
18. FOR INFORMATION ONLY: The tax search indicates that current, actual water meter readings have not been entered, and/or there may have been minimum, average or estimated water meter readings. Policy does not insure against water charges and sewer rents, entered and billed subsequent to closing for periods prior to closing and interest thereon.  
  
NOTE: A request for a final reading should be made in advance of closing from the appropriate authority.
19. FOR INFORMATION ONLY: The tax search reveals that the water is supplied by the municipality. In the event that water charges are not paid, they will be relieved as part of a general tax. Policy does not insure against water charges relieved to general taxes subsequent to closing for periods prior to closing.



**Title No. NCS-1172788-STLO**

**SURVEY READING**



**Title No. NCS-1172788-STLO**

**MORTGAGE SCHEDULE**

**NONE OF RECORD**

This title report does not show all the terms and provisions of the mortgage(s) set forth herein. Interested parties should contact the holder(s) thereof to ascertain the terms, covenants and conditions contained therein, and to determine if there are any unrecorded amendments or modifications thereto.





**CONSUMER NOTICES AND DISCLOSURES AS REQUIRED  
PURSUANT TO NEW YORK INSURANCE LAW:**

Date: May 19, 2023

Order/File No. NCS-1172788-STLO

The Property: 313 Raynor Avenue East and, Oakwood Avenue and, 1245 State Street South, Syracuse, NY

To: (Borrower(s)) Will Advise

These disclosures and Notices are for the purposes of compliance with New York Insurance law and do not alter or change the coverages, exceptions, exclusions, or conditions of the final policies issued in connection with the subject transaction. Any person who knowingly, and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals, for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and shall also be subject to a civil penalty not to exceed five thousand dollars (\$5,000.00) and the stated value of the claim for each such violation.

**THIS REPORT IS NOT A TITLE INSURANCE POLICY. PLEASE REVIEW THIS REPORT WITH A REAL ESTATE PROFESSIONAL REPRESENTING YOUR INTEREST IN THIS TRANSACTION. PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**



**NOTICE CONCERNING AVAILABILITY OF AN  
"OWNER'S" POLICY OF TITLE INSURANCE**

Please indicate that this transaction is either: a refinance\_\_\_\_\_ or, a purchase\_\_\_\_\_.

Our records indicate that you currently are seeking only a "Lender's" title insurance policy, not an "Owner's" title insurance policy.

You have the option of purchasing an Owner's insurance policy. Please read the following disclosures concerning "Lender's" and "Owner's" title insurance policies, and initial in the space provided to confirm that you have read and understand the disclosures.

\_\_\_\_\_ I/We acknowledge that the Lender's title insurance policy issued in connection with this financing provides insurance to the lender only and does not insure my/our interest in the property as the owner(s) of the property.

\_\_\_\_\_ I/We acknowledge that I/we understand that the Lender's policy insures that the lender has a valid and enforceable encumbrance on the property that I/we own or that I/we am/are purchasing. An Owner's Policy, if purchased by me/us, would insure me/us and provide me/us with an opportunity for a legal defense against claims made against the title to the property. The Owners' policy would also protect my/our equity in the property and assure the marketability of the property when I/we sell it. Without an Owners' policy I/we do not get those protections.

\_\_\_\_\_ I/We acknowledge that I/We have been given the opportunity to purchase an Owner's policy and that the website for First American Title Insurance Company title policy premium and endorsement rates is <http://facc.firstam.com/> and the Phone Number is (800) 724-0040.

I/We may obtain an Owner's Policy of Title Insurance which provides title insurance to me/us and the total premium for both policies will be \$\_\_\_\_\_.

This is an additional \$\_\_\_\_\_ above the cost of the Lender's Policy.

\_\_\_\_\_ I/We do request Owner's Policy of title insurance.

\_\_\_\_\_ I/We do not request Owner's Policy of title insurance.

**TO BE SIGNED BY BUYER(S)/BORROWER(S)**

\_\_\_\_\_  
Buyer/Borrower

\_\_\_\_\_  
Buyer/Borrower



## **FIRST AMERICAN TITLE INSURANCE**

### **Municipality Contact Information**

**PARKING VIOLATIONS:** A Satisfaction of Judgment must be obtained from the Parking Violations Bureau located at any of the below addresses. Said Satisfaction should then be filed with the New York County Clerk's Office located at 60 Centre Street, New York, NY and upon paying an **\$8.00** fee they will issue a Certificate of Disposition.

**P.V.A. HELP CENTER DAY & HOURS:** (212) 477-4430

**MANHATTAN HELP CENTER:** 66 John Street, 2nd Floor, New York, NY 10038

**BRONX HELP CENTER:** 1400 Williamsbridge Road

**BROOKLYN HELP CENTER:** 216 Joralemon Street

**QUEENS HELP CENTER:** 89-61 162nd Street

**STATEN ISLAND HELP CENTER:** 300 St. Marks Place

**THE HELP CENTERS ARE OPEN MONDAY THROUGH FRIDAY - 8:30am to 7:00pm**

**NEW YORK STATE TAX COMMISSION LIENS** - For information regarding disposition and payments, please write: Tax Compliance Division, P.O. Box 5149, Albany, New York 12205 or call (800) 835-3554 or (800) 452-0455.

**FEDERAL TAX LIENS** - For information regarding disposition and payments, please write: The Internal Revenue Services, 120 Church Street, New York, New York 10013 or at 210 East Post Road, White Plains, New York or call (800) 829-1040.

**CITY OF NEW YORK LIENS** - For information regarding disposition and payments, please write: The Department of Finance, Bureau of Tax Collection, 59 Maiden Lane, 24th Floor, New York, NY 10038 or call (212) 440-5400 or (212) 440-5479.

**HIGHWAY DEPARTMENT (sidewalk violations)** - For information regarding disposition and payments, Please write: NYC Dept. Of Transportation, 55 Water Street, New York, NY 10041 or call (212) 839-4302.

**ENVIRONMENTAL CONTROL LIENS** - For information regarding disposition and payments, please write: The Environmental Control Board, 66 John Street, 10th Floor, New York, NY 10038 or call (212) 560-6270.

**TRANSIT ADJUDICATION LIENS** - For information regarding disposition and payments, please write: 29 Gallatin Place, 3rd Floor (Bet. Fulton & Livingston St's.) Brooklyn, NY 11201 or call (347) 643-5805.

**NEW YORK STATE INDUSTRIAL COMMISSIONER** - For information regarding disposition and payments, please write: N.Y.S. Department of Labor, Building 12, State Campus, Room 509, Albany, NY 12240 or call (518) 457-5789 or (518) 457-0390.

**INTEREST CLERK** - For interest on all outstanding taxes in the City of New York or questions regarding In-Rem, please write: The City of New York, Department of Finance Adams Street, 345 Adams Street, 5th Floor, Brooklyn, NY 11201 or call (718) 935-6153.





**First American Title™**

## Privacy Notice

**Effective:** October 1, 2019

**Notice Last Updated:** January 1, 2021

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Share Your Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.



*First American Title™*

### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

**Right of Deletion.** You also have a right to request that we delete the **personal information** we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Notice of Sale.** We do not sell California resident information, nor have we sold California resident information in the past 12 months. We have no actual knowledge of selling the information of minors under the age of 16.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Notice of Collection.** To learn more about the categories of **personal information** we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

**Notice of Sale.** We have not sold the **personal information** of California residents in the past 12 months.

**Notice of Disclosure.** To learn more about the categories of **personal information** we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.





**Almus Olver Tower, L.P.  
100 North Broadway, Ste. 100  
St. Louis, MO 63102**

September 20, 2023

William Simmons  
Syracuse Housing Authority  
516 Burt Street  
Syracuse, NY 13202

Re: Site Access for Brownfield Cleanup Program Work  
Almus Olver Tower  
300 Burt Street  
Syracuse, New York

Dear Mr. Simmons:

As you are aware, Almus Olver Tower, L.P. will be submitting an application to the Brownfield Cleanup Program (BCP) for the Almus Olver Towers property located at 300 Burt Street in Syracuse, New York ("the site"). The site is currently owned by SHA. As the BCP applicant, we are required to seek access from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the site throughout the BCP Project. Additionally, the selected remedy may require the imposition of an environmental easement. By execution of this site access agreement letter, you are hereby allowing site access for this purpose, and agreeing to the imposition of an environmental easement if deemed necessary.

Sincerely,

Michael Saunders

By: 

Michael Saunders, Vice President  
Almus Olver Tower, L.P.

As owner of the site, I agree to allow Almus Olver Towers, L.P. and its contractors, to access the above referenced property currently owned by SHA to perform the required BCP investigation work, remediation, and to place an easement on the site if determined to be necessary.

By: 

William Simmons, Executive Director  
Syracuse Housing Authority

Department of State  
Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details

ENTITY NAME: ALMUS OLVER TOWER, L.P.

FOREIGN LEGAL NAME:

ENTITY TYPE: DOMESTIC LIMITED PARTNERSHIP

SECTION OF LAW: LIMITED PARTNERSHIP - 121-201 PARTNERSHIP LAW - PARTNERSHIP LAW

DATE OF INITIAL DOS FILING: 06/30/2022

EFFECTIVE DATE INITIAL FILING: 06/30/2022

FOREIGN FORMATION DATE:

COUNTY: ONONDAGA

JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 6528553

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION: 12/31/2121

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS:

NEXT STATEMENT DUE DATE:

NFP CATEGORY:

ENTITY DISPLAY   NAME HISTORY   FILING HISTORY   MERGER HISTORY   ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name: C T CORPORATION SYSTEM

Address: 28 LIBERTY STREET, NEW YORK, NY, 10005

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





## **ATTACHMENT F**

### **SECTION VI: REQUESTOR ELIGIBILITY INFORMATION**

#### *Requestor Eligibility Statement*

Almus Olver Tower, L.P. is properly designated as a Volunteer because its liability arises solely from the recent involvement as a potential developer and long-term lessee of the property. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestors involvement with the site.

The Requestor has taken appropriate care with respect to current site conditions, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program. The Applicant is prepared to undertake all remediation required to address identified site contamination if deemed necessary by the NYSDEC.

The Requestor is not the current owner of the site; however, the Requestor was contracted by the current site owner, Syracuse Housing Authority, to develop the property. There is no other relationship between the Requestor's corporate members and the current owner besides the above. A letter from Syracuse Housing Authority indicating that they have granted site access to the Requestor is included in Attachment E.

## **ATTACHMENT G**

### **SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

#### Current Site Owner(s)

The proposed Brownfield Cleanup Program (BCP) site is located at 300 Burt Street and is comprised of a portion of the Onondaga County Tax Parcel ID Section 094., Block 17, Lot 01.0. The Requestor is not the owner of the site. Contact information for the current owner, Syracuse Housing Authority, is provided below. The Requestor is developing the property on behalf of the current site owner. A letter from Syracuse Housing Authority indicating that they have granted site access to the Requestor throughout the BCP is provided in Attachment E.

#### Property Owner and Contact Information

Syracuse Housing Authority  
Attn: William J. Simmons  
516 Burt Street  
Syracuse, New York 13202  
(315) 470-4216

#### Current Operator

Same as the property owner.

#### Previous Site Owners

Date	Source	Owner
<b>Section 094., Block 17, Lot 01.0</b>		
06/12/1962	Title Report	Syracuse Housing Authority
06/1962	Title Report	Numerous residential owners and the City of Syracuse
05/1959	Title Report	Numerous residential owners and Onondaga Laundry and Supply Corporation

#### Previous Site Operators

Based on reviews of historical Sanborn Fire Insurance Maps and city directory (phone records), the following table summarized previous site operators.

<b>Operator Name/Site Use</b>	<b>Relationship to Property</b>	<b>Address and Phone Number</b>	<b>Relationship to Applicant</b>
Syracuse Behavioral Healthcare	Tenant (2022)	300 Burt Street (Phone Number Unknown)	None
YWCA and YWCA Residence Programs	Tenant (1998 to 2022)	300 Burt Street (Phone Number Unknown)	None
County Central Village Health Center	Tenant (1968 – 1977)	300 Burt Street (Phone Number Unknown)	None
Meals on Wheels	Tenant (1964 to 2022)	300 Burt Street (Phone Number Unknown)	None
Beer Warehouse	Tenant (1951 to 1961)	300 Burt Street (Phone Number Unknown)	None
Paper ruling and book binding facility	Tenant (1951 to 1961)	300 Burt Street (Phone Number Unknown)	None
Automobile Repair shop	Tenant (1951 to 1961)	300 Burt Street (Phone Number Unknown)	None
Residential	(1892 to 2022)	300 Burt Street (Phone Number Unknown)	None

References:

1. May 2023 Phase I Environmental Site Assessment for Almus Olver Tower, 300 Burt Street, prepared by EA Engineering, P.C. and Its Affiliate EA Science and Technology (EA)
2. April 14, 2023 Tile Report No. NCS-1172788-STLO for Onondaga Tax Parcel ID 094.-17-01.0



## **ATTACHMENT H**

### **SECTION XI: CONTACT LIST INFORMATION**

#### *Item 1 – Chief Executive Officer and Zoning Board*

##### **Chief Executive Officer**

Ben Walsh, Mayor  
City Hall  
233 East Washington Street  
Suite 201  
Syracuse, NY 13202  
(315) 448-8005

##### **Syracuse Zoning Administration**

City Hall Commons  
201 East Washington Street  
Suite 100  
Syracuse, NY 13202  
(315) 448-8640

##### **Onondaga County Department of Planning**

Dan Kwasnowski, Planning Director  
Onondaga County Department of Planning  
Carnegie Building  
335 Montgomery Street  
1<sup>st</sup> Floor  
Syracuse, NY 13202  
(315) 435-2611

#### *Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties*

##### **Residents, owners, and occupants of the site and properties adjacent to the site**

The site is owned by Syracuse Housing Authority.

The following is a list of current occupants:

Meals on Wheels of Syracuse  
300 Burt Street  
Syracuse, NY 13202

YWCA Residence Program  
300 Burt Street  
Syracuse, NY 13202

The following is a list of adjacent property owners:

Syracuse Housing Authority	GSPDC
302 and 516 Burt St and 313 Raynor	1208 – 1212 and 1224 State Street South and
Avenue East and Oakwood Avenue	234-238 Burt Street and State Street South
Syracuse, NY 13202	Syracuse, NY 13202

Abdulaziz M Mohamed Yazeed Salah	Church-House of Levites
233-235 Oakwood Avenue and Van	221-223 and 229 Oakwood Ave
Buren Street South	Syracuse, NY 13205
Syracuse, NY 13202	

Syracuse Industrial Development  
Agency  
1214-1220 State Street South  
Syracuse, NY 13202

Item 3 - Local News Media

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

WSYR – TV	Syracuse Post-Standard
5904 Bridge Street	220 South Warren Street
East Syracuse, NY 13057	Syracuse, NY 13202
(315) 446-9900	(315) 470-0032

Item 4 - Public Water Supply

City of Syracuse Water Department  
Water Administration/Engineering Offices  
101 North Beech Street  
Syracuse, NY 13210  
(315) 473-2608

Item 5 – Request for Contact

We are not aware of any requests for inclusion on the contact list.

Item 6 – Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Dr. King Elementary School  
(about 0.2 miles southeast of the site)  
416 E Raynor Ave  
Syracuse, NY 13202  
(315) 435-4580

Beard School  
(about 0.5 miles southwest of site)  
220 W Kennedy St  
Syracuse, NY 13205  
(315) 435-5855

Salvation Army Day Care Center  
(about 0.3 miles northwest of the site)  
677 S Salina St  
Syracuse, NY 13202  
(315) 479-1101

Cab Horse Commons Day Care  
(about 0.3 miles northwest of the site)  
667 S Salina St  
Syracuse, NY 13202  
(315) 479-1113

SUNY Upstate Child Care Center  
(about 0.4 miles northwest of the site)  
650 S Salina St  
Syracuse, NY 13202  
(315) 464-4438

Syracuse City School Preschool  
(about 0.5 miles southwest of the site)  
220 W Kennedy St  
Syracuse, NY 13205  
(315) 435-4276

Item 7 – Document Repository

A letter was sent to and received from the following source acknowledging and agreeing to act as a document repository for documents generated under the BCP Program:

**Onondaga County Public Libraries: Central Library**

Rene Battelle, Branch Manager  
447 South Salina Street  
Syracuse, NY 13205  
(315) 435-1900  
[reference@onlib.org](mailto:reference@onlib.org)



Hours

Monday:	8:30 AM – 5:00 PM
Tuesday – Wednesday:	8:30 AM – 7:30 PM
Thursday – Friday:	8:30 AM – 5:00 PM
Saturday:	9:00 AM – 5:00 PM

A letter from the library acknowledging that it agrees to act as a document repository for the project is included in this attachment.

August 9, 2023

Onondaga County Public Libraries: Central Library  
447 South Salina Street  
Syracuse, New York 13205  
(315) 435-1900

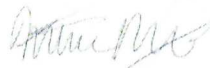
**Re: Brownfield Cleanup Program Application  
Almus Olver Tower, L.P.  
300 Burt Street  
Syracuse, NY 13202**

To Whom it May Concern:

We represent Almus Olver Tower, L.P. in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 300 Burt Street in Syracuse, New York. It is a NYSDEC requirement that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the public repository for this BCP project.

Sincerely,

**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



Kristen Wexler  
Senior Staff Scientist

Yes, Onondaga County Public Library: Central Library is willing and able to act as a public repository on behalf of Almus Olver Towers, L.P. in their cleanup of 300 Burt Street under the NYSDEC BCP.

Daniel Smith  
(Name)

8/17/23  
(Date)

Librarian  
(Title)