



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 DERSiteControl@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, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: East Adams Redevelopment - Phase II Area

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: \_\_\_\_\_ [Radio buttons: Yes, No]

Is this a revised submission of an incomplete application?
If yes, provide existing site number: C734163 [Radio buttons: Yes, No]



BCP App Rev 15 – May 2023

**SECTION I: Property Information** Included in Attachment A

PROPOSED SITE NAME **East Adams Redevelopment - Phase II Area**

ADDRESS/LOCATION **1105-1117 South State Street**

CITY/TOWN **Syracuse** ZIP CODE **13202**

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

COUNTY **Onondaga** SITE SIZE (ACRES) **2.5**

LATITUDE			LONGITUDE		
43	02	19.5	-76	08	47.6

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
1105 - 1117 South State Street	094	08	04.0	2.5

	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 checked="" type="radio"/>	<input 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: <sup>42</sup> _____ 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: <small>C734161 (East Adams Redevelopment - Almus Oliver Tower); C734162 (East Adams Redevelopment - Phase I Area); others not yet available</small>	<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.  <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>	
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>					
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):  <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>		<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				
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>  _____						

SECTION II: Project Description		Included in Attachment B	
1. The project will be starting at: <input checked="" type="radio"/> Investigation <input type="radio"/> 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 <a href="#">DER-10, Technical Guidance for Site Investigation and Remediation</a> 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)?			
<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A			
3. Have any draft work plans been submitted with the application (select all that apply)?			
<input checked="" type="checkbox"/> RIWP <input type="checkbox"/> RAWP <input type="checkbox"/> IRM <input type="checkbox"/> 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? <input checked="" type="radio"/> Yes <input type="radio"/> No			

SECTION III: Land Use Factors		Included in Attachment C	
1. What is the property's current municipal zoning designation? <u>MX-2: Neighborhood Center District</u>			
2. What uses are allowed by the property's current zoning (select all that apply)?			
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>			
3. Current use (select all that apply):			
Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>			
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.		Y	N
Is this summary included with the application?		<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):			
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>			
If residential, does it qualify as single-family housing?		N/A <input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use.		<input checked="" type="radio"/>	<input type="radio"/>
Is this summary attached?		<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?		<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.		<input checked="" type="radio"/>	<input type="radio"/>
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.		<input checked="" type="radio"/>	<input type="radio"/>

**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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" 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 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 checked="" type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Residential, stone works yard, carpenter shops, carriage manufacturing and painting, bridge manufacturing, clothing factory, scrap metal shop, retail gasoline station, chapel, upholstery shop, paper baling facility, automobile repair

SECTION V: Requestor Information		Included in Attachment E		
NAME East Adams Phase II, L.P.				
ADDRESS 100 North Broadway, Ste. 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"/>

SECTION VI: Requestor Eligibility		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

	<b>Y</b>	<b>N</b>
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"/>	<input checked="" type="radio"/>
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:

<p><b>PARTICIPANT</b></p> <p>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.</p>	<p><b>VOLUNTEER</b> <input checked="" type="checkbox"/></p> <p>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.</p> <p>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.</p> <p><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></p>
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13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes       No       N/A

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

Included in Attachment F

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 North Broadway, Ste. 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) 427-2735

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 8/11/2023		
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 \_\_\_\_\_ (title) of \_\_\_\_\_ (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: \_\_\_\_\_ Signature:  \_\_\_\_\_

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

**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.

**BCP App Rev 15**

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 2.5-acre proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 1105-1117 South State Street in Syracuse, Onondaga County, New York. The site is comprised of Onondaga County Tax Parcel ID 094.-08.-04.0.

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

- Latitude: 43°02'19.5"
- Longitude: -76°08'47.6"

#### 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 1105 – 1117 South State Street within an urban, mixed-use area in the City of Syracuse, New York. The site is about 2.5 acres and is comprised of Onondaga County Tax Parcel ID 094.-08.-04.0. The site is bound by a railroad at 300 East Taylor Street followed by East Taylor Street and residential buildings to the north, Oakwood Avenue and commercial buildings at 116 Oakwood Avenue and 140 Oakwood Avenue followed by a railroad at 1212 South McBride Street and vacant commercial land at 409 Burt Street to the east, Burt Street followed by residential buildings at 313 East Raynor Avenue to the south, and South State Street followed by a railroad at 1100 South State Street, commercial building at 1106 South State Street, and church at 1110 South State Street to the west. The site is currently vacant with two small structures present in the northwestern corner of the site. The site was most recently used as a commercial parking lot, with a tenant leasing the space from the Syracuse Housing Authority. The structures were previously utilized as a waiting area for buses and an office/ticket counter for the commercial parking lot. The site is fenced, with gated access, and is predominantly covered with a packed gravel surface. The eastern part of the site has a separate gated access, is partially covered with vegetation, and is used by the Syracuse Housing Authority for storage of landscaping equipment. The area surrounding the site consists of residential, commercial, institutional, and industrial properties.

#### *Site Features*

According to the March 2023 Phase I Environmental Site Assessment (ESA) and the June 2023 Phase II ESA prepared by EA engineering, P.C. and its affiliate EA Science and Technology (EA), the elevation of the site is about elevation (el) 397 feet<sup>1</sup>. The topography of the site is generally flat with the surrounding area gently sloping towards the west-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-2: Neighborhood Center District. The MX-2: Neighborhood Center zoning district is generally characterized as pedestrian-friendly, transit-supportive mix of medium to higher density residential uses and non-residential uses that offer goods and services to surrounding

---

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



neighborhoods. The surrounding properties are zoned for MX-2: Neighborhood Center Districts, MX-3: Mixed-Use Transition, MX-4: Urban Core, R2: Low Density Residential, R5: High Density Residential, LI: Light Industrial and Employment, and OS: Open Space. A copy of the zoning map is included in Attachment C.

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 vacant and is predominantly covered with a packed gravel surface. Two small structures are present in the northwestern corner of the site and the eastern part of the site is partially covered with vegetation.

#### *Past Use of the Site*

Historical documents indicate that the site has been located in a residential, commercial, and industrial area since as early as 1892. Historical uses of the site included residential buildings (1892 to 1971), carriage manufacturing and painting (1892 to 1910), carpenter shops (1892), a stone works yard (1892), bridge manufacturing with two gasoline tanks (1910), clothing factory (1910), scrap metal yard (1951 to 1953), retail gasoline station with gasoline storage tanks (1951 to 1971), a chapel (1951 to 1990), upholstery shop (1951 to 1990), a paper baling facility (1951 to 1990), automobile repair (1959 to 1971), and a Salvation Army (1961 to 2003). The Syracuse Housing Authority purchased the site in 2003 and by 2005 the majority of the former buildings were demolished. By 2008, the site was developed into its present day configuration and operated as a parking lot.

#### *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 and the February 2023 Geotechnical Data Report by CME Associates, soil at the site consists of historic fill comprised primarily of dark brown to gray silty clay with varying amounts of gravel, brick, asphalt, glass, and plastic to depths ranging from about 2 to 10 feet below grade surface (bgs). This layer is underlain by brown to gray silt, clay, and fine- to medium-grained sand with silt and clay to depths ranging from 18 to 39 feet bgs. A clay layer was also observed throughout the site at depths ranging from 18 to 96 feet bgs. Bedrock was not encountered during the subsurface investigations. 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 depths ranging from about 5.5 to 8.9 feet bgs (corresponding to el. 384.39 to el. 385.75).

#### *Environmental Assessment*

According to the findings of the 2023 Phase II ESA (EA), the primary contaminants of concern include volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals in soil and VOCs, total metals, and perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) in groundwater. Further detail regarding documented soil, groundwater and soil vapor contamination is provided below.

**Soil:** VOCs, SVOCs and metals were detected at concentrations exceeding 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). Visual, olfactory, and/or instrumental evidence of petroleum-like impacts (maximum photoionization detector [PID] readings of 2,000 parts per million [ppm]) was observed in two borings between about 1 and 10 feet bgs in the western part of the site.

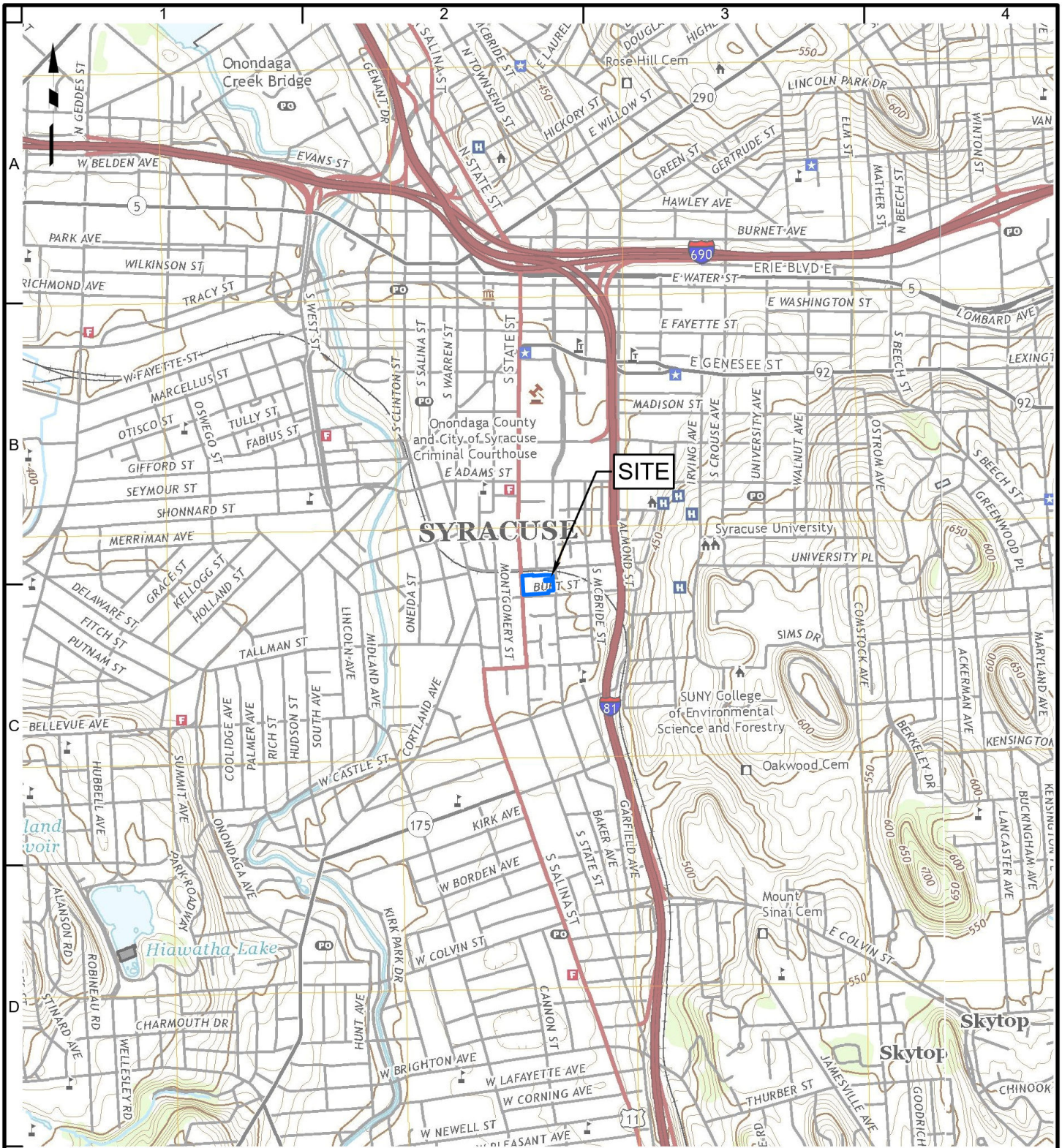
**Groundwater:** VOCs, SVOCs, and total metals were detected in groundwater at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Drinking Water (Class GA) (collectively referred to as “SGVs”). Two per- and polyfluoroalkyl substances (PFAS), including PFOA (maximum concentration of 12 nanograms per liter [ng/L]) and PFOS (maximum concentration of 8.8 ng/L), were detected above the NYSDEC Guidance Values in groundwater samples.

**Soil Vapor:** Petroleum-related VOCs were detected in soil vapor samples across the site. Three of the eight chlorinated VOCs (carbon tetrachloride, tetrachloroethylene [PCE] and methylene chloride) considered under the New York State Department of Health (NYSDOH) Soil Vapor Guidance for Evaluating Soil Vapor Intrusion Decision Matrices (Decision Matrices) were detected in soil vapor samples. Soil vapor samples were compared against the matrix values for which monitoring or mitigation may be recommended; however, no further action is recommended.

The source of VOCs, SVOCs, and metals identified in site soil, soil vapor, and groundwater is likely attributed to historical use and operation of the site including a gasoline station with petroleum storage tanks, automobile repair facility, an upholstery shop, paper baling facility,

carriage manufacturing and painting, petroleum bulk storage associated with the former bridge manufacturing operation, a clothing factory, and scrap metal yard.





**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**

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 -  
PHASE II AREA**

SYRACUSE  
ONONDAGA COUNTY NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.

170784003

Date

10/12/2023

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure

**A-1**



**Legend**  
 Approximate Site Boundary

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to Near Map, dated 04/16/2023.

SCALE IN FEET

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 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 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 -  
 PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title  
**SITE PLAN**

Project No. 170784003	<b>A-2</b>
Date 10/20/2023	
Scale 1"=80'	
Drawn By MG	



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SCALE IN FEET

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Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
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 - PHASE II AREA**  
ONONDAGA COUNTY SYRACUSE NEW YORK

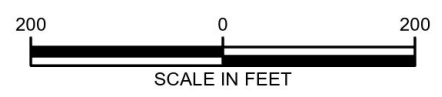
Figure Title **ADJACENT PROPERTY AND SURROUNDING LAND USE MAP**

Project No. 170784003	Figure <b>A-3</b>
Date 10/16/2023	
Scale 1"=200'	
Drawn By MG	



- Legend**
- Approximate Site Boundary
  - Tax Parcel Boundary
  - 8** Block Number
  - 4** Lot Number

**Notes:**  
 1. World topographical basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.  
 2. Tax Parcel data provided by the New York State Office of Information Technology Services, Geospatial Services.



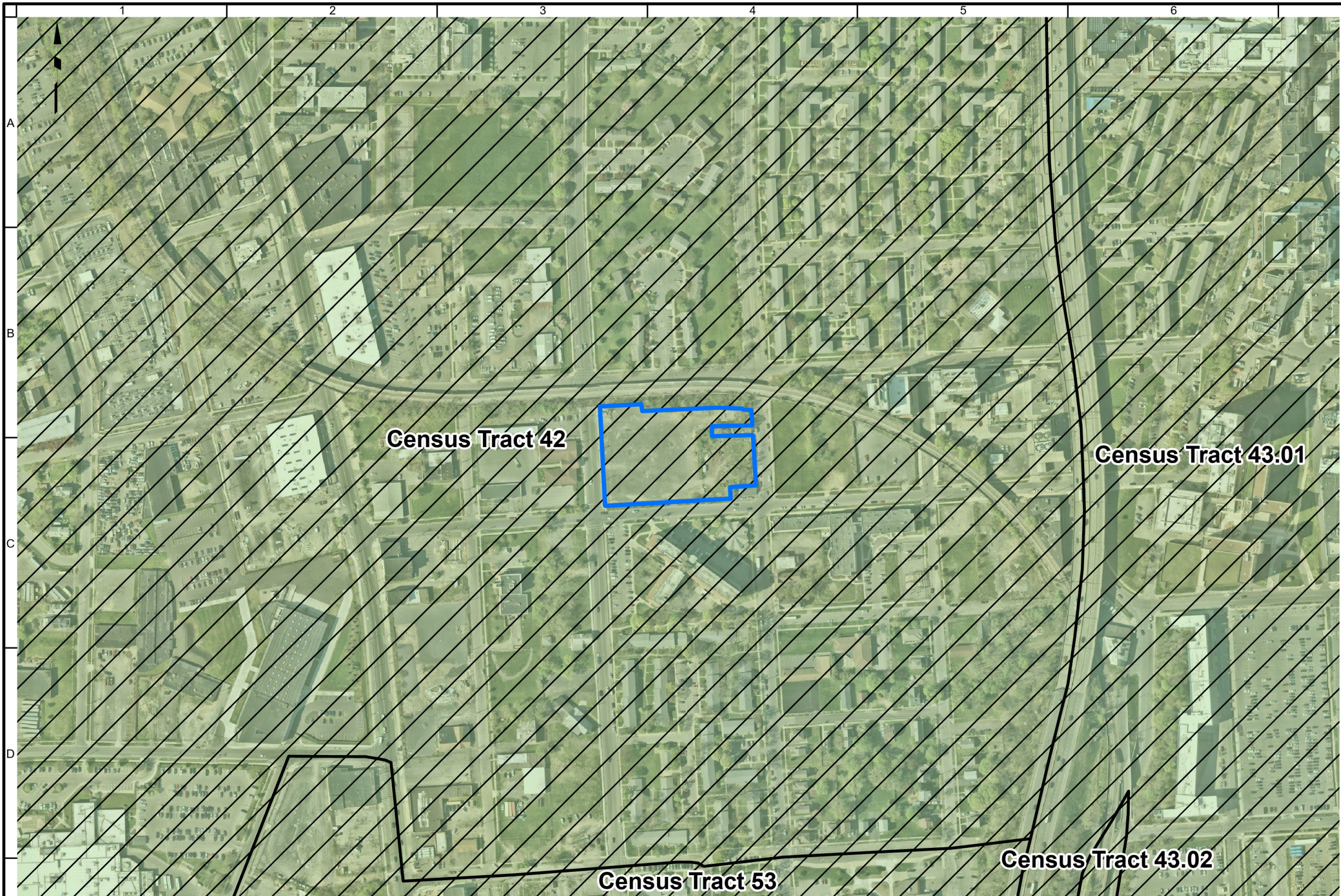
**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 360 West 31st Street, 8th Floor  
 New York, NY 10001  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project **EAST ADAMS REDEVELOPMENT - PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title **TAX BLOCK AND LOT MAP**

Project No. 170784003	<b>A-4</b>
Date 10/12/2023	
Scale 1"=200'	
Drawn By MG	





- Legend**
- Approximate Site Boundary
  - Poverty Rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate, and Poverty Rate of at least 2 times the Poverty Rate for the County

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

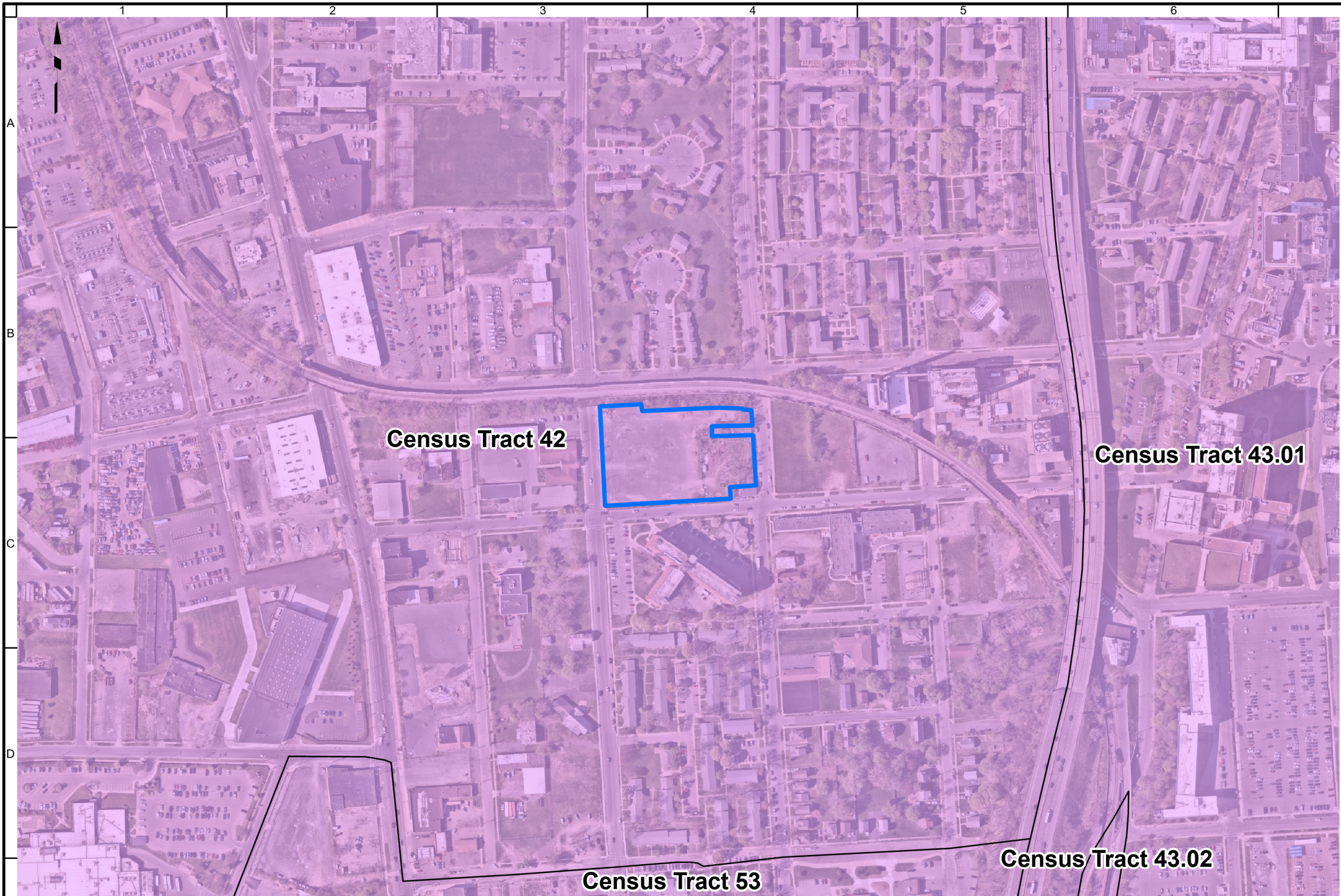
Scale bar showing 300, 0, 300 feet. SCALE IN FEET

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 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 - PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title **ENVIRONMENTAL ZONE MAP**

Project No. 170784003	<b>A-5</b>
Date 10/20/2023	
Scale 1"=300'	
Drawn By MG	



**Legend**

- Approximate Site Boundary
- Disadvantaged Communities

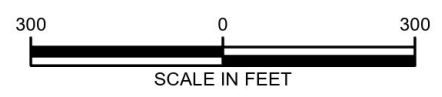
**Census Tract 42**

**Census Tract 43.01**

**Census Tract 43.02**

**Census Tract 53**

**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.



**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 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 -  
 PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title  
**DISADVANTAGED  
 COMMUNITIES MAP**

Project No. 170784003	<b>A-6</b>
Date 10/20/2023	
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 remediate and redevelop the about 2.5-acre contaminated site. The site is currently vacant, with gated access, and is predominantly covered with a packed gravel surface. Two small structures are present in the northwestern corner of the site. The eastern part of the site has a separate gated access, is partially covered with vegetation, and was most recently used by the Syracuse Housing Authority for storage of landscaping equipment in early 2023. The proposed redevelopment includes the construction of a multistory, 100% affordable multifamily residential structure. Current plans include the construction of the building in the western part of the site with asphalt-paved parking lots and access roadways and landscaped areas across the remainder of the site.

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

A Remedial Investigation Work Plan (RIWP) summarizing the forthcoming Remedial Investigation (RI) is being submitted concurrently with this application for the New York State Department of Environmental Conservation's (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans to address the identified impacts will be detailed in the RAWP, which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule:

Estimated Project Schedule

<b>Estimated Project Schedule</b>		<b>2023</b>			<b>2024</b>												<b>2025</b>												
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
<b>1</b>	Preparation and Submission of BCP Application and RIWP	█	█																										
<b>2</b>	NYSDEC Review of the BCP Application and RIWP		█	█																									
<b>3</b>	Address NYSDEC Comments to BCP Application and RIWP				█																								
<b>4</b>	30-Day Public Comment Period for BCP Application and RIWP					█																							
<b>5</b>	Execute BCA						█																						
<b>6</b>	Implementation of Remedial Investigation and RIR Preparation							█	█																				
<b>7</b>	Preparation and Submission of CPP								█																				
<b>8</b>	RAWP Preparation								█	█																			
<b>9</b>	NYSDEC & NYSDOH Review of RIR and RAWP, including 45-day public comment									█	█	█	█																
<b>10</b>	NYSDEC Approval of RAWP and Issuance of Decision Document													█	█														
<b>11</b>	Implementation of RAWP with Engineering Oversight														█	█	█	█	█										
<b>12</b>	Preparation of an Environmental Easement, FER, and SMP (if required)																			█	█	█							
<b>13</b>	NYSDEC & NYSDOH Review of FER (and SMP, if required)																					█	█	█	█				
<b>14</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-2: Neighborhood Center District. The MX-2: Neighborhood Center zoning district is generally characterized as pedestrian-friendly, transit-supportive mix of medium to higher density residential uses and non-residential uses that offer goods and services to surrounding neighborhoods. 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 2.5 acres and is currently vacant. The site was most recently used as a commercial parking lot, with a tenant leasing the space from the Syracuse Housing Authority. The site is currently vacant, with gated access, and is predominantly covered with a packed gravel surface. Two small structures are present in the northwestern part of the site. The eastern part of the site has a separate gated access, is partially covered with vegetation, and was most recently used by the Syracuse Housing Authority for storage of landscaping equipment in early 2023. The site is bound by a railroad at 300 East Taylor Street followed by East Taylor Street and residential buildings to the north, Oakwood Avenue and commercial buildings at 116 Oakwood Avenue and 140 Oakwood Avenue followed by a railroad at 1212 South McBride Street and vacant commercial land at 409 Burt Street to the east, Burt Street followed by residential buildings at 313 East Raynor Avenue to the south, and South State Street followed by a railroad at 1100 South State Street, commercial building at 1106 South State Street, and church at 1110 South State Street to the west.

The site was historically developed with residential buildings (1892 to 1971), carriage manufacturing and painting (1892 to 1910), carpenter shops (1892), stone works yard (1892), bridge manufacturing with two gasoline tanks (1910), clothing factory (1910), scrap metal yard (1951 to 1953), retail gasoline station with gasoline storage tanks (1951 to 1971), a chapel (1951 to 1990), upholstery shop (1951 to 1990), a paper baling facility (1951 to 1990), automobile repair (1959 to 1971), and Salvation Army (1961 to 2003). The Syracuse Housing Authority purchased the site in 2003 and by 2005 the majority of the former buildings were demolished. By 2008, the site was developed into its present-day configuration and operated as a parking lot.

*Item 6 - Intended Use Post Remediation*

Current redevelopment plans include the development of a 100% affordable multifamily residential structure which will provide transitional housing through Young Women's Christian Association (YWCA) resident programs for seniors and domestic violence survivors. Post remediation use would be consistent with the current zoning.

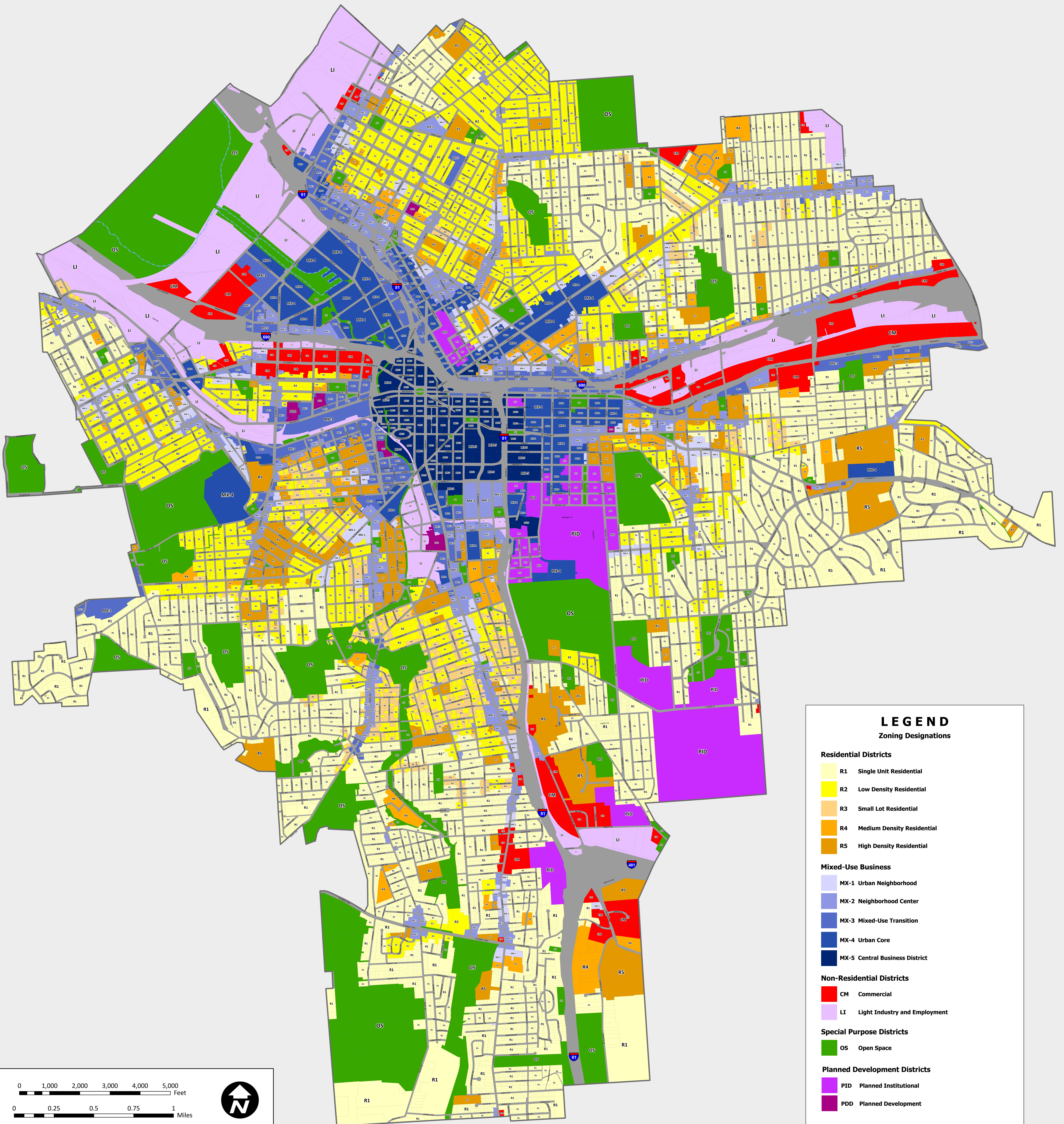
*Item 9 - Consistency with Applicable Zoning Laws/Maps*

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-2: Neighborhood Center District, which is characterized as pedestrian-friendly, transit-supportive mix of medium to higher density residential uses and non-residential uses that offer goods and services to surrounding neighborhoods.

*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

0 1,000 2,000 3,000 4,000 5,000 Feet

0 0.25 0.5 0.75 1 Miles



March 27, 2023

## **ATTACHMENT D**

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

The about 2.5-acre site is located at 1105 – 1117 South State Street in Syracuse, New York and is identified as Onondaga County Tax Parcel ID 094.-08.-04.0. Based on the historic uses of the site and the presence of corresponding contaminants at concentrations exceeding the applicable criteria for the reasonably anticipated future use of the site (restricted-residential), the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

#### *Item 1 - Previous Reports*

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

- *November 25, 1996 Salvation Army Site – Limited Phase II Environmental Site Assessment (ESA) Services, prepared by O'Brien & Gere Engineers, Inc. (O'Brien & Gere)*
- *January 2004 Site Investigation Salvation Army Site, prepared by Stearns & Wheler Companies (Stearns & Wheler)*
- *January 12, 2005 Summary of UST and Soil Removal Activities Report for the Former Salvation Army Property, prepared by Stearns & Wheler*
- *February 24, 2023 Geotechnical Data Report, prepared by CME Associates, Inc. (CME)*
- *March 2023 Phase I ESA East Adams Street Redevelopment – Phase Two Area, Syracuse, New York, prepared by EA Engineering, P.C. and its affiliate EA Science and Technology (EA)*
- *June 2023 Phase II Environmental Site Assessment for East Adams Street Redevelopment – Phase Two Area, prepared by EA*

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

#### November 25, 1996 Salvation Army Site – Limited Phase II Environmental Site Assessment (ESA) Services, prepared by O'Brien & Gere Engineers, Inc.

O'Brien & Gere conducted a limited Phase II subsurface investigation in October 1996. The investigation consisted of the collection of two composite soil samples, each comprised of four surface soil grab samples collected throughout the site, and three grab surface soil samples.



The composite soil samples were analyzed for total petroleum hydrocarbons (TPH) and total metals. The grab samples were analyzed for volatile organic compounds (VOCs). VOCs were not detected in the three grab samples collected. Metals, including arsenic (maximum concentration of 16 milligrams per kilogram [mg/kg]), barium (maximum concentration of 410 mg/kg), lead (maximum concentration of 69,000 mg/kg), and mercury (maximum concentration of 1.1 mg/kg), were detected in the composite soil samples collected 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).

TPH analyses indicated the presence of fuel oil No. 6 in one composite sample at a concentration of 2,500 parts per million (ppm) and the presence of lubricating, insulating, or hydraulic oil in the second composite sample at a concentration of 1,800 ppm.

January 2004 Site Investigation Salvation Army Site, prepared by Stearns & Wheler

Stearns & Wheler conducted a subsurface site investigation between April 7 and 9, 2003. The investigation consisted of a geophysical survey, advancement of three soil borings in the eastern part of the site, installation of three monitoring wells, and collection of eight surface soil samples, three subsurface soil samples, and seven groundwater samples. Groundwater samples were collected from the three newly installed monitoring wells in addition to four existing monitoring wells at the site.

Soil samples were analyzed for target compound list (TCL) VOCs, semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and/or target analyte list (TAL) metals. Groundwater samples were analyzed for TCL VOCs, SVOCs, PCBs, and TAL metals. Field observations and laboratory analytical results are summarized below:

- Geophysical Survey: The geophysical survey indicated the potential presence of drums and/or an underground storage tank (UST) in the eastern part of the site.
- Soil Samples: SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected above the RURR SCOs in soil samples throughout the site. Total PCBs were detected at a concentration above the RURR SCO in one soil sample collected from the eastern part of the site. Metals, including arsenic, copper, lead, and mercury, were detected in soil samples at concentrations above the RURR SCOs.
- Groundwater: Groundwater was encountered at depths ranging from about 6.5 to 7.1 feet below grade surface (bgs). Two VOCs (benzene and tetrachloroethene [PCE]) and two SVOCs (benzo(a)anthracene and chrysene), were detected in groundwater samples 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").

January 12, 2005 Summary of UST and Soil Removal Activities Report for the Former Salvation Army Property, prepared by Stearns & Wheeler

The report summarizes the removal of four USTs and remedial actions taken to address petroleum-impacted soil. During demolition of one of the former on-site buildings in 2003, a UST fill port was observed in the western part of the site and fuel supply lines were observed in the eastern part of the site. Further investigation identified one 1,000-gallon UST in the western part of the site and three 1,000-gallon USTs in the eastern part of the site. The USTs were registered under the NYSDEC Petroleum Bulk Storage (PBS) and assigned PBS No. 7-601001.

Upon exposing the four USTs, tank contents were removed via vacuum truck, and the USTs were removed from their respective excavation areas and cleaned prior to being cut and disposed off-site. Accessible soil surrounding the USTs was excavated, placed into a roll-off storage bin, and transported off-site for disposal. Following the UST and impacted soil removal, endpoint samples were collected from the base and sidewalls of each excavation and the area was backfilled with clean fill obtained from an off-site source. Endpoint samples were analyzed for Spills Technology and Remediation Series (STARS)-list VOCs and SVOCs. A total of 1,760 gallons of liquid waste and 83.5 tons of petroleum-impacted soil were disposed off-site as part of this remedial action.

Spill No. 0404882 was reported at the site on August 4, 2004 in relation to the petroleum-impacts observed during the removal of the USTs. Although impacted soil was reportedly removed during the tank removal, the following petroleum-related VOCs and SVOCs were detected in base and sidewall samples from the western excavation area; three VOCs (1,2,4-trimethylbenzene, toluene, and total xylenes) were detected above UU SCOs, and seven SVOCs (benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, chrysene, dibenzo[a,h]anthracene, and indeno[1,2,3-c,d]pyrene) were detected at concentrations above the UU and RURR SCOs. The presence of petroleum-related VOCs and SVOCs in the endpoint samples indicates that source material was not completely removed and petroleum impacts remain in the western-central part of the site despite the limited remedial excavation.

February 24, 2023 Geotechnical Data Report, prepared by CME Associates, Inc. (CME)

CME conducted a geotechnical subsurface exploration in January and February 2023. The subsurface exploration included the advancement of eight borings and nine test pits.

The geotechnical borings identified a historic fill layer comprised primarily of dark brown to gray silty clay within varying amounts of gravel, brick, asphalt, glass, and plastic to depths ranging from about 2 to 10 feet bgs. This layer was underlain by brown to gray silt, clay, and fine- to medium-grained sand with silt and clay to depths ranging from 18 to 39 feet bgs. A clay layer was also observed throughout the site at depths ranging from 18 to 96 feet bgs. Bedrock was not encountered during the geotechnical subsurface exploration.

Petroleum impacts, including petroleum-like staining, odors, and a sheen, were observed from about 1 to 8 feet bgs in one boring and one test pit in the northwestern part of the site and from about 7 to 10 feet bgs in one boring and one test pit in the southwestern part of the site.

March 2023 Phase I ESA East Adams Street Redevelopment – Phase Two Area, Syracuse, New York, prepared by EA

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

- Historical use of the site including various commercial and industrial operations such as stone works shop, carriage manufacturing and painting, scrap metal facility, and a retail gasoline station, contaminated soil encountered during the closure and removal of four former 1,000-gallon petroleum USTs from the site, and documented spill incidents and petroleum releases at the site;
- Historical use of adjacent properties, including a railway that bounds the site to the north; and
- The following database listings, historical uses, and/or conditions at adjacent and surrounding properties: Resource Conservation and Recovery Act (RCRA) generator activities at 300 and 409 Burt Street; USTs listed at 908 Montgomery Street; documented contamination at 917 Montgomery Street; and spill incidents reported at the Syracuse University Steam Station located on East Taylor Street.

Closed Spill Nos. 8601904 and 9711143 were documented at the site. Spill No. 8601904 was reported in relation to a 55-gallon drum falling off a moving vehicle and releasing about 30 gallons of ethylene glycol to the ground surface. The spill was closed on December 2, 2003. Spill No. 9711143 was reported in relation to soil contamination underneath a pump island dispenser. Previous records summarized a plan to remove the impacted soil; however, there are no records of a cleanup of the impacted soil. The spill was closed on August 6, 2002; however, the potential for remaining contamination at the site was not addressed.

June 2023 Phase II Environmental Site Assessment for East Adams Street Redevelopment – Phase Two Area, prepared by EA

EA conducted a Phase II subsurface investigation for the East Adams Redevelopment Phase Two Area property between January 10, 2023 and February 15, 2023. The investigation consisted of a geophysical survey, advancement of 10 soil borings, installation of four permanent groundwater monitoring wells, five temporary groundwater monitoring wells and six soil vapor points, and collection of 19 soil samples, nine groundwater samples, and five soil vapor samples, plus quality assurance/quality control (QA/QC) samples.

Soil samples were analyzed for TCL VOCs, SVOCs, PCBs, and/or TAL metals including hexavalent chromium. Groundwater samples were analyzed for TCL VOCs, SVOCs, total PCBs, pesticides, TAL metal, including hexavalent chromium, per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane. Soil vapor samples were analyzed for Total Organic (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 historic fill comprised primarily of dark brown to gray silty clay with varying amounts of gravel, brick, asphalt, glass, and plastic to a depth of about 5 feet bgs. This layer is underlain by brown to gray silt, clay, and fine- to medium-grained sand with silt and clay to the termination depth of the borings at about 15 feet bgs. Groundwater was encountered at about 5.5 to 8.9 feet bgs.
- Geophysical Survey: Two suspect USTs were identified during the geophysical survey: one located in the southwestern corner of the site and one in the northern part of the site adjacent to the elevated railroad retaining wall.
- Soil: Petroleum-like impacts (i.e., staining, odors, and photoionization detector [PID] readings up to 2,000 ppm) were observed in two soil borings, SB-04 and SB-03 located in the northwestern and southwestern parts of the site, respectively, at depths ranging from 5.5 to 15 feet bgs. VOCs, SVOCs, and metals were detected in soil at concentrations exceeding the UU and/or RURR SCOs. SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene, and metals, including arsenic, lead, and mercury, were also detected in soil at concentrations exceeding the Part 375 Restricted Use Commercial and Restricted Use Industrial SCOs.
- Groundwater: Petroleum-related VOCs and metals were reported in groundwater above NYSDEC SGVs. Two PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were detected above the NYSDEC Guidance Values in groundwater samples.
- Soil Vapor: Petroleum-related VOCs and chlorinated VOCs (CVOCs) were detected in the soil vapor samples. Total benzene, toluene, ethylbenzene, and xylene (BTEX) compounds were detected in soil vapor samples at concentrations ranging from 4.7 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) at SVP-01 to 91.6  $\mu\text{g}/\text{m}^3$  at SVP-03.

The associated laboratory analytical tables and boring and groundwater sampling logs from the June 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/or RURR SCOs. RURR exceedances are shown in bold and maximum detections are shown in parentheses.

#### VOCs

- 1,2,4-Trimethylbenzene (22 mg/kg)
- Ethylbenzene (1.6 mg/kg)
- Toluene (2.35 mg/kg)
- Total xylenes (20.3 mg/kg)

#### SVOCs

- Benzo(a)anthracene (**29 mg/kg**)
- Benzo(a)pyrene (**31 mg/kg**)
- Benzo(b)fluoranthene (**39 mg/kg**)
- Benzo(k)fluoranthene (**16 mg/kg**)
- Chrysene (**40 mg/kg**)
- Dibenzo(a,h)anthracene (**4.3 mg/kg**)
- Indeno(1,2,3-cd)pyrene (**20 mg/kg**)

#### Metals

- Arsenic (**21 mg/kg**)
- Barium (410 mg/kg)
- Copper (**517 mg/kg**)
- Lead (**69,000 mg/kg**)
- Mercury (**7.7 mg/kg**)
- Nickel (45.1 mg/kg)
- Zinc (877 mg/kg)

### PCBs

- Total PCBs (**1.16 mg/kg**)

### **Groundwater:**

Groundwater sample analytical results were compared to the NYSDEC SGVs. PFAS results were compared to the NYSDEC 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.

### VOCs

- 1,2,4-Trimethylbenzene (530 micrograms per liter [µg/L])
- 1,3,5-Trimethylbenzene (160 µg/L)
- Benzene (4.0 µg/L)
- Ethylbenzene (180 µg/L)
- Isopropylbenzene (51 µg/L)
- Methyl ethyl ketone (61 µg/L)
- Naphthalene (110 µg/L)
- N-butylbenzene (6.0 µg/L)
- N-propylbenzene (39 µg/L)
- O-xylene (65 µg/L)
- Sec-butylbenzene (6.6 µg/L)
- Tetrachloroethene (2.0 µg/L)

### SVOCs

- Benzo(a)anthracene (1.0 µg/L)
- Chrysene (2.0 µg/L)

### Total Metals

- Iron (21,000 µg/L)
- Lead (610 µg/L)
- Magnesium (160,000 µg/L)
- Manganese (2,600 µg/L)
- Mercury (4.6 µg/L)
- Sodium (180,000 µg/L)

### PFAS

- PFOA (12 nanograms per liter [ng/L])
- PFOS (8.8 ng/L)

### **Soil Vapor:**

Soil vapor sample analytical results were compared to the New York State Department of Health (NYSDOH) Decision Matrices Minimum Concentrations that require monitoring or mitigation. Three of the eight chlorinated VOCs (carbon tetrachloride, tetrachloroethylene [PCE] and methylene chloride) considered under the New York State Department of Health (NYSDOH) Soil Vapor Guidance for Evaluating Soil Vapor Intrusion Decision Matrices (Decision Matrices) were detected in soil vapor samples. Soil vapor samples were compared against the matrix values for which monitoring or mitigation may be recommended; however, no further action is recommended.

Total BTEX compounds were detected in soil vapor samples at concentrations ranging from 4.7  $\mu\text{g}/\text{m}^3$  at SVP-01 to 91.6  $\mu\text{g}/\text{m}^3$  at SVP-03.

Soil vapor 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 and/or Guidance Values are bolded.

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 Sample Location and Analytical Results Map including sample locations advanced during the 2023 Phase II ESA completed by EA.

### **Item 4 – Past Uses of the Site**

Previous reports and historical documents indicate that the site has existed within an urban area, characterized by residential, commercial, and industrial uses since the late 1800s. The site has been used for various residential and commercial purposes. Petroleum bulk storage was identified on-site as early as 1910, with petroleum bulk storage tanks associated with the former bridge manufacturing operation in the northeastern part of the site. By 1951, the southwestern part of the site was developed with a gasoline station and automobile repair shop with petroleum storage tanks. By 1968, an additional gasoline tank is indicated on Sanborn maps in the northwestern part of the site, which a previous report identifies as a 5,000-gallon UST (O'Brien & Gere, 1996). The UST was reportedly removed in 1998. In addition, previous reports indicate that an additional four 1,000-gallon USTs were removed from the eastern and western parts of the site in 2005 (Stearns & Wheler, 2005). While USTs were removed from the site, petroleum

impacts above applicable standards are still identified in soil, groundwater and soil vapor in locations inside and outside of the former spill and tanks areas.

Additional historical uses of the site include a scrap metal yard from at least 1951 to 1961 in the eastern part of the site with a warehouse and metal baling facility and storage building, located in the northern and central parts of the site, respectively; a paper baling facility from 1951 to 1990; and a Salvation Army warehouse and facility in the northern and central parts of the site from at least 1961 to 2003. Potentially hazardous concentrations of metals such as lead were identified across the site and are likely associated with former metals-related operations such as a scrap yard and baling operation. Anomalously high SVOCs are also located across the site and likely associated with former auto-repair operations and petroleum bulk storage.

By 2005, the former buildings were demolished and by 2008, the site was developed into its present-day configuration and operated as a parking lot.



**Table D-1  
Soil Data Summary**

**East Adams Redevelopment - Phase II Area  
1105-1117 South State Street  
Syracuse, New York  
Langan Project No.: 170784003**

<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>Volatile Organic Compounds (mg/kg)</b>				
1,2,4-Trimethylbenzene	1	22	3.6	5-6.5
Ethylbenzene	1	1.6	0.06	5-6.5
Toluene	1	2.35	0.7	10-10.5
Total Xylenes	2	20.3	0.26	5-5.5; 10-10.5
<b>Semivolatile Organic Compounds (mg/kg)</b>				
Benzo(a)anthracene	5	29	1	0-2; 5-7
Benzo(a)pyrene	4	31	1	0-2
Benzo(b)fluoranthene	5	39	1	0-2; 5-7
Benzo(k)fluoranthene	3	16	0.8	0-2
Chrysene	4	40	1	0-2
Dibenzo(a,h)anthracene	3	4.3	0.33	0-2
Indeno(1,2,3,-cd)pyrene	4	20	0.5	0-2
<b>Metals (mg/kg)</b>				
Arsenic	3	21	13	0-0.5; 0-2
Barium	1	410	350	0-0.5
Copper	3	517	50	0-0.5
Lead	6	69,000	63	0-0.5; 0-2
Mercury	4	7.7	0.18	0-2
Nickel	3	45.1	30	0-0.5
Zinc	4	877	109	0-0.5
<b>PCBs (mg/kg)</b>				
Total PCBs	1	1.16	0.1	0-0.5
<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	5	29	1	0-2; 5-7
Benzo(a)pyrene	4	31	1	0-2
Benzo(b)fluoranthene	5	39	1	0-2; 5-7
Benzo(k)fluoranthene	1	16	3.9	0-2
Chrysene	3	40	3.9	0-2
Dibenzo(a,h)anthracene	3	4.3	0.33	0-2
Indeno(1,2,3,-cd)pyrene	4	20	0.5	0-2
<b>Metals (mg/kg)</b>				
Arsenic	2	21	16	0-2
Copper	1	517	270	0-0.5
Lead	2	69,000	400	0-2
Mercury	4	7.7	0.81	0-2
<b>PCBs (mg/kg)</b>				
Total PCBs	1	1.16	1	0-0.5

**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. bgs = below grade surface

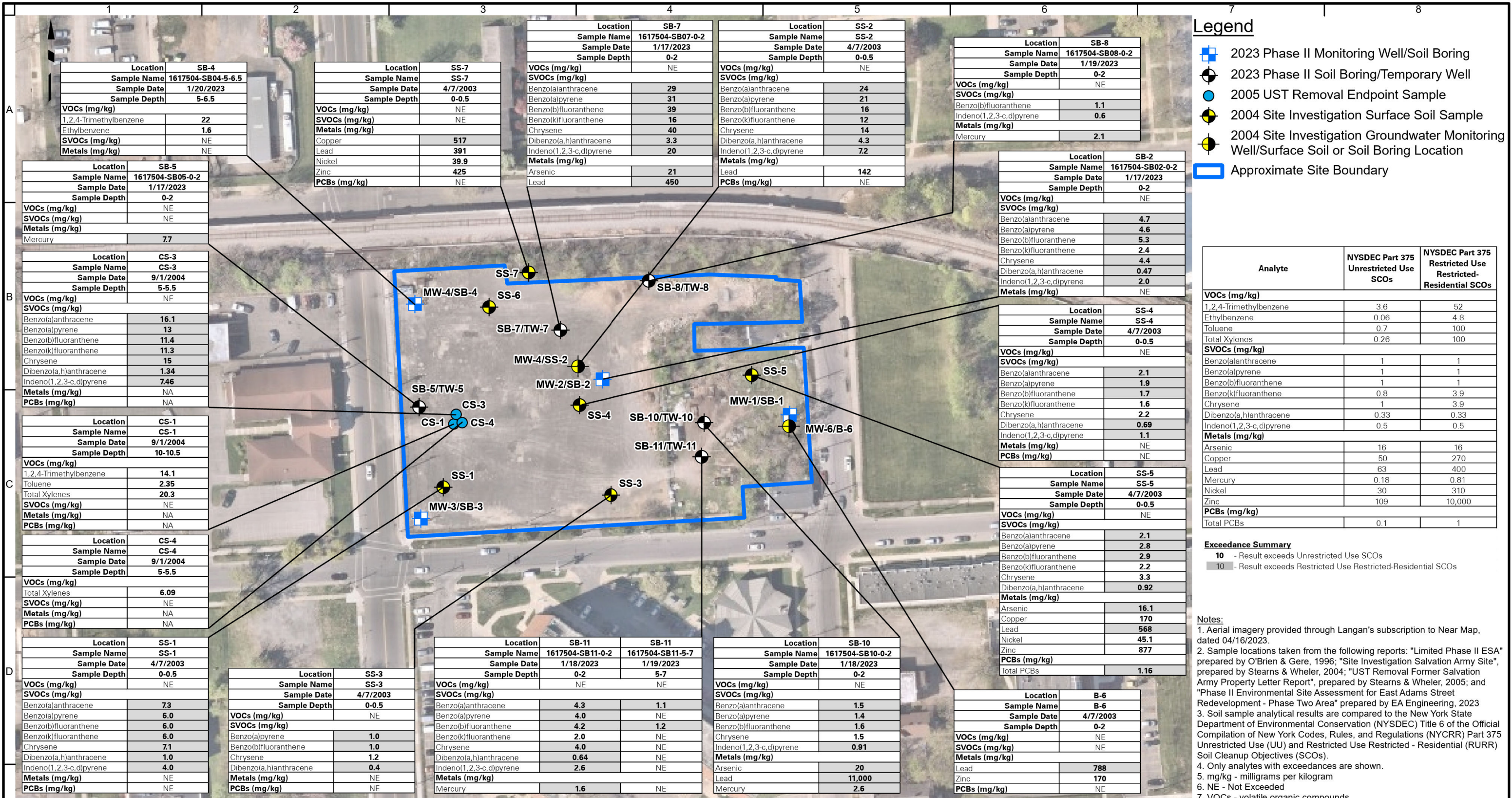
**Table D-2  
Groundwater Data Summary**

**East Adams Redevelopment - Phase II Area  
1105-1117 South State Street  
Syracuse, New York  
Langan Project No.: 170784003**

<b>Analytes &gt; AWQS</b>	<b>Detections &gt; AWQS</b>	<b>Max Detection (µg/L)</b>	<b>AWQS (µg/L)</b>
<b>VOCs (µg/L)</b>			
1,2,4-Trimethylbenzene	1	530	5
1,3,5-Trimethylbenzene	1	160	5
Benzene	1	4	1
Ethylbenzene	1	180	5
Isopropylbenzene	1	51	5
Methyl Ethyl Ketone	1	61	50
Naphthalene	1	110	10
N-Butylbenzene	1	6	5
N-Propylbenzene	1	39	5
O-Xylene	1	65	5
Sec-Butylbenzene	1	6.6	5
Tetrachloroethene	1	2.0	0.7
<b>SVOCs (µg/L)</b>			
Benzo(a)anthracene	1	1.0	0.002
Chrysene	1	2.0	0.002
<b>Metals (Total) (µg/L)</b>			
Iron	6	21,000	300
Lead	3	610	50
Magnesium	4	160,000	35,000
Manganese	5	2,600	300
Mercury	3	4.6	0.7
Sodium	6	180,000	20,000
<b>Analytes &gt; Guidance Values</b>	<b>Detections &gt; Guidance Values</b>	<b>Max Detection (µg/L)</b>	<b>Guidance Value (µg/L)</b>
<b>PFAS (ng/L)</b>			
Perfluorooctanesulfonic Acid (PFOS)	6	12	2.7
Perfluorooctanoic Acid (PFOA)	1	8.8	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. PFAS compounds are compared to the NYSDEC Guidance Values presented in the April 2023 Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS)
3. Only compounds with detections above the AWQS are shown in the table.
4. µg/L = microgram per liter
5. ng/L = nanograms per liter
5. PFAS = per- and polyfluoroalkyl substances



### Legend

- 2023 Phase II Monitoring Well/Soil Boring
- 2023 Phase II Soil Boring/Temporary Well
- 2005 UST Removal Endpoint Sample
- 2004 Site Investigation Surface Soil Sample
- 2004 Site Investigation Groundwater Monitoring Well/Surface Soil or Soil Boring Location
- Approximate Site Boundary

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
<b>VOCs (mg/kg)</b>		
1,2,4-Trimethylbenzene	3.6	52
Ethylbenzene	0.06	4.8
Toluene	0.7	100
Total Xylenes	0.26	100
<b>SVOCs (mg/kg)</b>		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenzo(a,h)anthracene	0.33	0.33
Indeno(1,2,3-c,d)pyrene	0.5	0.5
<b>Metals (mg/kg)</b>		
Arsenic	16	16
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Zinc	109	10,000
<b>PCBs (mg/kg)</b>		
Total PCBs	0.1	1

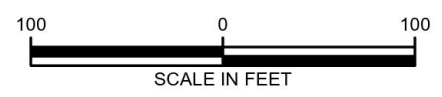
**Exceedance Summary**

**10** - Result exceeds Unrestricted Use SCOs

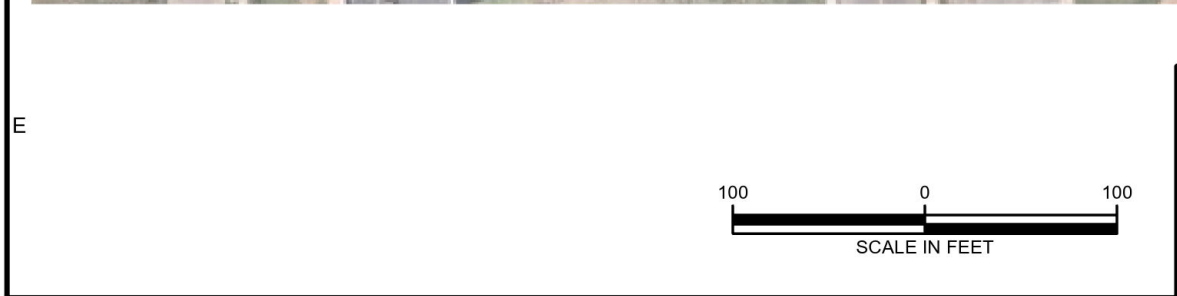
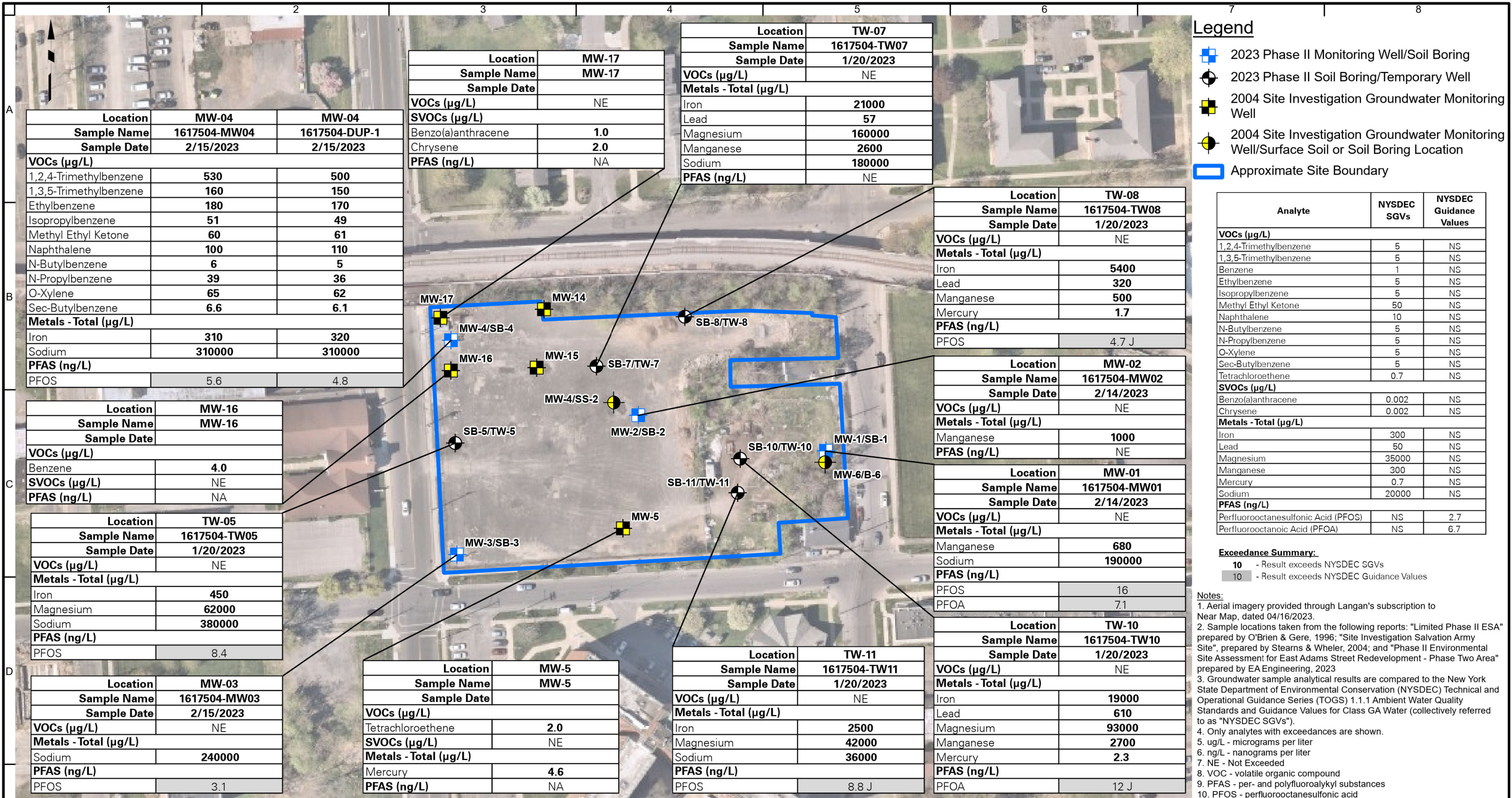
**10** - Result exceeds Restricted Use Restricted-Residential SCOs

**Notes:**

- Aerial imagery provided through Langan's subscription to Near Map, dated 04/16/2023.
- Sample locations taken from the following reports: "Limited Phase II ESA" prepared by O'Brien & Gere, 1996; "Site Investigation Salvation Army Site", prepared by Stearns & Wheeler, 2004; "UST Removal Former Salvation Army Property Letter Report", prepared by Stearns & Wheeler, 2005; and "Phase II Environmental Site Assessment for East Adams Street Redevelopment - Phase Two Area" prepared by EA Engineering, 2023
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and Restricted Use Restricted - Residential (RURR) Soil Cleanup Objectives (SCOs).
- Only analytes with exceedances are shown.
- mg/kg - milligrams per kilogram
- NE - Not Exceeded
- VOCs - volatile organic compounds
- SVOCs - semivolatile organic compounds
- PCBs - polychlorinated biphenyls



 Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project <b>EAST ADAMS          REDEVELOPMENT -          PHASE II AREA</b> ONONDAGA COUNTY SYRACUSE NEW YORK	Figure Title <b>SOIL SAMPLE          ANALYTICAL          RESULTS MAP</b>	Project No. 170784003 Date 10/26/2023 Scale 1"=100' Drawn By MG	Figure <b>D-1</b>
	Path: \\langan.com\data\NYC\data\01170784003\Project Data\ArcGIS\APRX\170784003\170784003.aprx Date: 10/26/2023 User: mgeorgalas Time: 4:37 PM			

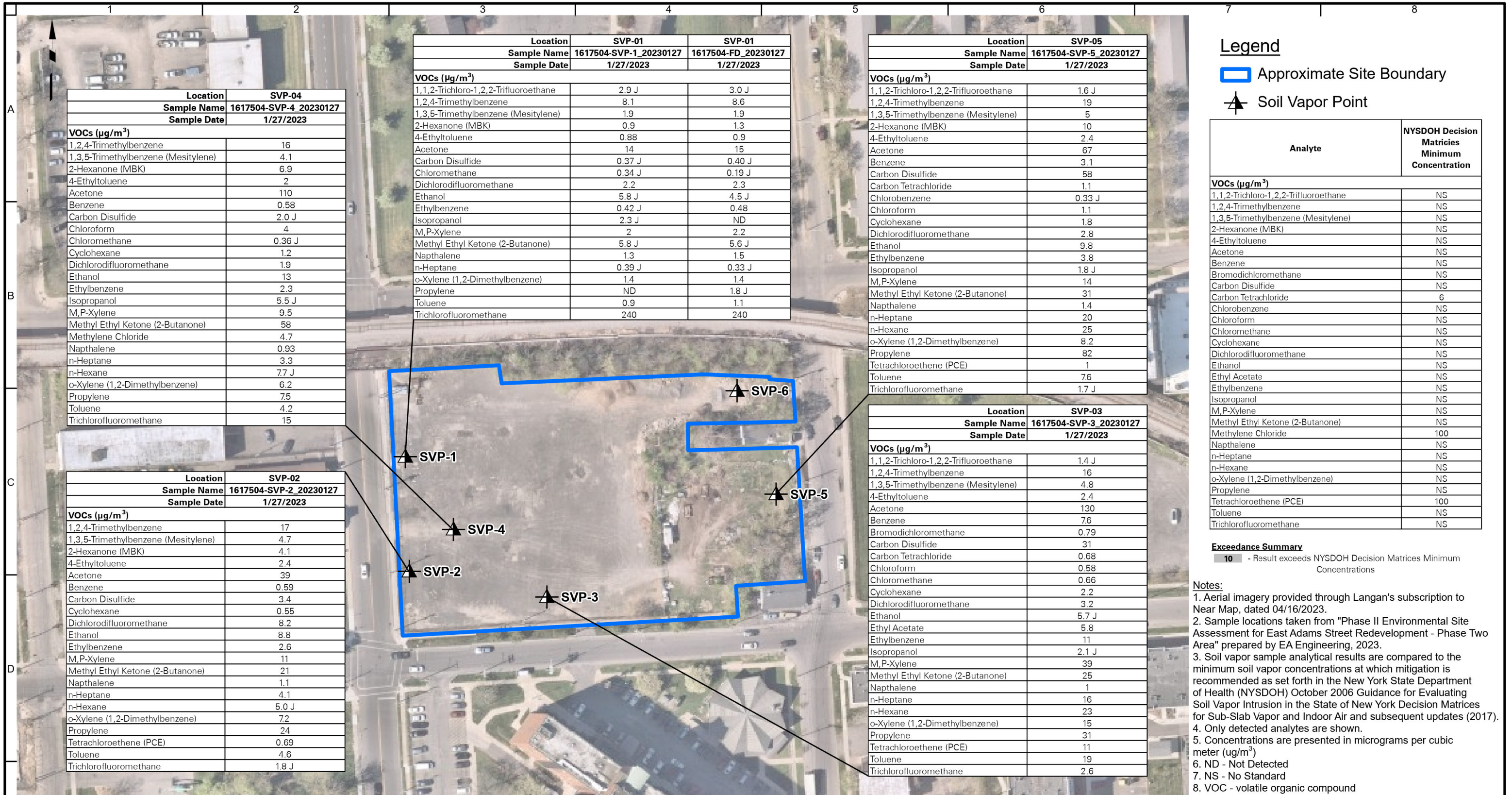


**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 360 West 31st Street, 8th Floor  
 New York, NY 10001  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Project **EAST ADAMS REDEVELOPMENT - PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title **GROUNDWATER ANALYTICAL RESULTS MAP**

Project No. 170784003	Figure <b>D-2</b>
Date 10/26/2023	
Scale 1"=100'	
Drawn By MG	



Location	SVP-04
Sample Name	1617504-SVP-4_20230127
Sample Date	1/27/2023
<b>VOCs (µg/m³)</b>	
1,2,4-Trimethylbenzene	16
1,3,5-Trimethylbenzene (Mesitylene)	4.1
2-Hexanone (MBK)	6.9
4-Ethyltoluene	2
Acetone	110
Benzene	0.58
Carbon Disulfide	2.0 J
Chloroform	4
Chloromethane	0.36 J
Cyclohexane	1.2
Dichlorodifluoromethane	1.9
Ethanol	13
Ethylbenzene	2.3
Isopropanol	5.5 J
M,P-Xylene	9.5
Methyl Ethyl Ketone (2-Butanone)	58
Methylene Chloride	4.7
Napthalene	0.93
n-Heptane	3.3
n-Hexane	7.7 J
o-Xylene (1,2-Dimethylbenzene)	6.2
Propylene	7.5
Toluene	4.2
Trichlorofluoromethane	15

Location	SVP-01	SVP-01
Sample Name	1617504-SVP-1_20230127	1617504-FD_20230127
Sample Date	1/27/2023	1/27/2023
<b>VOCs (µg/m³)</b>		
1,1,2-Trichloro-1,2,2-Trifluoroethane	2.9 J	3.0 J
1,2,4-Trimethylbenzene	8.1	8.6
1,3,5-Trimethylbenzene (Mesitylene)	1.9	1.9
2-Hexanone (MBK)	0.9	1.3
4-Ethyltoluene	0.88	0.9
Acetone	14	15
Carbon Disulfide	0.37 J	0.40 J
Chloromethane	0.34 J	0.19 J
Dichlorodifluoromethane	2.2	2.3
Ethanol	5.8 J	4.5 J
Ethylbenzene	0.42 J	0.48
Isopropanol	2.3 J	ND
M,P-Xylene	2	2.2
Methyl Ethyl Ketone (2-Butanone)	5.8 J	5.6 J
Napthalene	1.3	1.5
n-Heptane	0.39 J	0.33 J
o-Xylene (1,2-Dimethylbenzene)	1.4	1.4
Propylene	ND	1.8 J
Toluene	0.9	1.1
Trichlorofluoromethane	240	240

Location	SVP-05
Sample Name	1617504-SVP-5_20230127
Sample Date	1/27/2023
<b>VOCs (µg/m³)</b>	
1,1,2-Trichloro-1,2,2-Trifluoroethane	1.6 J
1,2,4-Trimethylbenzene	19
1,3,5-Trimethylbenzene (Mesitylene)	5
2-Hexanone (MBK)	10
4-Ethyltoluene	2.4
Acetone	67
Benzene	3.1
Carbon Disulfide	58
Carbon Tetrachloride	1.1
Chlorobenzene	0.33 J
Chloroform	1.1
Cyclohexane	1.8
Dichlorodifluoromethane	2.8
Ethanol	9.8
Ethylbenzene	3.8
Isopropanol	1.8 J
M,P-Xylene	14
Methyl Ethyl Ketone (2-Butanone)	31
Napthalene	1.4
n-Heptane	20
n-Hexane	25
o-Xylene (1,2-Dimethylbenzene)	8.2
Propylene	82
Tetrachloroethene (PCE)	1
Toluene	7.6
Trichlorofluoromethane	1.7 J

Location	SVP-02
Sample Name	1617504-SVP-2_20230127
Sample Date	1/27/2023
<b>VOCs (µg/m³)</b>	
1,2,4-Trimethylbenzene	17
1,3,5-Trimethylbenzene (Mesitylene)	4.7
2-Hexanone (MBK)	4.1
4-Ethyltoluene	2.4
Acetone	39
Benzene	0.59
Carbon Disulfide	3.4
Cyclohexane	0.55
Dichlorodifluoromethane	8.2
Ethanol	8.8
Ethylbenzene	2.6
M,P-Xylene	11
Methyl Ethyl Ketone (2-Butanone)	21
Napthalene	1.1
n-Heptane	4.1
n-Hexane	5.0 J
o-Xylene (1,2-Dimethylbenzene)	7.2
Propylene	24
Tetrachloroethene (PCE)	0.69
Toluene	4.6
Trichlorofluoromethane	1.8 J

Location	SVP-03
Sample Name	1617504-SVP-3_20230127
Sample Date	1/27/2023
<b>VOCs (µg/m³)</b>	
1,1,2-Trichloro-1,2,2-Trifluoroethane	1.4 J
1,2,4-Trimethylbenzene	16
1,3,5-Trimethylbenzene (Mesitylene)	4.8
4-Ethyltoluene	2.4
Acetone	130
Benzene	7.6
Bromodichloromethane	0.79
Carbon Disulfide	31
Carbon Tetrachloride	0.68
Chloroform	0.58
Chloromethane	0.66
Cyclohexane	2.2
Dichlorodifluoromethane	3.2
Ethanol	5.7 J
Ethyl Acetate	5.8
Ethylbenzene	11
Isopropanol	2.1 J
M,P-Xylene	39
Methyl Ethyl Ketone (2-Butanone)	25
Napthalene	1
n-Heptane	16
n-Hexane	23
o-Xylene (1,2-Dimethylbenzene)	15
Propylene	31
Tetrachloroethene (PCE)	11
Toluene	19
Trichlorofluoromethane	2.6

**Legend**

- Approximate Site Boundary
- Soil Vapor Point

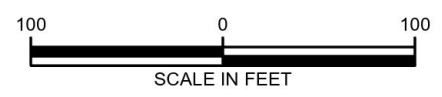
Analyte	NYSDOH Decision Matrices Minimum Concentration
<b>VOCs (µg/m³)</b>	
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS
1,2,4-Trimethylbenzene	NS
1,3,5-Trimethylbenzene (Mesitylene)	NS
2-Hexanone (MBK)	NS
4-Ethyltoluene	NS
Acetone	NS
Benzene	NS
Bromodichloromethane	NS
Carbon Disulfide	NS
Carbon Tetrachloride	6
Chlorobenzene	NS
Chloroform	NS
Chloromethane	NS
Cyclohexane	NS
Dichlorodifluoromethane	NS
Ethanol	NS
Ethyl Acetate	NS
Ethylbenzene	NS
Isopropanol	NS
M,P-Xylene	NS
Methyl Ethyl Ketone (2-Butanone)	NS
Methylene Chloride	100
Napthalene	NS
n-Heptane	NS
n-Hexane	NS
o-Xylene (1,2-Dimethylbenzene)	NS
Propylene	NS
Tetrachloroethene (PCE)	100
Toluene	NS
Trichlorofluoromethane	NS

**Exceedance Summary**

**10** - Result exceeds NYSDOH Decision Matrices Minimum Concentrations

**Notes:**

- Aerial imagery provided through Langan's subscription to Near Map, dated 04/16/2023.
- Sample locations taken from "Phase II Environmental Site Assessment for East Adams Street Redevelopment - Phase Two Area" prepared by EA Engineering, 2023.
- Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
- Only detected analytes are shown.
- Concentrations are presented in micrograms per cubic meter (µg/m³)
- ND - Not Detected
- NS - No Standard
- VOC - volatile organic compound



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Project **EAST ADAMS REDEVELOPMENT - PHASE II AREA**  
 ONONDAGA COUNTY SYRACUSE NEW YORK

Figure Title **SOIL VAPOR ANALYTICAL RESULTS MAP**

Project No. 170784003	Figure <b>D-3</b>
Date 10/20/2023	
Scale 1"=100'	
Drawn By MG	

## **ATTACHMENT E**

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

The Requestor, East Adams Phase II, L.P., is a New York limited partnership and the developer of the proposed Brownfield Cleanup Program (BCP) property located at 1105 – 1117 South State Street, identified as Onondaga County Tax Parcel ID Section 094, Block 08, Lot 04.0 (herein referred to as “the site”). A copy of the New York State Department of State Division of Corporations entity information for East Adams Phase II, L.P. (herein referred to as the “Requestor”) 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.

# Department of State Division of Corporations

## Entity Information

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

Entity Details

**ENTITY NAME:** EASTADAMS PHASE II, 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:** 04/19/2022**EFFECTIVE DATE INITIAL FILING:** 04/19/2022**FOREIGN FORMATION DATE:****COUNTY:** ONONDAGA**JURISDICTION:** NEW YORK, UNITED STATES**DOS ID:** 6461338**FICTITIOUS NAME:****DURATION DATE/LATEST DATE OF DISSOLUTION:** 04/30/2122**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/O 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

**East Adams Phase II, L.P.  
100 North Broadway, Ste. 100  
St. Louis, MO 63102**

October 4, 2023

William Simmons  
Syracuse Housing Authority (SHA)  
516 Burt Street  
Syracuse, NY 13202

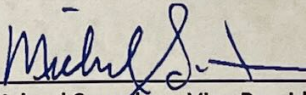
Re: Site Access for Brownfield Cleanup Program Work  
East Adams Redevelopment – Phase II Area  
1105 – 1117 South State Street  
Syracuse, New York

Dear Mr. Simmons:

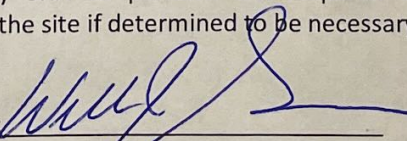
As you are aware, East Adams Phase II, L.P. will be submitting an application to the Brownfield Cleanup Program (BCP) for the East Adams Redevelopment – Phase II Area located at 1105 -1117 South State Street in Syracuse, New York (“the site”). The site is currently owned by SHA. As the BCP applicant, 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  
East Adams Phase II, L.P.

As owner of the site, I agree to allow East Adams Phase II, 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



## **ATTACHMENT F**

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

#### *Requestor Eligibility Statement*

East Adams Phase II, 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 and is prepared to undertake all necessary remediation required to address the identified site contamination.

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 1105 – 1117 South State Street and is comprised of the Onondaga County Tax Parcel ID Section 094, Block 08, Lot 04.0. 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

<b>Date Purchased</b>	<b>Source</b>	<b>Owner</b>	<b>Address and Phone Number</b>	<b>Relationship to Applicant</b>
7/21/2003	2003 Deed	Syracuse Housing Authority	301 – 311 East Taylor Street (315-470-4216)	Developer
5/25/1923 – 11/16/1987	2003 Deed	Salvation Army	440 West Nyack Road, West Nyack, NY (Phone Number Unknown)	None
Unknown	2003 Deed	Numerous residential owners, Aronson and List Realities, Inc., Roth Bros. Metal Co., Inc., City of Syracuse, The People of the State of New York, and Roth Steel Corporation	1105 – 1117 South State Street (Phone Numbers Unknown)	None

Previous Site Operators

A review of historical records revealed that the site is in a densely developed urban area that has been characterized by residential, commercial, and industrial uses since at least 1892. Historical uses of the site included residential buildings (1892 to 1971), carriage manufacturing and painting (1892 to 1910), carpenter shops (1892), stone works yard (1892), bridge manufacturing with two gasoline tanks (1910), clothing factory (1910), scrap metal yard (1951 to 1953), retail gasoline station with gasoline storage tanks (1951 to 1971), a chapel (1951 to 1990), upholstery shop (1951 to 1990), a paper baling facility (1951 to 1990), automobile repair (1959 to 1971), and Salvation Army (1961 to 2003). The Syracuse Housing Authority purchased the site in 2003 and by 2005, and the majority of the former buildings were demolished. By 2008, the site was developed into its present day configuration and operated as a parking lot.

Based on reviews of historical city directories and Sanborn Fire Insurance Maps, 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>
Salvation Army	Owner (1926 to 2003)	1105 – 1117 South State Street (Phone Number Unknown)	None
Automobile Repair	Occupant (1959 to 1971)	1105 – 1117 South State Street (Phone Number Unknown)	None
Paper Baling Facility	Occupant (1951 to 1990)	1105 – 1117 South State Street (Phone Number Unknown)	None
Upholstery Shop	Occupant (1951 to 1990)	1105 – 1117 South State Street (Phone Number Unknown)	None
Chapel	Occupant (1951 to 1990)	1105 – 1117 South State Street (Phone Number Unknown)	None
Retail Gasoline Station	Occupant (1951 to 1971)	1105 – 1117 South State Street (Phone Number Unknown)	None
Scrap Metal Yard	Occupant (1951 to 1953)	1105 – 1117 South State Street (Phone Number Unknown)	None
Clothing Factory	Occupant (1910)	1105 – 1117 South State Street (Phone Number Unknown)	None
Bridge Manufacturing	Occupant (1910)	1105 – 1117 South State Street (Phone Number Unknown)	None
Carpenter Shops	Occupant (1892)	1105 – 1117 South State Street (Phone Number Unknown)	None
Stone Works Yard	Occupant (1892)	1105 – 1117 South State Street (Phone Number Unknown)	None
Carriage Manufacturing and Painting	Occupant (1892 to 1910)	1105 – 1117 South State Street (Phone Number Unknown)	None
Residential	(1892 to 1971)	1105 – 1117 South State Street (Phone Number Unknown)	None

References:

1. March 2023 Phase I Environmental Site Assessment for East Adams Phase Two Area, prepared by EA Engineering, P.C. and Its Affiliate EA Science and Technology (EA)
2. August 12, 2003 Record of Deed, Onondaga County Clerk's Office

## **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

##### **Onondaga County Executive**

J. Ryan McMahon, II  
John H. Mulroy Civic Center  
14<sup>th</sup> Floor  
Syracuse, NY 13202  
(315) 435-3516

##### **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

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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 and is currently unoccupied.

The following is a list of adjacent property owners:

Syracuse and Binghamton Railroad Corp.  
Mailing Address:  
1 Railroad Ave  
Cooperstown, NY 13326

Jitendra G. Petal  
Mailing Address:  
116 Oakwood Avenue  
Syracuse, NY 13202

Syracuse Housing Authority  
Mailing Address:  
516 Burt Street  
Syracuse, NY 13202

Eddie's Eagle Market, Inc.  
Mailing Address:  
140 Oakwood Avenue  
Syracuse, NY 13202

Church-Hopps Memorial  
Mailing Address:  
1110 South State Street  
Syracuse, NY 13202

Syracuse Frame Prop LLC  
Mailing Address:  
1106 South State Street  
Syracuse, NY 13202

Item 3 - Local News Media

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

WSYR – TV  
5904 Bridge Street  
East Syracuse, NY 13057  
(315) 446-9900

Syracuse Post-Standard  
220 South Warren Street  
Syracuse, NY 13202  
(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:

SUNY Upstate Childcare Center  
(about 0.3 miles west of the site)  
Administrator: Unknown  
650 Salina Street  
Syracuse, NY 13202  
(315) 464-4438

Cab Horse Commons Day Care Center  
(about 0.3 miles west of the site)  
Director: Nina J. James  
667 Salina Street  
Syracuse, NY  
(315) 479-1113

Dr. King Pre-K and Elementary School  
(about 0.3 miles southeast of the site)  
Superintendent: Anthony Q. Davis  
416 E Raynor Ave  
Syracuse, NY 13202  
(315) 435-4580

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 Brownfield Cleanup 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.





Technical Excellence  
Practical Experience  
Client Responsiveness

October 3, 2023

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

**Re: Brownfield Cleanup Program Application  
East Adams Phase II, L.P.  
1105 – 1117 South State Street  
Syracuse, NY 13202**

To Whom it May Concern:

We represent East Adams Phase II, L.P. in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 1105 – 1117 South State 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 East Adams Phase II, L.P. in their cleanup of 1105 – 1117 South State Street under the NYSDEC BCP.

          Dan Smith            
(Name)

          10/4/23            
(Date)

          Librarian            
(Title)