



SUBMITTAL INSTRUCTIONS:

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

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

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “*BCP Application NEW - *Proposed Site Name**”
- Email your submission to DESiteControl@dec.ny.gov – 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: 1153-69 West Fayette Street

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

If yes, provide existing site number: _____

Yes



No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C734164



Yes

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **1153-69 West Fayette Street**

ADDRESS/LOCATION **1153-69 West Fayette Street**

CITY/TOWN **Syracuse**

ZIP CODE **13204**

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

COUNTY **Onondaga**

SITE SIZE (ACRES) **2.65**

LATITUDE

LONGITUDE

43 ° 02 ' 44.945496 " 076 ° 10 ' 22.594183 "

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
1153-69 West Fayette Street	099	03	02.1	2.65

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"/> Y	<input type="radio"/> N
2. Is the required property map included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/> Y	<input type="radio"/> N
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input type="radio"/>	<input type="radio"/> Y	<input checked="" type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input type="radio"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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: _____	<input type="radio"/> Y	<input checked="" type="radio"/> N

SECTION I: Property Information (CONTINUED)		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 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 checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			<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 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 checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>			<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>			<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
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"/>
NOTE: 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.			
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.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

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

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

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

Yes

No

☒ N/A

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

☐ RIWP

☐ RAWP

☐ IRM

☒ No

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

Is this information attached?

☒ Yes

No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? Mixed-Use Transition

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

Residential ☒

Commercial ☒

Industrial ☒

3. Current use (select all that apply):

Residential ☐

Commercial ☒

Industrial ☐

Recreational ☐

Vacant ☐

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

Y

☒

N

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

Residential ☐

Commercial ☒

Industrial ☐

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

N/A ☒

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

☒

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

☒

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

☒

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

☒

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

☒

SECTION IV: Property's Environmental History

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 type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?



YES

NO

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

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

Other:

SECTION V: Requestor Information

NAME 1153 Owner LLC

ADDRESS PO Box 515

CITY/TOWN Syracuse

STATE NY

ZIP CODE 13205

PHONE (315) 476-7917

EMAIL cbreuer@hb1872.build

	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 NYS Department of State's Corporation & Business Entity Database . 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 DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility

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)

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?	Y	N
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?		<input 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 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 checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?		<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:		
PARTICIPANT <input type="checkbox"/> A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	VOLUNTEER <input checked="" type="checkbox"/> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. 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.	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

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

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

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 Charles F. Breuer

ADDRESS PO Box 515

CITY Syracuse

STATE NY

ZIP CODE 13205

PHONE (315) 476-7917

EMAIL cbreuer@hb1872.build

REQUESTOR'S CONSULTANT (CONTACT NAME) Nevin Bradford, P.E.

COMPANY C&S Engineers, Inc.

ADDRESS 499 Col. Eileen Collins Blvd

CITY Syracuse

STATE NY

ZIP CODE 13212

PHONE (315) 703-4284

EMAIL NBradford@cscos.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Michael A. Fogel, Esq.

COMPANY Fogel & Brown, P.C.

ADDRESS 120 Madison Street, Suite 1620

CITY Syracuse

STATE NY

ZIP CODE 13202

PHONE (315) 399-4343

EMAIL mfogel@fogelbrown.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 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"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER 1153 Owner LLC

CONTACT NAME Charles F. Breuer

ADDRESS PO Box 515

CITY Syracuse

STATE NY

ZIP CODE 13205

PHONE (315) 476-7917

EMAIL cbreuer@hb1872.build

OWNERSHIP START DATE June 23, 2023

CURRENT OPERATOR 1153 Owner LLC

CONTACT NAME Charles F. Breuer

ADDRESS PO Box 515

CITY Syracuse

STATE NY

ZIP CODE 13205

PHONE (315) 476-7917

EMAIL cbreuer@hb1872.build

OPERATION START DATE June 23, 2023

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 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 checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
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: _____		<input checked="" type="radio"/>
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. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>		
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: _____		<input checked="" type="radio"/>
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.		<input checked="" type="radio"/>

SECTION XI: Site Contact List

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: _____

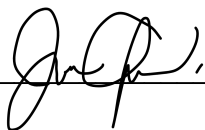
Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of 1153 Owner LLC (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: 01/25/2024

Signature:  _____

Print Name: Joseph Gehm

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available*
- *Selecting this option will result in a “pending” status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☐ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☐ No

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

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

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP) INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
 - one file in non-fillable portable document format (PDF) of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - one individual file (PDF) of each previous environmental report; and,
 - one file (PDF) of each work plan being submitted with the application, if applicable.
- Compress all files (PDFs) into one zipped/compressed folder
- 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 via email and via ground mail.

VIA EMAIL:

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

VIA GROUND MAIL:

- Save the application file 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

SECTION I: Property Information	
PLEASE NOTE	If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)

Property Description Narrative

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

Location:

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

Site Features:

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

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

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

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

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

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

Site Geology and Hydrogeology:

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

SECTION I: Property Information (continued)

Environmental Assessment	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor & Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
Questions 15-17: New York City Sites	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

SECTION II: Project Description

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

SECTION III: Land Use Factors

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

This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A "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. Section 66-p of the Public Service Law: "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. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION IV: Property's Environmental History

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

SECTION V: Requestor Information

Requestor Name	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information). The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners must be provided on a separate attachment.
Document Certification	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none">• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or• site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VI: Requestor Eligibility

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

Volunteer Statement	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.
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved.

SECTION VII: Requestor Contact Information

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

SECTION VIII: Program Fee

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate financial hardship. To demonstrate financial hardship, the applicant must show that with the payment of the program fee, remediation of the brownfield site would not be economically viable. This documentation may be in the form of federal tax returns with applicable schedules, financial statements and balance sheets, proof that the applicant has waived its right to tax credits, or any other documentation deemed acceptable by the Department.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION IX: Current Property Owner and Operator Information

Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION X: Property Eligibility Information

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

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
Registry/RCRA Sites Owned by Volunteers	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27- 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

SECTION X: Property Eligibility Information (CONTINUED)

Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XI: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

SECTION XII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

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

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

Analytes ^h	Total Detections	Max. Detection (ug/m3) ^c	Type ⁱ
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^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

^d List the respective SCO. Specify which SCOs are being compared to in column header.

^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

^f Number of detections over AWQS.

^g List the respective AWQS.

^h Include all chlorinated volatile organic compound (VOCs) detections.

ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

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

Groundwater Table:

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

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DETERMINATION OF A COMPLETE APPLICATION

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

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

New York State Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM

**BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION**

for

1153-69 West Fayette Street
City of Syracuse, Onondaga County, New York

January 2024 (Revised January 25, 2024)

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ACRONYM LIST

Acronym	Description
BCP Site, Site, Project, or Property	100 Buckley Road, Salina, New York
BOA	Brownfield Opportunity Area
Town	Town of Salina
EJ	Environmental Justice
En-zone	Environmental Zone
ESA	Environmental Site Assessment
ESD	Empire State Development
FEMA	Federal Emergency Management Agency
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
PCB	Poly-chlorinated Biphenyls
SCO	Soil Cleanup Objective
SVI	Soil Vapor Intrusion
SVOC	Semi-Volatile Organic Compound
TCL	Target Compound List
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Society
UST	Underground Storage Tank
VOC	Volatile Organic Compound

This document and its attachments supplement the Brownfield Cleanup Program (BCP) Application. The information is organized by the BCP Application sections. If no additional information is required, it is noted under its relevant section.

Section I – Property Information

The proposed BCP Site is located at 1153-69 West Fayette Street in the City of Syracuse, Onondaga County, New York (Tax ID No. 099.-03-02.1).

Tax Parcel Information

A map showing the proposed Brownfield Cleanup Program Site (“BCP Site”) on a USGS 7.5 minute quadrangle map is included as **Figure 1**. A map showing the proposed BCP Site on an aerial photograph is included as **Figure 2**.

Tax Map Boundaries

The proposed BCP Site boundary corresponds to the existing parcel boundary (Tax ID No. 099.-03-02.1). The Onondaga County Tax Map for Section 099 is provided in **Attachment A**. Please note that the tax map has not yet been updated to show the subdivision of parcel 099.-03-02 into two separate parcels, 099.-03-02.1 and 099.-03-02.2. The property reports from the Onondaga County Image Mate Online for both subdivided parcels are provided in **Attachment A**.

The BCP Site will only encompass tax parcel 099.-03-02.1. A metes and bounds description of the BCP Site boundary and a survey map are provided in **Attachment A**. Furthermore, a map showing the proposed BCP Site boundaries is included in **Figure 2**.

Site Map

A map showing the proposed BCP Site on an aerial photograph is included as **Figure 2**. **Figure 3** shows parcel lines, tax map parcel numbers, and owner information for adjacent parcels. **Figure 4** depicts land use for the local area.

En-Zone

The BCP Site is not within a designated En-Zone. **Figure 5** depicts En-Zones.

Disadvantaged Communities

The BCP Site is not within a designated Disadvantaged Community. **Figure 6** depicts Disadvantaged Communities.

Brownfield Opportunity Area (BOA)

The BCP Site is not within a designated BOA. **Figure 7** depicts BOAs.

Property Description Narrative

Location

The Site is located on the west side of the City of Syracuse. Harbor Brook flows through the Site within a box culvert located beneath the eastern portion of the Site. Onondaga Creek is 0.76 miles east of the Site and Onondaga Lake is 1.25 miles northwest. The Site is bounded to the north by West Fayette Street followed by forested land, Syracuse City School District Supply Center, and a rail line, to the south by commercial stores and George Fowler High School, to the west by residences and the George Fowler High School baseball diamond, and to the east by another BCP Site (Lofts at 1117) and commercial stores. Properties surrounding the Site are a mix of commercial and industrial in nature.

Site Features

The site is developed with a 92,113 square foot six-story building with an adjoining 11,060 square foot single-story building. The buildings were historically used for manufacturing purposes but have most recently been used as mixed office space, storage space, and commercial space. An oil house (located on the west side of the building) and an exterior coal silo (located on the south side of the building) were identified on historic maps. The oil house has since been replaced with the western addition to the building. The coal silo remains on the Site. Railroad spurs were historically present on the south side of the Site from at least 1911 until at least 1990. The Site is located at approximately 398 feet above mean sea level (amsl) and slopes slightly to the southwest.

Current Zoning and Land Use

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse's City Zoning Ordinance (March 2023). The Site's current Land Use is manufacturing and processing per Onondaga County GIS. The properties surrounding the Site are zoned for a combination of Mixed-Use Transition (MX-3), Urban Core (MX-4), Light Industry and Employment (LI), and Small Lot Residential (R1). The properties surrounding the Site have a combination of land uses including commercial, industrial / utility, residential, and public service uses.

Past Use of the Site

The Site was occupied by residential houses, a machine shop, and a lumber shed from at least 1892. Around 1911, the Site began operating as the Kemp & Burpee Manufacturing Company, a large manufacturing facility that produced manure spreaders. These operations included a machine shop, a forge shop, and several painting shops on and near the eastern side of the Site. In the mid-1900s (sometime between 1938 and 1951), the Kemp & Burpee manufacturing facility was demolished and the six-story industrial building with a single-story addition that exists today was constructed on the western portion of the Site. Between 1956 and 1960, a single-story addition was added to the western side of the buildings. The eastern portion of the Site operated as a parking lot. The industrial facility operated as the Morris Distributing Company (wholesale electrical supplies) between approximately 1951 and 1988. This operation was equipped with an oil house that was located on the west side of the original structure, in an area that is now occupied by the western addition. A coal silo was also present outside the south side of the building dating to at least 1951. The coal storage structure still remains on the Site. In the 1990s, the facility housed a variety of

industrial and commercial companies including Command Services (computer sales and services), Tegmen (electronic circuit manufacturer), Selco Graphics (printing), and PEACE Inc (non-profit organization). Since the early 2000s, a variety of commercial tenants have occupied the facility.

Figure 8 depicts past use of the proposed BCP Site.

Site Geology and Hydrogeology

The Site contains historic fill material across a significant portion of the Site from grade to approximately six to nine feet bgs generally, with at least one location to eleven feet bgs. Native soil is located below the fill and consists of dark brown fine to coarse sand and silty clay. Depth to groundwater is 9 to 14 feet bgs across the site and is assumed to move generally to the north in the direction of Harbor Brook's flow.

Environmental Assessment

Surface Soil Assessment

Based on the surface soil investigation, the known contaminants of concern in the surface soil include SVOCs, organochlorine pesticides, PCBs, and metals. Impacts were observed site-wide in areas not covered by impervious material (i.e., asphalt, buildings, etc.).

Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene exceeded the Commercial Use SCOs at one or more locations. Concentrations were highest along the western side of the Site, particularly in the vicinity of the former oil house. 3-Methylphenol/4-Methylphenol, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzofuran, fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, phenol, and pyrene exceeded the Unrestricted Use SCOs at one or more locations, particularly in the vicinity of the former oil house. SVOC concentrations ranged from 0.62 milligrams per kilogram (mg/kg) to 210 mg/kg.

4,4'-DDT at concentrations ranging from 0.016 mg/kg to 0.0352 mg/kg exceeded the Unrestricted Use SCOs at two locations along the western side of the Site, in the vicinity of former rail spurs.

PCBs at concentrations ranging from 0.119 mg/kg to 0.515 mg/kg exceeded the Unrestricted Use SCOs at three locations along the western side of the Site.

Arsenic, copper, and mercury exceeded the Commercial Use SCOs at one or more locations along the western side of the Site. Cadmium, trivalent chromium, copper, lead, mercury, selenium, and zinc exceeded the Unrestricted Use SCOs at one or more location.

Figure 9 depicts the surface soil analytical results.

Sub-Surface Soil Assessment

Based on the Phase II ESA, the known contaminants of concern in the soil include VOCs, SVOCs, and metals. Impacts are generally within the HFM and in the vicinity of the former oil house and silo, where visual and olfactory evidence of petroleum contamination was observed (Spill No. 23-00933).

Acetone, at a concentration of 0.11 mg/kg, exceeded the Unrestricted Use SCO at one location.

Benzo(a)pyrene (5.2 mg/kg), dibenzo(a,h)anthracene (0.82 mg/kg), and indeno(1,2,3-cd)pyrene (6.3 mg/kg) exceeded the Commercial Use SCOs at one location, in the vicinity of the former oil house. Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, and chrysene exceeded the Unrestricted Use SCOs at the same location.

Arsenic, at concentrations ranging from 17.2 mg/kg to 38.4 mg/kg exceeded the Commercial Use SCOs at all five locations. Copper, lead, mercury, selenium, and zinc exceeded the Unrestricted Use SCOs at one or more location.

Figure 10 depicts the sub-surface soil analytical results.

Groundwater Assessment

Based on the Phase II ESA, VOCs were not detected at concentrations greater than TOGS 1.1.1 AWQS. However, many of the analyte detection limits for the sample collected in vicinity of the observed petroleum contamination exceeded the respective groundwater standard. These elevated detection limits may be due to matrix interferences resulting from the presence of other, non-target petroleum constituents related to degraded petroleum products in this area.

SVOCs at concentrations ranging from 0.02 micrograms per liter (µg/L) to 2.4 µg/L exceeded the TOGS 1.1.1 AWQS at all three locations.

Antimony, arsenic, beryllium, cadmium, chromium, iron, lead, magnesium, manganese, mercury, nickel, selenium, sodium, and zinc exceeded TOGS 1.1.1 AWQS in one or more location.

Figure 11 depicts the groundwater analytical results.

Section II – Project Description

The proposed project will involve the cleanup and redevelopment of the Site located at 1153-69 West Fayette Street in the City of Syracuse, Onondaga County, New York. The Site includes one tax parcel of 2.65 acres in land area. The site is developed with a 92,113 square foot six-story building with an adjoining 11,060 square foot single-story building. The buildings were historically used for manufacturing purposes but have most recently been used as mixed office space, storage space, and commercial space. An oil house (located on the west side of the building) and an exterior coal silo (located on the south side of the building) were identified on historic maps. The oil house has since been replaced with the western addition to the building. The coal silo remains on the Site. Railroad spurs were historically present on the south side of the Site from at least 1911 until at least 1990. The Site is generally flat. Harbor Brook flows in a northerly direction through the Site within a box culvert located beneath the parking lot.

The metes and bounds description of the proposed Brownfield Cleanup Program Site (“BCP Site”) boundary is as follows:

All that tract and or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, said tract and or parcel of land being known as Lot A on a Final Subdivision Map on Part of Farm Lots 261 & 262 according to a map thereof, as recorded in the Onondaga County Clerk’s office on November 13, 2023 as Map #13566 and being more particularly described as follows:

Beginning at a point situate in the present southerly line of West Fayette Street, said point being N.75°-35’-20”W., a distance of 348.19 feet, as measured along said southerly line, from its intersection with the present westerly line of South Geddes Street;

thence, S.00°-31’00”E., a distance of 164.16 feet to a point;

thence, S.86°-59’-45”E., a distance of 69.63 feet to a point;

thence, S.00°-31’-00”E., a distance of 33.07 feet to a point;

thence, N.86°-59’-45”W., a distance of 77.38 feet to a point;

thence, S.05°-53’-50”E., a distance of 81.80 feet to a point;

thence, S.83°-54’-12”W., a distance of 141.05 feet to a point;

thence, N.06°-10’-06”W., a distance of 10.12 feet to a point;

thence, S.88°-18’-30”W., a distance of 104.05 feet to point;

thence N.27°-29’-19”W., a distance of 453.60 feet to a point;

thence S.75°-35’-20”E., a distance of 466.96 feet to the point of beginning.

The hereinbefore described tract and or parcel of land contains 2.65 acres, more or less, and is subject to and together with any and all easements, restrictions and/or rights of way of record.

The current survey map of the parcel and a metes and bounds description is provided as **Attachment A. Figure 1** depicts the proposed Brownfield Cleanup Program Site (“BCP Site”) on a USGS 7.5 minute quadrangle map.

The project will consist of the rehabilitation and reuse of the adjoining buildings on the 2.65-acre parcel. The development team is looking to breathe new life into the buildings at 1153-69 West Fayette Street all while contributing to Syracuse's downtown revitalization. Upon completion, the building will be the new Syracuse Public Safety Building (PSB). This plan will replace the current PSB which is severely outdated and underutilized. The Syracuse Police Department and Syracuse Fire Department are struggling to fill vacancies on their respective forces. The goal is to construct new, modern space that will allow both departments to hire new employees; using this space as a recruiting tool. The redeveloped Site will be a mix of office space, training space, storage space, and public engagement areas. The project will include the replacement of all windows (similar to their historic original pattern), demolition / abatement activities, replacement of all mechanical, new plumbing, new fire suppression, and updated finishes /sitework. The project will provide 30,400 square feet of space for the Syracuse Police Department and Syracuse Fire Department along with 168 parking stalls.

The Conceptual Development Plan is included with this application as **Attachment B**. Based on the planned use, it is believed that Commercial Use Soil Cleanup Objectives (SCOs) are applicable to the redevelopment project and, as such, have been applied in this application.

The Site is bounded to the north by West Fayette Street followed by forested land, Syracuse City School District Supply Center, and a rail line, to the south by commercial stores and George Fowler High School, to the west by residences and the George Fowler High School baseball diamond, and to the east by another BCP Site (Lofts at 1117) and commercial stores. Properties surrounding the Site are a mix of commercial and industrial in nature.

The Site was the subject of recent environmental investigations, which demonstrated that the Site has been affected by past uses and may be a candidate for inclusion in the BCP. The results of the recent investigations are discussed in Section IV.

Estimated Project Schedule:

January 2024	Brownfield Cleanup Program (BCP) Application Submission
May / June 2024	Brownfield Cleanup Agreement (BCA) Executed
June / July 2024	Citizens Participation Plan (CPP) Submission
June / July 2024	Remedial Investigation Work Plan (RIWP) Submission
September 2024	RIWP Approved
September 2024	Remedial Investigation (RI) commenced
December 2024	RI / Alternatives Analysis (AA) Report Submission
Spring 2025	Decision Document
Fall 2026	Certificate of Completion (COC) Issued

Section III – Land Use Factors

Current Zoning

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse’s City Zoning Ordinance (March 2023). The purpose of the MX-3 district is to provide pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. The intent of the MX-3 district is to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector street. A range of residential housing types and live-work units is allowed.

Current Uses: Summary of Business Operations

The Site is located at 1153-69 West Fayette Street on the west side of the City of Syracuse, New York. The Site includes one tax parcel, approximately 2.65 acres in total. The site is developed with a 92,113 square foot six-story building with an adjoining 11,060 square foot single-story building. The buildings were historically used for manufacturing purposes but have most recently been used as mixed office space, storage space, and commercial space. Since the early 2000s, a variety of commercial tenants have occupied the facility. The BCP Boundary align with the tax parcel boundary. A metes and bounds description and survey of the BCP Site boundary is provided as **Attachment A**. The six-story building is in good condition. The single-story building is in deteriorating condition and requires rehabilitation or demolition to ensure safe future Site use.

Intended Use – Post Remediation

The project will consist of the rehabilitation and reuse of the adjoining buildings on the 2.65-acre parcel. The development team is looking to breathe new life into the buildings at 1153-69 West Fayette Street all while contributing to Syracuse’s downtown revitalization. Upon completion, the building will be the new Syracuse Public Safety Building (PSB). This plan will replace the current PSB which is severely outdated and underutilized. The Syracuse Police Department and Syracuse Fire Department are struggling to fill vacancies on their respective forces. The goal is to construct new, modern space that will allow both departments to hire new employees; using this space as a recruiting tool. The redeveloped Site will be a mix of office space, training space, storage space, and public engagement areas. The project will include the replacement of all windows (similar to their historic original pattern), demolition / abatement activities, replacement of all mechanical, new plumbing, new fire suppression, and updated finishes /sitework. The project will provide 30,400 square feet of space for the Syracuse Police Department and Syracuse Fire Department along with 168 parking stalls.

Current, Historical and/or Recent Development Patterns

In 2012, the City of Syracuse compiled the “City of Syracuse Comprehensive Plan 2040,” a city-wide plan pertaining to physical assets, government services, local business and institutions, and cultural resources. The “Syracuse Land Use & Development Plan 2040” is one component of the overall comprehensive plan. One of the primary goals of the Land Use & Development Plan is to preserve and enhance Syracuse’s existing land use patterns. The current land use pattern in the city expands outward from downtown into the various neighborhoods via a radial network of major

transportation corridors. These corridors are lined with dense development including a mix of residential and commercial activities and see a high number of visitors daily. The development pattern is inherently sustainable as it encourages pedestrian activity and facilitates efficient provision of transit services.

The Site is located on one of the major transportation corridors described above, West Fayette Street. The proposed redevelopment of the Site would align with historical development patterns in the area, a commercial site with a large number of visitors each day, especially with the intention of housing public engagement areas. The revitalization of the Site would make the local area more attractive, appealing to pedestrians.

Consistency with Zoning

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse's City Zoning Ordinance (March 2023). The purpose of the MX-3 district is to provide pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. The intent of the MX-3 district is to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector street. A range of residential housing types and live-work units is allowed. The use of the site as commercial is permitted and welcomed by the City of Syracuse. The Project will use the existing buildings at 1153-69 West Fayette Street for office space, training space, storage space, and public engagement areas. The completed project is expected to serve as the new Syracuse PSB. The project will provide 30,400 square feet of space for the Syracuse Police Department and Syracuse Fire Department along with 168 parking stalls.

Consistency with Plans

In 2012, the City of Syracuse compiled the "City of Syracuse Comprehensive Plan 2040," a city-wide plan pertaining to physical assets, government services, local business and institutions, and cultural resources. The "Syracuse Land Use & Development Plan 2040" is one component of the overall comprehensive plan. The Land Use & Development Plan defines Industrial Legacy sites as "previous sites of heavy industry located near major road and rail (and former canal) corridors...seen today along corridors such as W. Fayette Street." The plan dictates that new construction should mimic the surrounding residential forms or the larger industrial forms and that every effort should be made to make development pedestrian friendly, provide ample landscaping, and adequate screening around parking areas.

The plan goes on to give recommendations for future development in the Westside (neighborhood where the Site is located). The top recommendation is "encourage a mix of office, residential, commercial, and mixed uses, along with low-impact light-industry, along the West Fayette Street and Erie Boulevard West corridors."

The proposed redevelopment of the Site preserves the original industrial buildings, ensuring compatibility with the existing construction in surrounding areas, while implementing new landscaping and site finishes. The planned future use of the Site as office space, training space, storage space, and public engagement areas directly aligns with the City's Land Use & Development Plan, and in turn, the overall comprehensive plan.

Section IV – Property’s Environmental History

Environmental Reports

Environmental information currently exists for the Site:

- Phase I Environmental Site Assessment (ESA) completed by C&S in April 2023
- Phase II ESA completed by C&S in June 2023
- Surface Soil Investigation complete by C&S in September 2023 (no report, table and figure only)

The following summarizes those efforts. Each of these reports are provided as separate PDF attachments.

Phase I ESA, C&S – April 2023

The Phase I ESA revealed the following Recognized Environmental Conditions (RECs) associated with the Site:

- Former manufacturing operations (including machine shop operation related to manure spreader manufacturing and electronics manufacturing); presence of an oil house near the southwest side of the building on historic maps from 1951 and 1953; rail spurs and rail activity across southern portion of the Site; and generation of hazardous waste between 1986 and 1994.
- Site reconnaissance identified two very large boilers on the south side of the barn. The boilers are not currently operational but used to run off coal which was potentially stored in the outdoor silo. Large-scale storage of coal and/or the on-site disposal of coal ash, which was historically a common practice at coal-burning facilities, could have contaminated the soil and groundwater on the Site.
- Multiple adjacent and adjoining sites:
 - 220 South Geddes Street – Former drycleaner
 - 1117 West Fayette Street – Former manufacturing facility
 - 1171 West Fayette Street – Former rail line round house
 - 200 South Geddes Street – Former and current manufacturing facility
 - 208 South Geddes Street – Former manufacturing facility and machine shop
 - 216 – 218 South Geddes Street – Former engine manufacturing facility
 - 300 South Geddes Street – Former manufacturing facility
 - 201, 209, 301 South Geddes Street – Former and current gasoline stations, auto repair shops, and auto sales shops

Phase II ESA, C&S – June 2023

The Phase II ESA (i.e., Investigation) was completed to obtain an overview of the environmental and subsurface conditions and resolve possible issues identified in the Phase I ESA. The Investigation was performed consistent with ASTM E1903-19 *Standard Practice for Environmental Site*

Assessments: Phase II Environmental Site Assessment Process. It was not the intent of the Investigation to delineate potential impacts from historical site uses. Soil samples were distributed vertically and horizontally to gather a broad level of information from across the Site. The investigation included the following:

- A subsurface investigation, which included the advancement of eight soil borings and installation of three temporary groundwater monitoring wells.
- The collection of five subsurface soil samples for the analysis of Part 375 VOCs, Part 375 SVOCs, and total metals (including mercury, hexavalent chromium, and total cyanide).
- The collection of three groundwater samples for the analysis of Target Compound List (TCL) VOCs, TCL SVOCs, and Target Analyte List (TAL) metals (including mercury).

The principal contaminants at the site are VOCs, SVOCs (PAHs – polycyclic aromatic hydrocarbons), and metals, as follows:

- Visual and olfactory evidence of petroleum impacts were observed at two soil borings (in proximity to the coal silo and former oil house). Based on these observations, a spill was reported to NYSDEC (Spill No. 23-00933). Numerous VOCs including many benzene derivatives, xylenes, and toluene were detected in four of the five soil samples, however, they did not exceed their respective Unrestricted Use or Commercial Use SCOs. While VOCs were not detected in the groundwater sample collected from this area, many of the analyte detection limits exceeded their respective groundwater standard. These elevated detection limits may be due to matrix interferences resulting from the presence of other, non-target petroleum constituents related to degraded petroleum products in this area.
- Numerous SVOCs were detected at concentrations greater than laboratory detection limits in soil across the Site. SVOC concentrations in one of the five soil samples exceeded Unrestricted and Commercial Use SCOs (in close proximity to the former oil house). These compounds are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). The presence of historic fill material (HFM) encountered across the entire investigation area may be contributing to the presence of these SVOCs. Groundwater analytical results indicated the presence of numerous SVOCs across the Site, with concentrations exceeding New York Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS). These concentrations may be a result of elevated turbidity.
- Numerous heavy metals were detected at concentrations greater than Unrestricted Use SCOs in soil across the Site. Arsenic concentrations exceeded Commercial Use SCOs. The presence of HFM encountered across the entire investigation area may be contributing to the presence of these metals. Groundwater analytical results indicated the presence of numerous heavy metals across the Site, with concentrations exceeding TOGS 1.1.1 AWQS. These concentrations may be a result of elevated turbidity.

Surface Soil Investigation, C&S – September 2023

The Surface Soil Investigation was completed by C&S to obtain additional analytical data in support of this BCP application. The investigation included the collection of four surface soil samples in the vicinity of the former oil house, coal silo, former rail spurs, and former powerhouse. The samples were submitted for the analysis of Part 375 VOCs, Part 375 SVOCs, PCBs, pesticides, herbicides, and total metals (including mercury, hexavalent chromium, and total cyanide).

The principal contaminants at the site are SVOCs, organochlorine pesticides, PCBs, and metals, as follows:

- Numerous SVOCs were detected at concentrations greater than laboratory detection limits in surface soil across the Site. SVOC concentrations in all four soil samples exceeded Unrestricted and / or Commercial Use SCOs. SVOC concentrations were more prevalent along the western side of the Site, with the highest concentrations observed in the vicinity of the former oil house. These compounds are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). The presence of HFM, the historical operation of an oil house and coal powered boilers, and the former coal storage may be contributing to the presence of these SVOCs.
- 4,4'-DDT (an organochlorine pesticide) was detected at concentrations greater than Unrestricted Use SCOs along the western side of the Site. The historical operation of rail spurs on this side of the Site may be contributing to the presence of 4,4'-DDT.
- PCBs were detected at concentrations greater than Unrestricted Use SCOs along the western side of the Site. Historical manufacturing operations may be contributing to the presence of PCBs.
- Numerous heavy metals were detected at concentrations greater than Unrestricted SCOs in soil across the Site. Arsenic, copper, and mercury concentrations exceeded Commercial Use SCOs along the western side of the Site. The presence of HFM encountered across the entire investigation area may be contributing to the presence of these metals.

Sampling Data

Analytical sample results from the Phase II ESA and the Surface Soil Investigation are summarized in further detail below. Summaries of the laboratory data are provided as **Table 1**, **Table 2**, and **Table 3**, attached to this application.

Surface Soil Data Summary:

A total of four surface soil samples were collected from within the BCP Site boundary as part of the September 2023 Surface Soil Investigation. The soil samples were analyzed for Part 375 VOCs, Part 375 SVOCs, PCBs, pesticides, herbicides, and Part 375 Metals (including mercury, hexavalent chromium, and total cyanide).

A summary of the analyte detections above Part 375-6 Unrestricted Use and Commercial Use SCOs is presented in Table IV.1 below:

Table IV.1 Surface Soil Data Exceedances Summary Table

Analytes > USCOs and CSCOs	Detections > USCOs	Detections > CSCOs	Maximum Detection (mg/kg)	USCO (mg/kg)	CSCO (mg/kg)	Depth (feet bgs)
3-Methylphenol/4-Methylphenol	1		1	0.33	500	0 – 0.5
Benzo(a)anthracene	1	3	87	1	5.6	0 – 0.5
Benzo(a)pyrene		4	88	1	1	0 – 0.5
Benzo(b)fluoranthene	1	3	110	1	5.6	0 – 0.5
Benzo(k)fluoranthene	4		43	0.8	56	0 – 0.5
Chrysene	3	1	87	1	56	0 – 0.5
Dibenzo(a,h)anthracene		3	11	0.33	0.56	0 – 0.5
Dibenzofuran	1		15	7	350	0 – 0.5
Fluoranthene	1		210	100	500	0 – 0.5
Indeno(1,2,3-cd)pyrene	2	2	54	0.5	5.6	0 – 0.5
Naphthalene	1		28	12	500	0 – 0.5
Phenanthrene	1		160	100	500	0 – 0.5
Phenol	1		0.62	0.33	500	0 – 0.5
Pyrene	1		160	100	500	0 – 0.5
4,4'-DDT	2		0.0352	0.0033	62	0 – 0.5
Aroclor 1260	2		0.299	0.1	1	0 – 0.5
Aroclor 1268	3		0.216	0.1	1	0 – 0.5
PCBs, Total	3		0.515	0.1	1	0 – 0.5
Arsenic		2	221	13	16	0 – 0.5
Cadmium	1		3.38	2.5	9.3	0 – 0.5
Chromium, Trivalent	2		54.3	30	1500	0 – 0.5
Copper	2	1	4070	50	270	0 – 0.5
Lead	4		338	63	1000	0 – 0.5
Mercury	2	1	4.12	0.18	2.8	0 – 0.5
Selenium	1		31.6	3.9	1500	0 – 0.5
Zinc	4		1170	109	10000	0 – 0.5

USCOs – Unrestricted Use SCOs

CSCOs – Commercial Use SCOs

mg/kg – Milligrams per kilogram

bgs – Below ground surface

The SVOCs identified in the table above are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). The presence of historic fill material encountered across the entire investigation area may be contributing to the presence of both SVOCs and metals. Historical operation of an oil house, coal powered boilers, rail spurs, and a manufacturing facility may also be contributing to the presence of SVOCs, pesticides, PCBs, and heavy metals.

Sub-Surface Soil Data Summary:

A total of five subsurface soil samples were collected from within the BCP Site boundary as part of the June 2023 Phase II ESA. The soil samples were analyzed for Part 375 VOCs, Part 375 SVOCs, and Part 375 Metals (including mercury, hexavalent chromium, and total cyanide).

A summary of the analyte detections above Part 375-6 Unrestricted Use and Commercial Use SCOs is presented in Table IV.1 below:

Table IV.2 Sub-Surface Soil Data Exceedances Summary Table

Analytes > USCOS and CSCOS	Detections > USCOS	Detections > CSCOS	Maximum Detection (mg/kg)	USCO (mg/kg)	CSCO (mg/kg)	Depth (feet bgs)
Acetone	1		0.11	0.05	500	11 – 14
Benzo(a)anthracene	1		2.6	1	5.6	0 – 5
Benzo(a)pyrene		1	5.2	1	1	0 – 5
Benzo(b)fluoranthene	1		5.2	1	5.6	0 – 5
Benzo(k)fluoranthene	1		1.8	0.8	56	0 – 5
Chrysene	1		2.4	1	56	0 – 5
Dibenzo(a,h)anthracene		1	0.82	0.33	0.56	0 – 5
Indeno(1,2,3-cd)pyrene		1	6.3	0.5	5.6	0 – 5
Arsenic		5	22.5	13	38.4	0 – 14
Copper	2		107	50	270	5 – 10
Lead	5		556	63	1000	0 – 14
Mercury	2		1.87	0.18	2.8	5 – 10
Selenium	1		4.85	3.9	1500	8 – 10
Zinc	3		211	109	10000	5 – 14

USCOs – Unrestricted Use SCOs

CSCOs – Commercial Use SCOs

mg/kg – Milligrams per kilogram

bgs – Below ground surface

The SVOCs identified in the table above are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). The presence of historic fill material encountered across the entire investigation area may be contributing to the presence of both SVOCs and metals.

Groundwater Data Summary:

A total of three groundwater samples were collected from within the BCP Site boundary as part of the June 2023 Phase II ESA. The groundwater samples were analyzed for TCL VOCs, TCL SVOCs, and TAL metals (including mercury).

A summary of the analyte detections above the New York Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) is presented in Table IV.2 below:

Table IV.3 Groundwater Data Exceedances Summary Table

Analytes > AWQS	Detections > AWQS	Maximum Detection (µg/L)	AWQS (µg/L)
Benzo(a)anthracene	3	1.5	0.002
Benzo(a)pyrene	3	2.1	0
Benzo(b)fluoranthene	3	2.4	0.002
Benzo(k)fluoranthene	3	0.95	0.002
Chrysene	3	1.6	0.002
Indeno(1,2,3-cd)pyrene	3	2	0.002
Antimony, total	2	5.52	3
Arsenic, total	1	68.4	25
Beryllium, total	1	5.87	3
Cadmium, total	1	5.36	5
Chromium, total	2	69.25	50
Iron, total	3	226000	300
Lead, total	3	2688	25
Magnesium, total	1	73900	35000
Manganese, total	3	2851	300
Mercury, total	1	7.05	0.7
Nickel, total	1	102.8	100
Selenium, total	1	24.6	10
Sodium, total	3	277000	20000
Zinc, total	1	3527	2000

AWQS – TOGS 1.1.1 Ambient Water Quality Standards

µg/L – Micrograms per liter

The concentrations of SVOCs and metals outlines in the table above may be a result of elevated turbidity and suspended sediments within the groundwater at the time of sampling. While VOCs were not detected in the groundwater sample collected from TW-03, where evidence of petroleum impacts were observed, many of the analyte detection limits exceeded their respective groundwater standard. These elevated detection limits may be due to matrix interferences resulting from the presence of other, non-target petroleum constituents related to degraded petroleum products in this area.

Site Figures

The surface soil, sub-surface soil, and groundwater analytical results are presented on **Figure 9**, **Figure 10**, and **Figure 11**, respectively.

Past Land Uses

The proposed BCP Site was originally developed prior to 1892. Since that time, the Property has been utilized by the following significant occupants:

- Before 1892 – 1911: The Site was occupied by three residences, a machine shop, and a lumber shed.

- 1911 – mid-1900s: The Site was owned and operated by the Kemp & Burpee Company, a facility that manufactured manure spreaders. This operation included a machine shop, forge shop, and several painting shops.
- Mid-1900s – 1988: The manufacturing facility was demolished and the existing six story industrial building with a single-story addition was constructed. The facility operated as the Morris Distributing Company (wholesale electrical supplies). This operation included an oil house and a coal silo. Between 1956 and 1960, the oil house was replaced with a single-story addition on the western side of the buildings.
- 1988 – 2000: The facility housed a variety of industrial and commercial companies including Command Services (computer sales and services), Tegmen (electronic circuit manufacturer), Selco Graphics (printing), and PEACE Inc. (non-profit organization).
- 2000 – Present: A variety of commercial tenants have occupied the building.

Figure 8 depicts past use of the proposed BCP Site.

Adjacent Usage

Numerous industrial properties have been located within close proximity to the Subject Property since at least 1892, including the Brown Lipe Gear Company (adjoining to the east between 1911 and 1944), Lipe Machine Shop (close proximity to the east between 1892 and 1949), Straight Line Engine Company (close proximity to the southeast between 1894 and 1959), and General Electric / Carrier (close proximity to the south between 1911 and 1959). A rail line has been located immediately to the north of the Subject Property since 1892, along with a roundhouse and large rail yard (adjoining to the west between 1911 and 1971) and a rail yard (close proximity to the northeast between 1925 and 1978). Furthermore, numerous junk yards, retail gasoline service stations, auto repair shops, drycleaners, and coal sales have been located in close proximity to the Subject Property since 1925. In the 1970s, many of the industrial facilities in close proximity to the Subject Property were demolished. Following this demolition, the area to the south and southeast of the Subject Property was redeveloped into a school and shopping center.

Section V – Requestor Information

The requestor is:

1153 Owner LLC
PO Box 515
Syracuse, New York 13205

Authorized Representative: Mr. Charles F. Breuer

Phone: (315) 476-7917

Fax: (315) 476-7990

Email: cbreuer@hb1872.build

New York State Department of State Corporation & Business Entity Database printout for the Volunteer is provided in **Attachment C**. The Members of 1153 Owner LLC are as follows:

- Joseph Gehm
- Timothy M. Lynn
- Charles F. Breuer

An executed corporate resolution from 1153 Owner LLC authorizing Mr. Joseph Gehm, Mr. Timothy M. Lynn, or Mr. Charles F. Breuer to act as representative in BCP application is located in **Attachment C**.

Section VI – Requestor Eligibility

The Requestor, 1153 Owner LLC, qualifies as a Volunteer with respect to the Site as it did not own or operate the Site at the time of the release or disposal of media that resulted in the contamination and did not otherwise contribute to or exacerbate the contamination at the Site. The Requestor performed all appropriate inquiries into the Site's history and condition prior to its purchase through retaining a qualified environmental consultant to conduct a Phase I Environmental Site Assessment (Phase I ESA) and a subsequent Phase II Environmental Site Assessment (Phase II ESA), pursuant to currently recognized industry standards and practices. 1153 Owner LLC is voluntarily applying to be accepted into the New York State Brownfield Cleanup Program with the intent of remediating contamination at the Site to a level that is suitable for the intended future use.

Section VII – Requestor Contact Information

No additional information is required.

Requestor's Authorized Representative: Mr. Charles F. Breuer
1153 Owner LLC
PO Box 515
Syracuse, New York, 13205
Phone: (315) 476-7917
Fax: (315) 476-7990
cbreuer@hb1872.build

Requestor's Consultant: Nevin Bradford, P.E.
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212
Phone: (315) 703-4284
Fax: (315) 703-9667
nbradford@cscos.com

Requestor's Attorney: Michael A. Fogel, Esq.
Fogel & Brown, P.C.
120 Madison Street, Suite 1620
Syracuse, New York 13202
Phone: (315) 399-4343, x203
Fax: (315) 472-6215
mfogel@fogelbrown.com

Section VIII – Program Fee

No additional information is required. The Requestor is not applying for a fee waiver based on demonstration of financial hardship.

Section IX – Current Property Owner and Operator Information

Owner and Operator Information

Parcel SBL: 099.-03-02.1
 Parcel Address: 1153-69 West Fayette Street, Syracuse, Onondaga County, New York 13204
 Owner / Operator: 1153 Owner LLC
 Ownership Start Date: June 23, 2023
 Owner Address: PO Box 515, Syracuse, Onondaga County, New York 13205
 Phone: (315) 476-7917
 Fax: (315) 476-7990
 Email: cbreuer@hb1872.build

Historical Owners and Operators

Ownership history back to 1889 (including last known address and/or phone number of each owner) is available as listed below. The Requestor does not have a relationship with the prior owners. The most current deed is provided in **Attachment D**.

Owner	Last Known Address	Last Known Phone	From	To
Morris Run Coal Company	1153 West Fayette St, Syracuse, NY 13204	--	Prior	July 23, 1889
Straight Line Engine Company	218 South Geddes St, Syracuse, NY 13204	--	July 23, 1889	June 3, 1890
Charles E. Lipe	City of Syracuse, NY	--	June 3, 1890	April 19, 1907
Brown-Lipe Gear Company	4100 Bennett Road, Toledo, OH 43612	--	April 19, 1907	June 25, 1907
Kemp & Burpee Manufacturing Company of Syracuse	1153 West Fayette St, Syracuse, NY 13204	--	June 25, 1907	August 10, 1916
Brown-Lipe Gear Company	4100 Bennett Road, Toledo, OH 43612	--	August 10, 1916	June 16, 1941
W.C. Lipe Inc.	260 Shotwell Park, Syracuse, NY 13206 173 Beverly Road, Syracuse, NY 13207 236 Clairmont Ave, Syracuse, NY 13207	--	June 16, 1941	December 18, 1943
Straight Line Engine Foundry & Machine Corporation	218 South Geddes St, Syracuse, NY 13204	--	December 18, 1943	December 30, 1943
Brown-Lipe Gear Company	4100 Bennett Road, Toledo, OH 43612	--	December 30, 1943	January 5, 1946
United State of America	401 Montgomery St, Syracuse, NY 13202	--	January 5, 1946	March 17, 1950

Owner	Last Known Address	Last Known Phone	From	To
Shelmar Company Inc.	902 Press Building, Binghamton, NY 13902	--	March 17, 1950	Unknown
Straight Line Foundry & Machine Corporation	218 South Geddes St, Syracuse, NY 13204	--	Unknown	February 13, 1952
Martin Development Corp	208 South Geddes St, Syracuse, NY 13204	--	February 13, 1952	October 23, 1967
Shelmar Company Inc.	902 Press Building, Binghamton, NY 13902	--	October 23, 1967	September 11, 1989
Magi Development Group, Inc.	4 Lumber Way, Liverpool, NY 13090	--	September 11, 1989	January 19, 2006
Middle Neck Road LLC	666 Old Country Road, Garden City, NY 11530	--	January 19, 2006	December 30, 2013
F&P Construction & Management, LLC	22 Florence Street, Great Neck, NY 11023	--	December 30, 2013	November 10, 2014
John Noviasky and Cosmo Fanizzi III	207 Bradford Lane, Whitesboro, NY 13492 212 Niagara St, Syracuse, NY 13204	(315) 534-9193	November 10, 2014	February 22, 2021
The Cosmopolitan 1153, LLC	1153-69 West Fayette St, Syracuse, NY 13204	(315) 534-9193	February 22, 2021	June 23, 2023
Owner 1153, LLC	PO Box 515, Syracuse, NY 13205	(315) 476-7917	June 23, 2023	Present

Based on the city directory reports provided in the Phase I ESA, the historical occupants of the Site are listed below (including last known address and/or phone number of each occupant).

Year	Address	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
2022	1153 West Fayette Street	Big Awesome BBQ	1153 West Fayette St, Syracuse, NY 13204	(315) 372-6135	None
		Environmental Solutions	800 N Clinton St, Syracuse, NY 13204	(315) 702-3473	
		Knitty Gritty Yarns	715 Old Liverpool Rd, Liverpool, NY 13088	(315) 472-9276	
		MBM Business Systems Inc.	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	
		Mopro Mobility Healthcare	3232 Erie Blvd E, Syracuse, MY 13214	(315) 472-0707	
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		Stacey White Solutions	1153 West Fayette St, Syracuse, NY 13204	(315) 288-8061	
		Syracuse City School District	725 Harrison St, Syracuse, NY 13210	(315) 435-4499	

Year	Address	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
2022	1153 West Fayette Street	Syracuse Soapworks LLC	226 Hawley Ave, Syracuse, NY 13203	(315) 479-0400	None
2020	1153 West Fayette Street	Environmental Solutions	800 N Clinton St, Syracuse, NY 13204	(315) 702-3473	None
		Knitty Gritty Yarns	715 Old Liverpool Rd, Liverpool, NY 13088	(315) 472-9276	
		MBM Business Systems Inc.	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	
		Mopro Mobility Healthcare	3232 Erie Blvd E, Syracuse, MY 13214	(315) 472-0707	
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		Stacey White Solutions	1153 West Fayette St, Syracuse, NY 13204	(315) 288-8061	
		Syracuse City School District	725 Harrison St, Syracuse, NY 13210	(315) 435-4499	
		Syracuse Soapworks LLC	226 Hawley Ave, Syracuse, NY 13203	(315) 479-0400	
		Syracuse Teacher Center	1005 W Fayette St, Syracuse, NY 13204	(315) 435-4217	
2016	1153 West Fayette Street	Environmental Solutions	800 N Clinton St, Syracuse, NY 13204	(315) 702-3473	None
		MBM Business Systems Inc.	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	
		Mopro Mobility Healthcare	3232 Erie Blvd E, Syracuse, MY 13214	(315) 472-0707	
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		Stacey White Solutions	1153 West Fayette St, Syracuse, NY 13204	(315) 288-8061	
		Syracuse Soapworks LLC	226 Hawley Ave, Syracuse, NY 13203	(315) 479-0400	
		Syracuse Teacher Center	1005 W Fayette St, Syracuse, NY 13204	(315) 435-4217	
2011	1153 West Fayette Street	Big Brothers Big Sisters	215 Bassett St, Syracuse, NY 13210	(315) 470-3369	None
		Command Services Corp	1153 West Fayette St, Syracuse, NY 13204	--	
		Head Start Program	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		MBM of Syracuse	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	

Year	Address	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
2011	1153 West Fayette Street	Mopro Mobility & Health Products	3232 Erie Blvd E, Syracuse, NY 13214	(315) 472-0707	None
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		Service Employees International Union	1153 West Fayette St, Syracuse, NY 13204	(315) 424-1750	
		Syracuse Soapworks LLC	226 Hawley Ave, Syracuse, NY 13203	(315) 479-0400	
		Syracuse Teacher Center	1005 W Fayette St, Syracuse, NY 13204	(315) 435-4217	
2008	1153 West Fayette Street	Big Brothers Big Sisters	215 Bassett St, Syracuse, NY 13210	(315) 470-3369	None
		Head Start Program	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
		MBM of Syracuse	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	
		Mopro Mobility & Health Products	3232 Erie Blvd E, Syracuse, NY 13214	(315) 472-0707	
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		Service Employees International Union	1153 West Fayette St, Syracuse, NY 13204	(315) 424-1750	
		Syracuse City School District	725 Harrison St, Syracuse, NY 13210	(315) 435-4499	
		Syracuse Teacher Center	1005 W Fayette St, Syracuse, NY 13204	(315) 435-4217	
2003	1153 West Fayette Street	Ikon Office Solutions Inc.	PO Box 834, Valley Forge, PA 19482	--	None
		Local Service Employees International	1153 West Fayette St, Syracuse, NY 13204	(315) 424-1750	
		MBM of Syracuse	1153 West Fayette St, Syracuse, NY 13204	(315) 423-4048	
		New Justice SVC	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
1998	1153 West Fayette Street	Command Services Corporation	1153 West Fayette St, Syracuse, NY 13204	--	None
		New Justice Services	400 Leavenworth Ave, Suite 100, Syracuse, NY 13204	(315) 471-4676	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
1993	1153 West Fayette Street	Command Services	1153 West Fayette St, Syracuse, NY 13204	--	None

Year	Address	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
1993	1153 West Fayette Street	Tegmen Corporation	17876 St. Clair Ave, Cleveland, OH 44110-2697	--	None
		Selco Graphics Inc.	1153 West Fayette St, Syracuse, NY 13204	--	
		PEACE Inc.	217 South Salina St, 2 nd Floor, Syracuse, NY 13202	(315) 470-3300	
1988	1153 West Fayette Street	Fayette Distributing Co.	6709 Brooklawn Pkwy, Syracuse, NY 13211	--	None
		Green PJ Advertising Co.	24 Corporate Circle East Syracuse, NY 13057	(315) 463-0690	
1983	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
		Morris Electronics of Syracuse Inc.	902 Press Building, Binghamton, NY 13902	--	
1977 – 1978	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
		Morris Electronics of Syracuse Inc.	902 Press Building, Binghamton, NY 13902	--	
1973	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
		Morris Electronics of Syracuse Inc.	902 Press Building, Binghamton, NY 13902	--	
1968	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
		Morris Electronics of Syracuse Inc.	902 Press Building, Binghamton, NY 13902	--	
1964	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
		Morris Electronics of Syracuse Inc.	902 Press Building, Binghamton, NY 13902	--	
1959	1153 West Fayette Street	Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
1954		Morris Distributing Co.	902 Press Building, Binghamton, NY 13902	--	None
1949	1117 West Fayette Street	Parking lot	--	--	None
1944		Vacant	--	--	None
1939		Vacant	--	--	None
1935		Vacant	--	--	None
1930		Brown Lipe Gear Co.	4100 Bennett Road, Toledo, OH 43612	--	None
1925		Brown Lipe Gear Co.	4100 Bennett Road, Toledo, OH 43612	--	None

Note: Prior to 1950, a manufacturing facility spanned the entirety of the proposed BCP Site and the adjacent property to the east (1117 West Fayette Street). Therefore, city directory entries for 1117 West Fayette Street, prior to 1950, have also been included in the table above as the two properties historically operated as one.

Section X - Property Eligibility Information

The Site is not on the National Priorities List, not on the NYS Registry of Inactive Hazardous Waste Disposal Sites, not subject to permitting under ECL Article 27-16305, not subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10, and not subject to current state or federal enforcement actions related to hazardous waste or petroleum.

Section XI – Site Contact List

Local Government

City of Syracuse:

Ben Walsh
City of Syracuse Mayor
City Hall
233 East Washington Street
Syracuse, NY 13202
Tel: (315) 448-8005
Fax: (315) 448-8067
Email: mayor@syr.gov

Owen Kerney
City of Syracuse Planning and Sustainability
City Hall Commons
201 East Washington Street, Suite 512
Syracuse, NY 13202
Tel: (315) 448-8160
Email: planning@syr.gov

Onondaga County:

J. Ryan McMahon, II
Onondaga County Executive
John H. Mulroy Civic Center
421 Montgomery Street, 14th Floor
Syracuse, New York 13202
Tel: (315) 435-3516
Fax: (315) 435-8582

Dan Kwasnowski, AICP, Planning Director
Syracuse-Onondaga County Planning Agency
John H. Mulroy Civic Center
421 Montgomery Street, 11th Floor
Syracuse, New York 13202
Tel: (315) 435-2611
Fax: (315) 435-2439

Katelyn Wright, Executive Director
Greater Syracuse Land Bank
431 E. Fayette Street, Suite 375
Syracuse, NY 13202
Tel: (315) 422-2301

Residents, Owners, and Occupants of the Property and Adjacent Properties

Adjacent land owners are listed below and shown on **Figure 3**.

Tax Parcel 099.-03-02.1 & 02.2
1153 Owner LLC
PO Box 515
Syracuse, New York 13205
Tel: (315) 476-7917

Tax Parcel 099.-03-06.0
Nik Realty LLC
715 West Fayette Street
Syracuse, New York 13204
Tel: Not Available

Tax Parcel 099.-03-01.0
City of Syracuse
1171 West Fayette Street
Syracuse, New York 13204
Tel: Not Available

Tax Parcel 109.-09-20.0
Syr/Bing/NY Railroad Corp
Nadine Steckler
1 Railroad Avenue
Cooperstown, New York 13326
Tel: Not Available

Tax Parcel 099.-03-05.0
Tabunichikow & Vladislav Inc
Frank Calley
214 South Geddes Street
Syracuse, New York 13204
Tel: Not Available

Tax Parcel 099.-03-03.0
BNZ1117, LLC, Dannan Realty
LLC, and Case1117 LLC
321 South Salina Street
Syracuse, New York 13202
Tel: Not Available

Local Media

Local Newspaper:

Syracuse Post Standard
220 South Warren Street
Syracuse, New York 13202
Tel: (315) 470-0011
Web: <http://www.syracuse.com>

Local Television:

WSYR – TV Channel 9
1000 Hiawatha Boulevard
Syracuse, New York 13204
Tel: (315) 446-9900
Web: <http://www.localsyr.com>

WSTM, WSTQ, WTVH – TV Channel 3, 5, CW6
1030 James Street
Syracuse, New York 13203
Tel: (315) 477-9400
Web: <http://www.cnycentral.com>

Radio:

WSYR 570 AM Radio
500 Plum Street
Syracuse, New York 13204
Tel: (315) 472-9797
Web: <http://www.wsyr.iheart.com>

WCNY 91.3 FM Radio
P.O. Box 2400
Syracuse, New York 13220-2400
Tel: (315) 453-2424
Web: <http://www.wcny.org>

Local Water Supplier

Onondaga County Water Authority
P.O. Box 4949
Syracuse, New York 13221-4949

Persons Requesting to be Placed on Contact List

To be completed as necessary.

School and Day Care Facilities:

There are several schools or day care facilities located on or in the vicinity (1 mile) of the proposed BCP Site.

Schools:

Public Service Leadership Academy at Fowler
Syracuse CSD
227 Magnolia Street
Syracuse, NY 13204
Principal: Richard Romeo
Tel: (315) 435-4376

Delaware Primary School
Syracuse CSD
900 South Geddes Street
Syracuse, New York 13204
Principal: Moshiena Faircloth
Tel: (315) 435-4540

Syracuse STEM at Blodgett Middle School
Syracuse CSD
312 Oswego Street
Syracuse, New York 13204
Principal: Harry Valentin, Ph.D.
Tel: (315) 435-6431

Frazer Pre-K-8 School
Syracuse CSD
741 Park Avenue
Syracuse, New York 13204
Principal: Latrina Brumfield
Tel: (315) 435-4555

Seymour Dual Language Academy
Syracuse CSD
108 Shonnard Street
Syracuse, New York 13204
Principal: James Nieves
Tel: (315) 435-4645

Porter Elementary School
Syracuse CSD
512 Emerson Avenue
Syracuse, New York 13204
Principal: Lisa Quinones-Sherman
Tel: (315) 435-4625

Bellevue Elementary School
Syracuse CSD
530 Stolp Avenue
Syracuse, New York 13207
Principal: Lessie Williams
Tel: (315) 435-4520

All Saints Elementary School
Private School
112 South Wilbur Avenue
Syracuse, New York 13204
Principal: Grace Glennon
Tel: (315) 422-3140

SAS High School
Private School
1001 Park Avenue
Syracuse, New York 13204
Superintendent: Dr. Tolga Hayali, Ed.D.
Tel: (315) 428-8997

Parkview Junior Academy
Private School
412 Avery Avenue
Syracuse, New York 13219
Principal: Unknown
Tel: (315) 468-0117

Most Holy Rosary School
Private School
1031 Bellevue Avenue
Syracuse, New York 13207
Principal: Sherri Stone
Tel: (315) 476-6035

Vincent House Preschool
Private School
500 Seymour Street
Syracuse, New York 13204
Principal: Unknown
Tel: (315) 475-9844

Daycares:

Yahel's Day Care Home
815 South Wilbur Avenue
Syracuse, New York 13204
Director: Unknown
Tel: (315) 423-9151

It Takes a Village, Syracuse LLC
146 Lakeview Avenue
Syracuse, New York 13204
Director: Unknown
Telephone: (315) 516-2235

Tiny Giants Daycare
315 Kellogg Street
Syracuse, New York 13204
Director: Unknown
Tel: (315) 218-6428

Jessica's Daycare
310 Hartson Street
Syracuse, New York 13204
Director: Unknown
Tel: (315) 439-3342

PEACE, Inc. Genesee Head Start
1125 West Genesee Street
Syracuse, New York 13204
Executive Director: Carolyn D. Brown
Tel: (315) 488-0987

All About Me Childcare Center
422 West Onondaga Street
Syracuse, New York 13202
Director: Unknown
Tel: (315) 913-3990

Cosby WeeCare Daycare
310 Midland Avenue
Syracuse, New York 13202
Director: Lartasha
Tel: (845) 254-0284

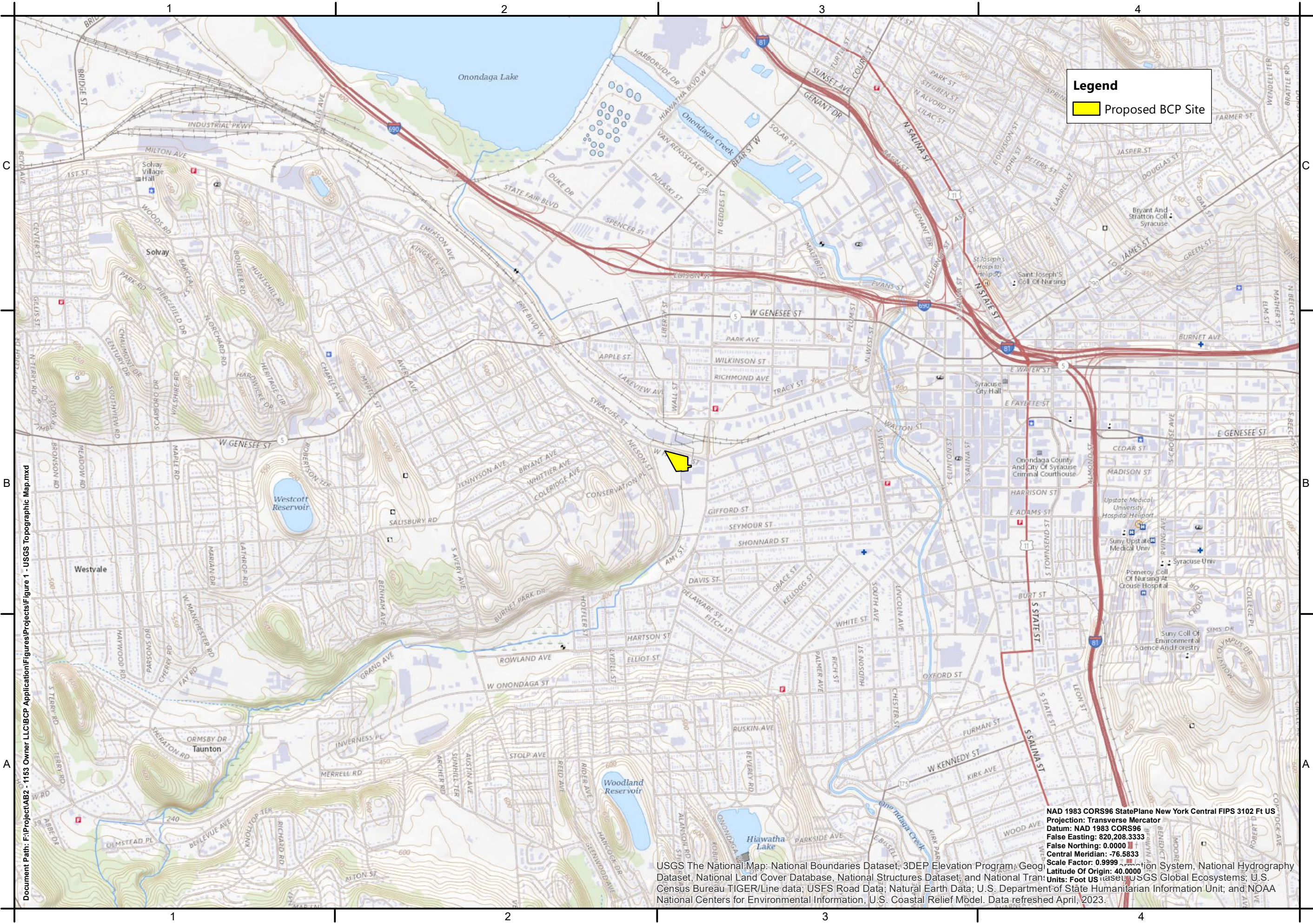
Children's Beginnings
100 South Clinton Street, Suite 169
Syracuse, NY 13261
Director: Unknown
Tel: (315) 448-0980

Document Repositories:

The Mundy Branch Library was identified as a document repository due to its proximity to the Site and flexible hours. The address is 1204 South Geddes Street, Syracuse, New York 13204. C&S requested repository duties from the Mundy Branch Library on September 8, 2023. The Mundy Branch Library agreed to repository duties on September 12, 2023. A copy of the correspondence with the Mundy Branch Library indicating that they agree to act as the repository for the project is provided in **Attachment E**.

FIGURES

- Figure 1: USGS Topographic Map
- Figure 2: Site Layout Map
- Figure 3: Adjacent Parcels Map
- Figure 4: Land Use Map
- Figure 5: En-Zone Map
- Figure 6: Disadvantaged Communities Map
- Figure 7: Brownfield Opportunity Areas Map
- Figure 8: Past Site Uses Map
- Figure 9: Existing Surface Soil Data
- Figure 10: Existing Subsurface Soil Data
- Figure 11: Existing Groundwater Data



Legend

Proposed BCP Site



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0 1,820 Feet
1 inch = 1,755 feet

**Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York**

PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

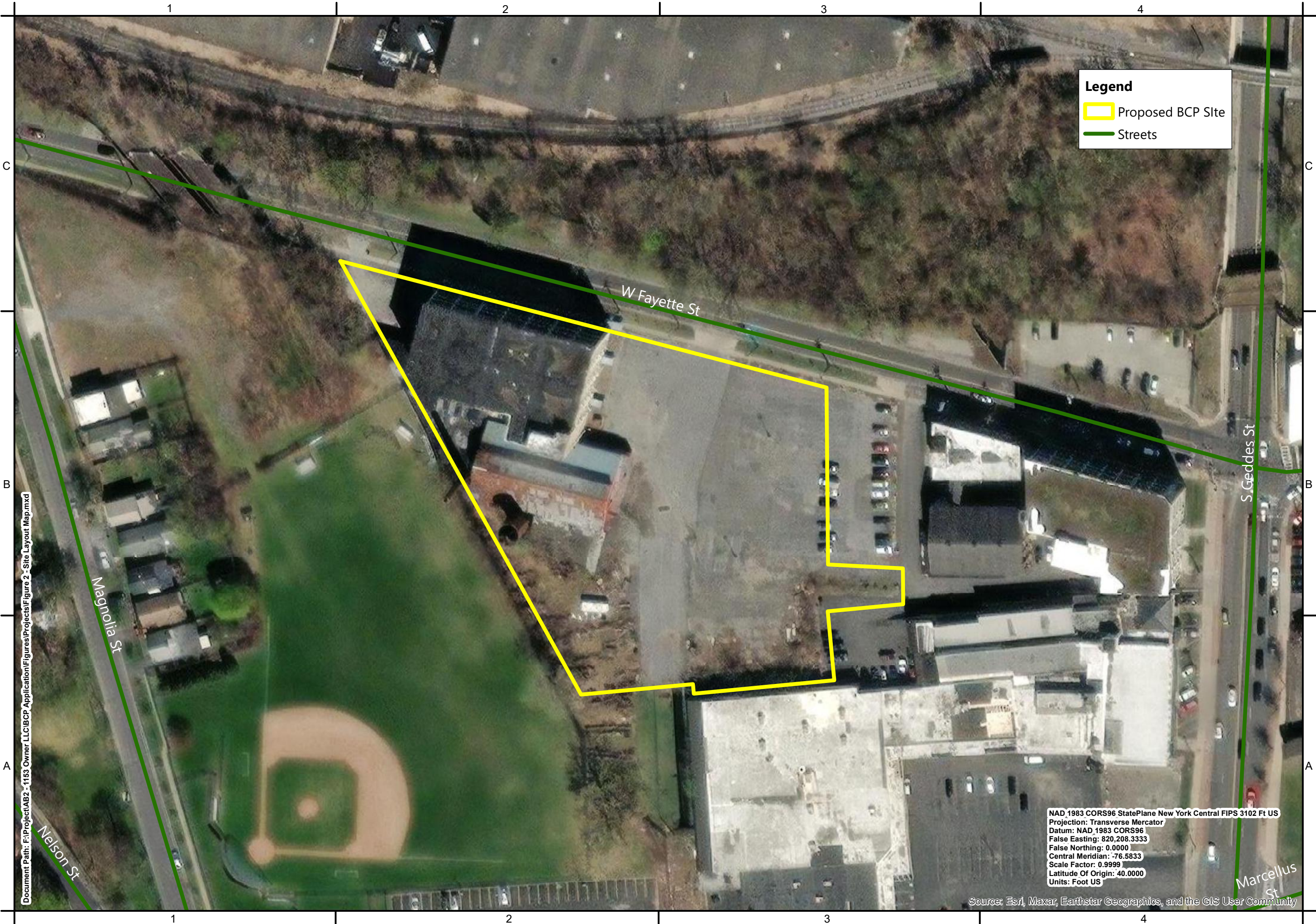
**USGS
Topographic
Map**

Figure 1

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, GeoNames Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 1 - USGS Topographic Map.mxd



Legend

- Proposed BCP Site
- Streets



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0 80 Feet
1 inch = 83 feet

**Brownfield Cleanup Program Application
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PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

Modified: 1/20/24 @ 3:25:56 PM

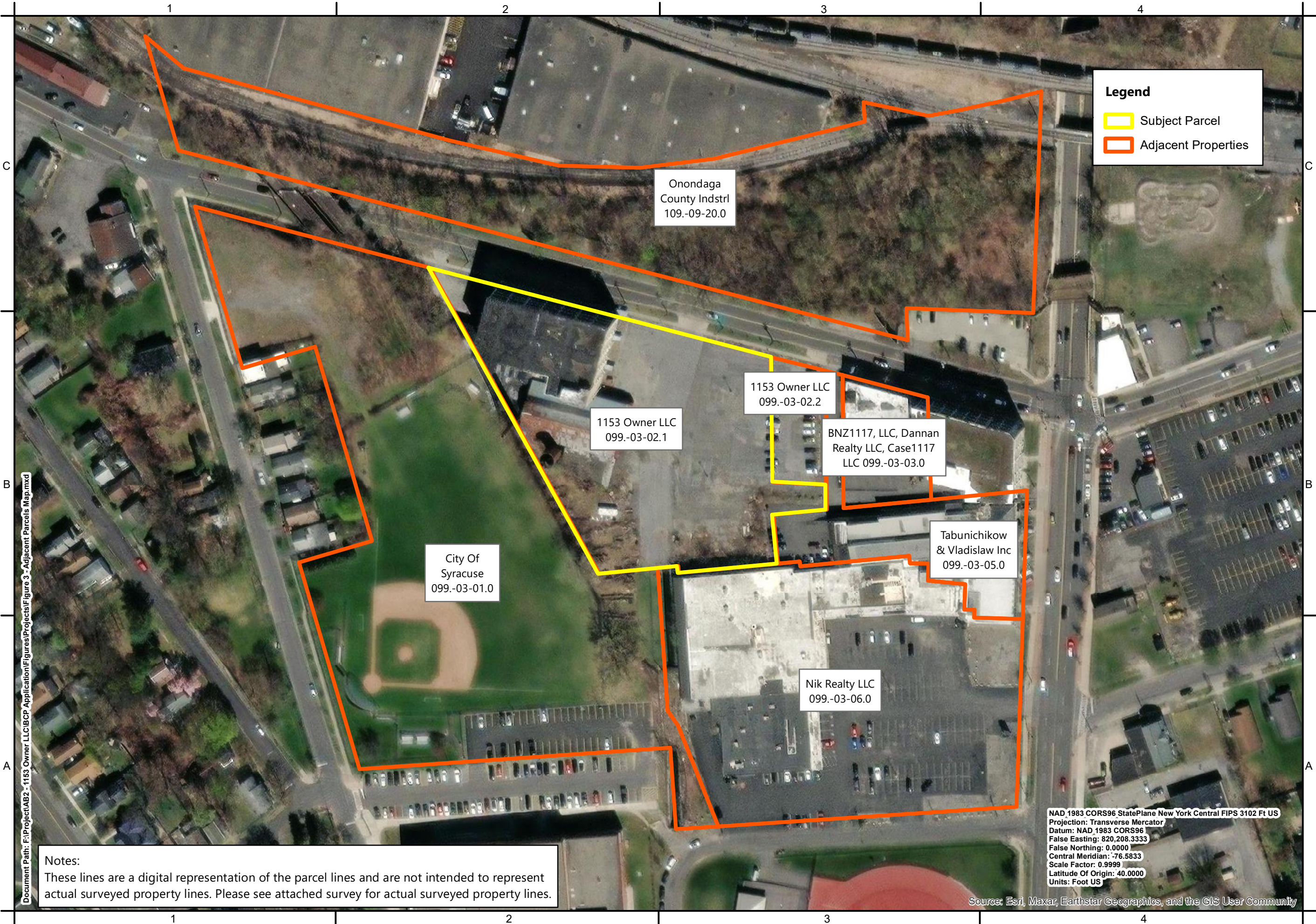
**Site
Layout
Map**

Figure 2

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 2 - Site Layout Map.mxd



Legend

- Subject Parcel
- Adjacent Properties

Onondaga
County Indstrl
109.-09-20.0

1153 Owner LLC
099.-03-02.1

1153 Owner LLC
099.-03-02.2

BNZ1117, LLC, Dannan
Realty LLC, Case1117
LLC 099.-03-03.0

Tabunichikow
& Vladislav Inc
099.-03-05.0

Nik Realty LLC
099.-03-06.0

City Of
Syracuse
099.-03-01.0

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Notes:
These lines are a digital representation of the parcel lines and are not intended to represent actual surveyed property lines. Please see attached survey for actual surveyed property lines.



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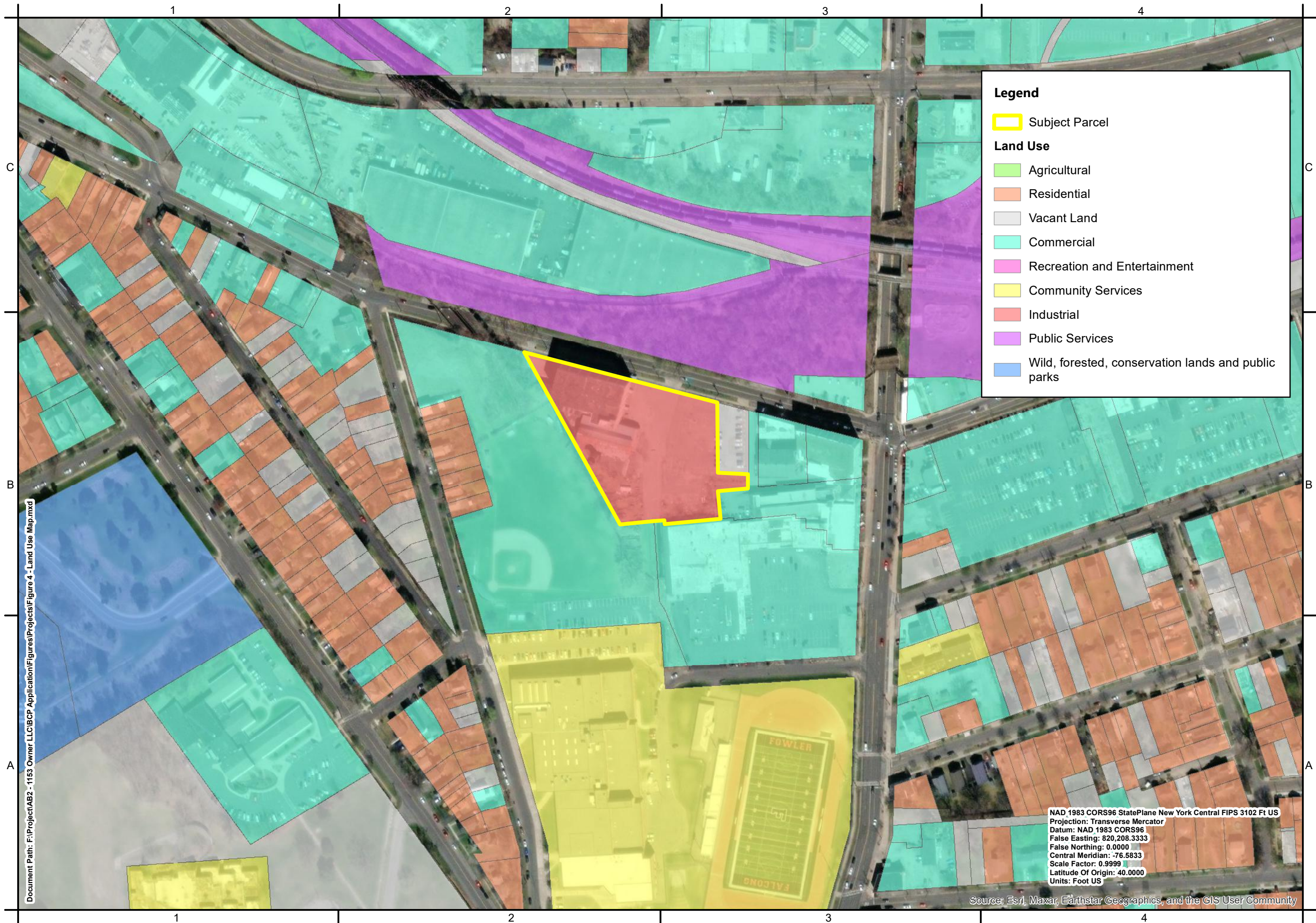
0 120
Feet
1 inch = 118 feet

**Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York**

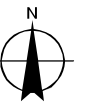
PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

**Adjacent
Properties
Map**

Figure 3



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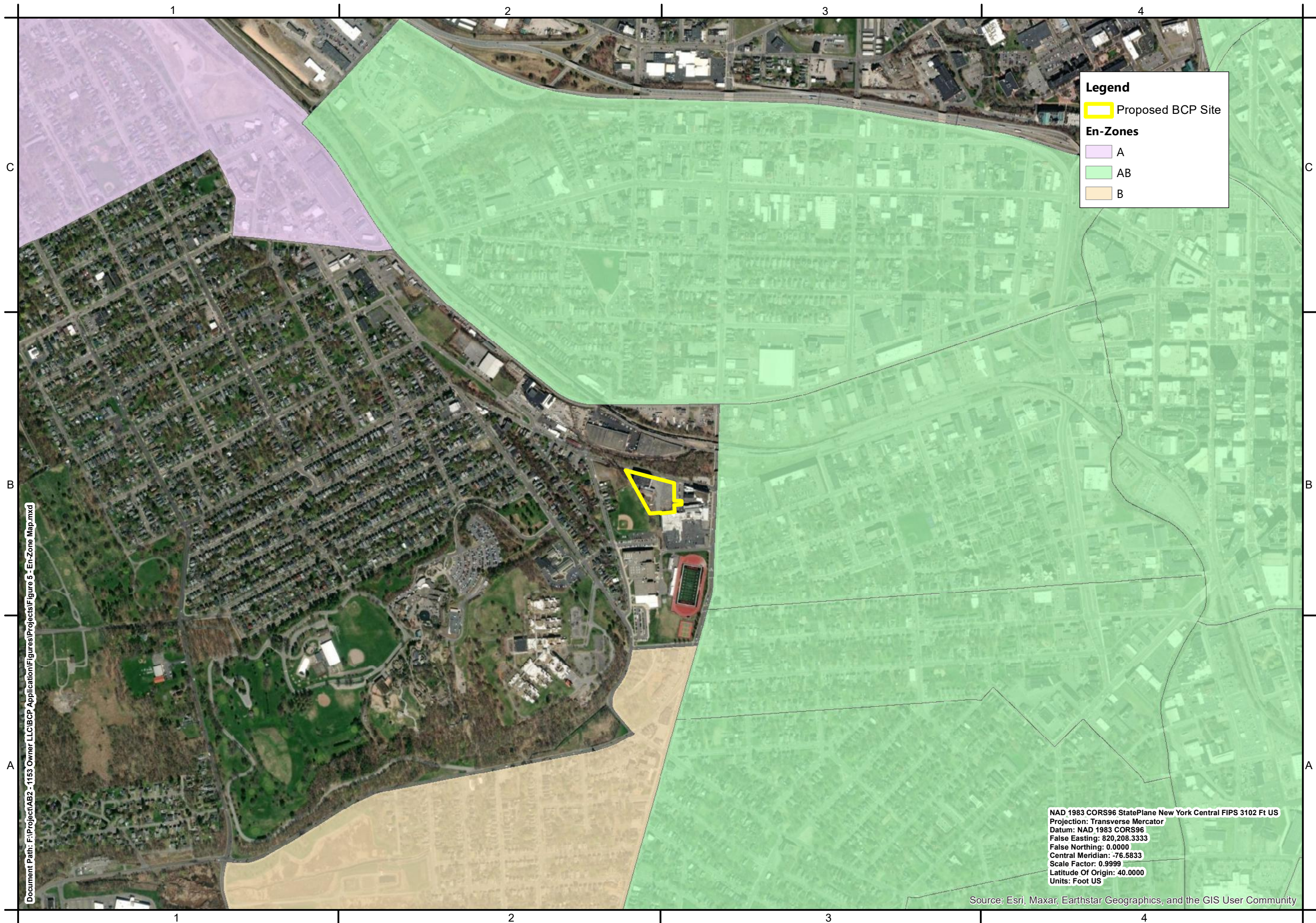
0 200 Feet
1 inch = 208 feet

**Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York**

PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
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DESIGNED BY:	
CHECKED BY:	

**Existing
Land Use
Map**

Figure 4



Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 5 - En-Zone Map.mxd



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0 860 Feet
1 inch = 833 feet

**Brownfield Cleanup Program Application
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PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

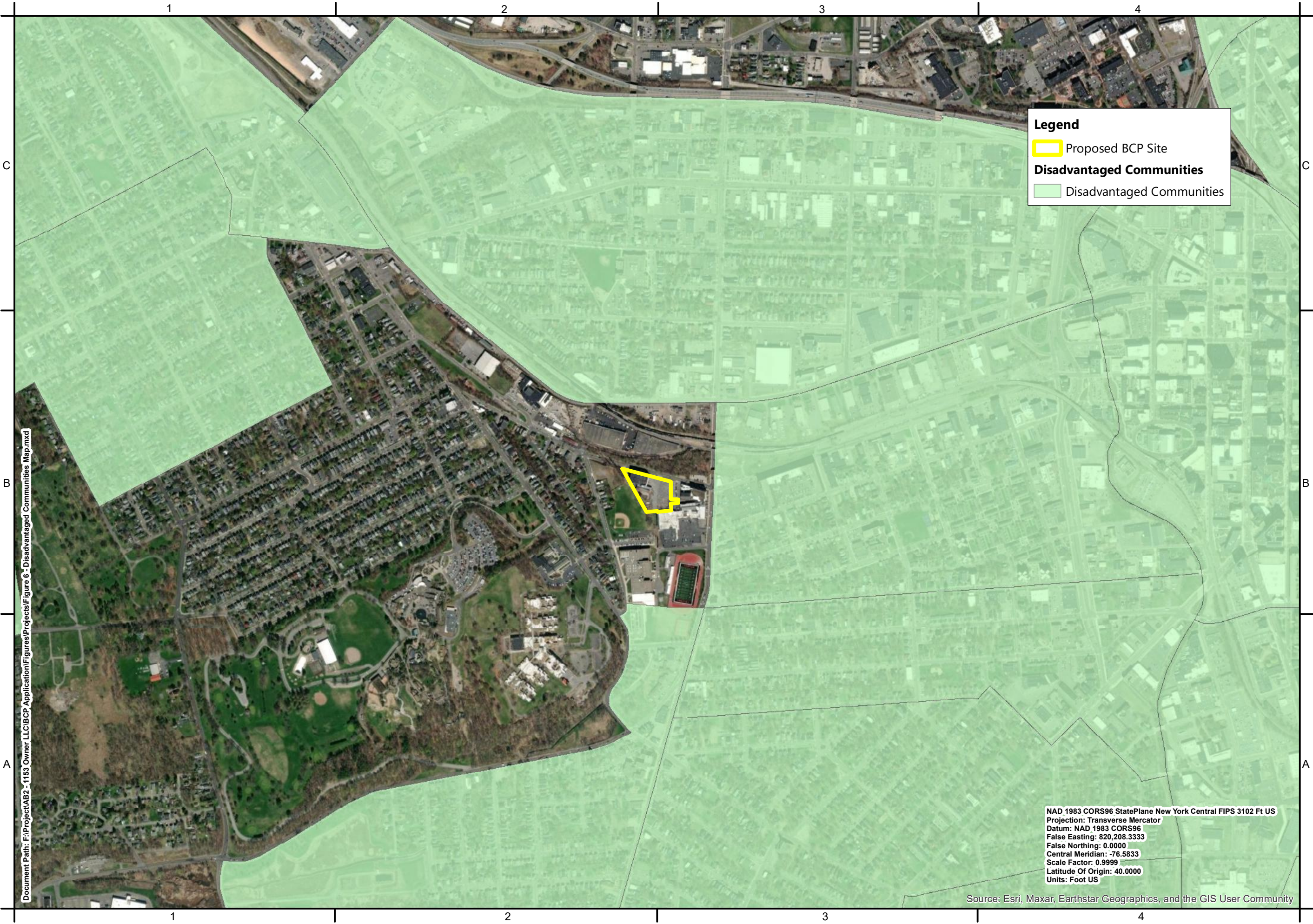
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**En-Zone
Map**

Figure 5


NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community




Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 6 - Disadvantaged Communities Map.mxd

Legend

 Proposed BCP Site

Disadvantaged Communities

 Disadvantaged Communities

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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0 850
Feet
1 inch = 833 feet

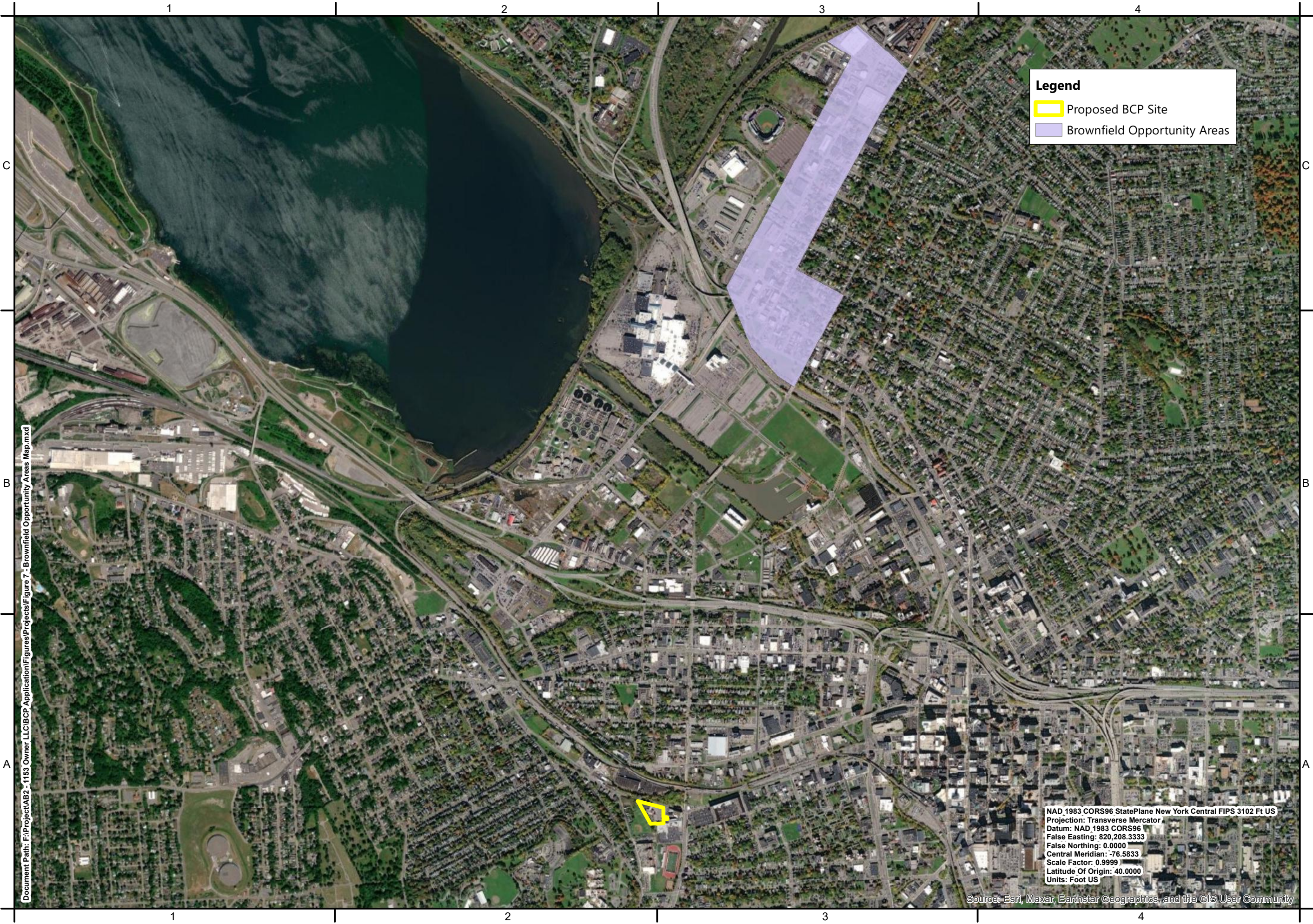
Brownfield Cleanup Program Application
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1153-69 West Fayette Street, Syracuse, New York

PROJECT NO: AB2.001.002
DATE: January 2024
SCALE: AS SHOWN
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DESIGNED BY:
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Modified: 1/30/2024 @ 4:02:01 PM

**Disadvantaged
Communities
Map**

Figure 6



Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 7 - Brownfield Opportunity Areas Map.mxd

Legend

Proposed BCP Site

Brownfield Opportunity Areas

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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0 1,640 Feet
1 inch = 1,576 feet

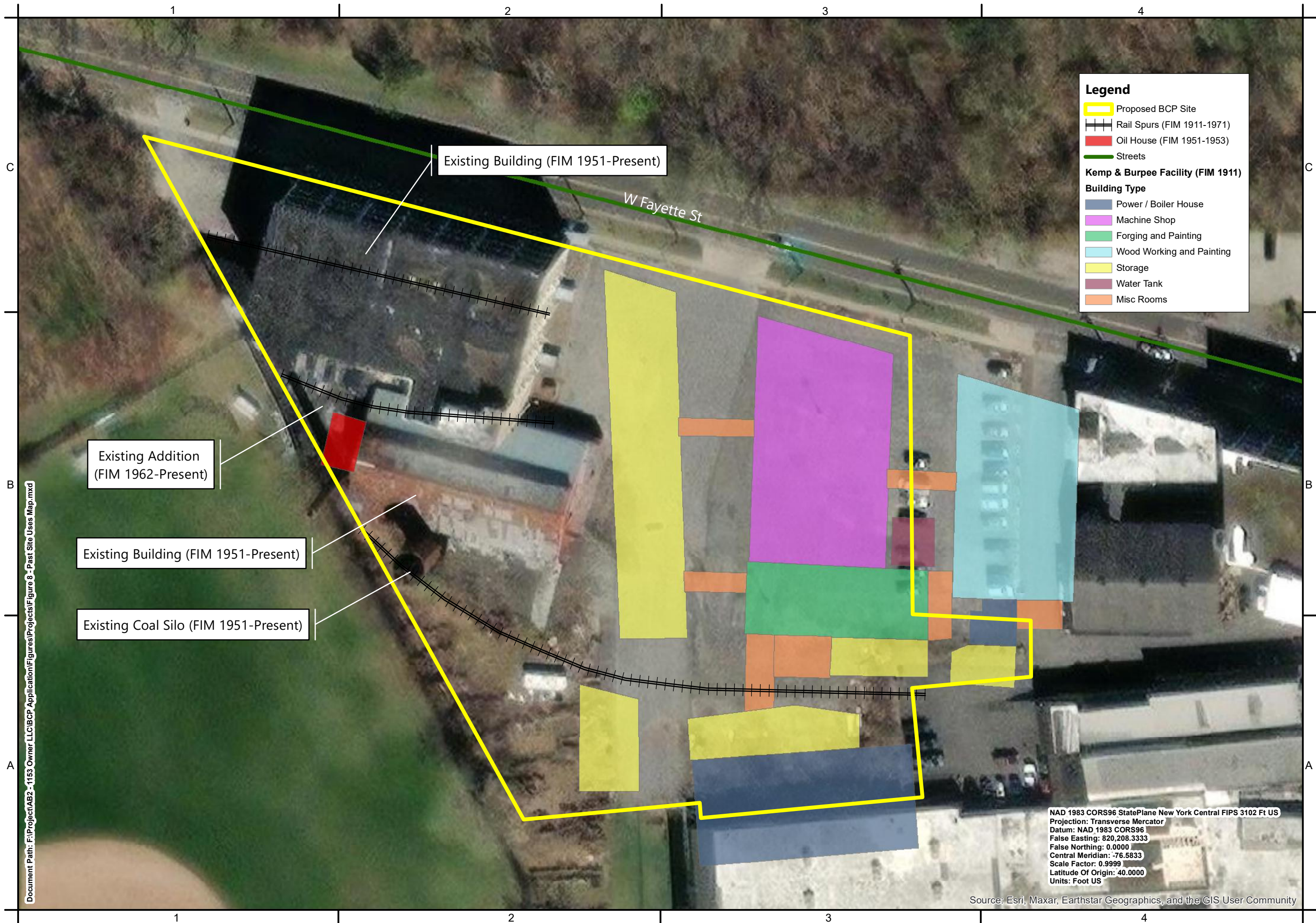
Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York

PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

Modified: 1/8/2024 @ 3:52:28 PM

Brownfield
Opportunity
Areas Map

Figure 7



Document Path: F:\Project\AB2 - 1153 Owner LLC\BCP Application\Figures\Projects\Figure 8 - Past Site Uses Map.mxd

Legend

Proposed BCP Site

Rail Spurs (FIM 1911-1971)

Oil House (FIM 1951-1953)

Streets

Kemp & Burpee Facility (FIM 1911)

Building Type

Power / Boiler House

Machine Shop

Forging and Painting

Wood Working and Painting

Storage

Water Tank

Misc Rooms

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Source: Esri, Maxar, Earthstar Geographics, and the ©IS User Community



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0 50 Feet
1 inch = 53 feet

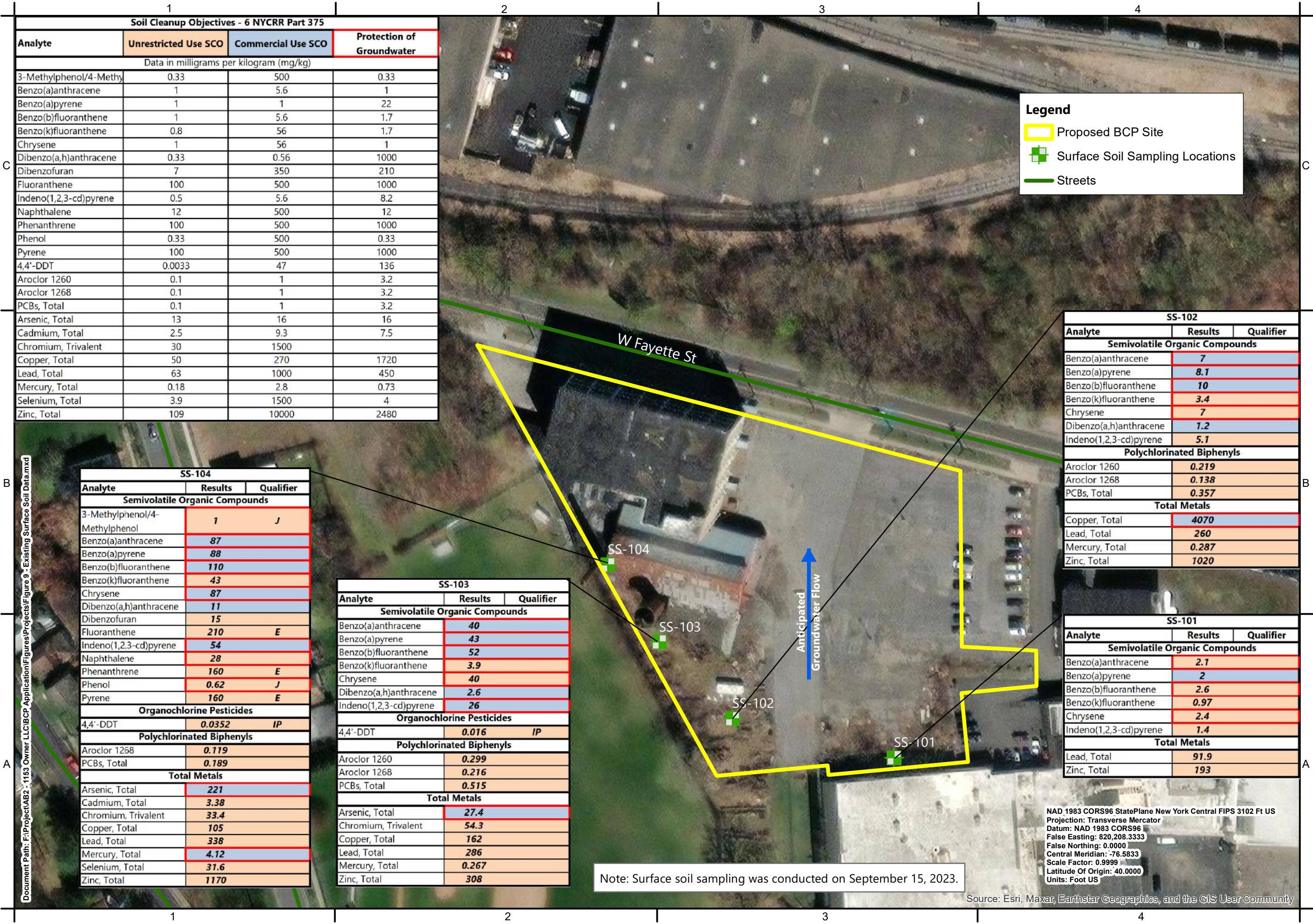
**Brownfield Cleanup Program Application
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1153-69 West Fayette Street, Syracuse, New York**

PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

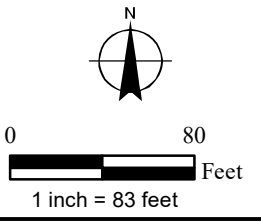
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**Past Site
Uses Map**

Figure 8



Document Path: F:\Project\AB2 - 1183 Owner LCBBCP Application\Figures\Projects\Figure 9 - Existing Surface Soil Data.mxd



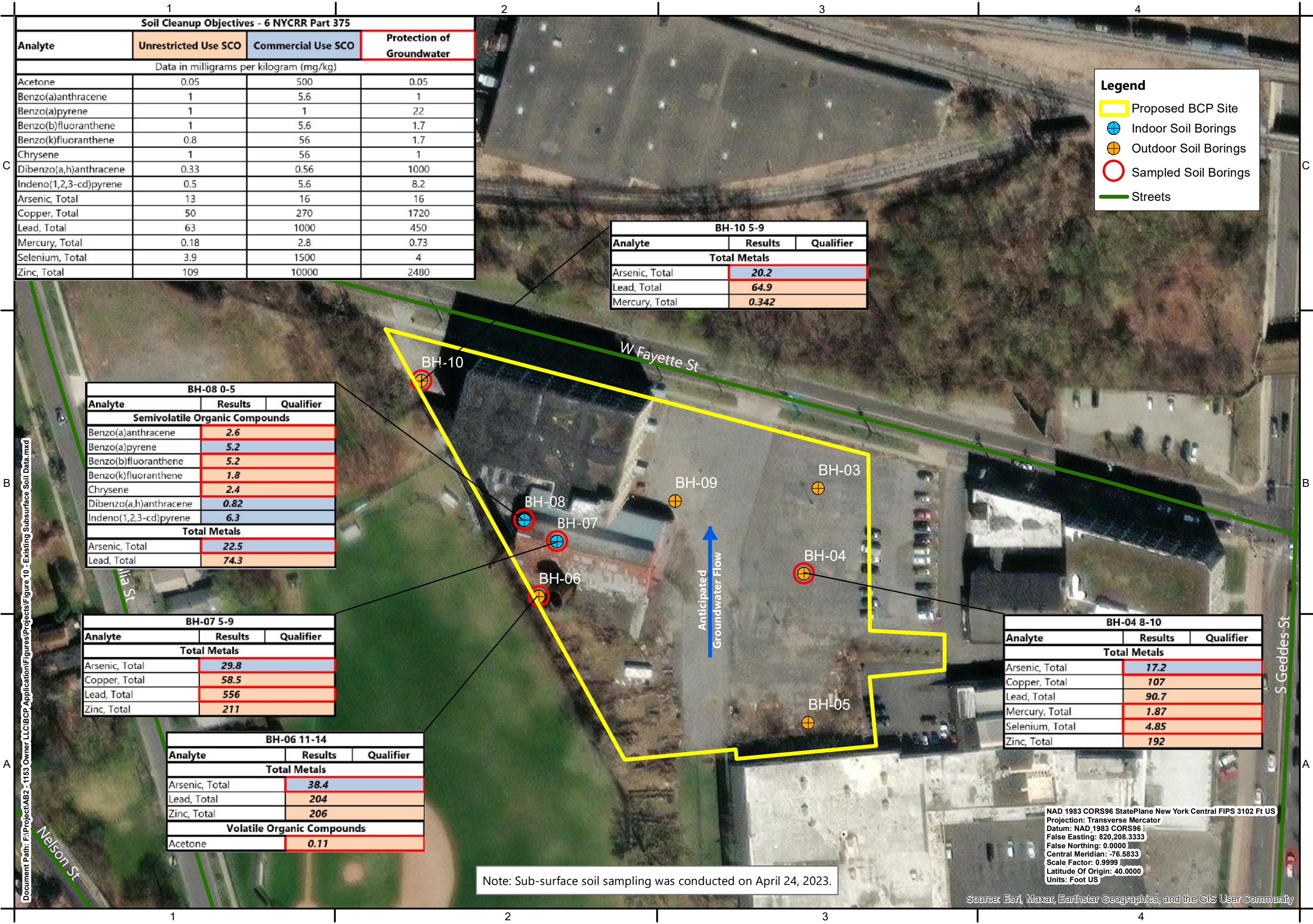
Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York

PROJECT NO:	AB2.001.002
DATE:	January 2024
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

Existing
Surface
Soil Data

Figure 9

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US



Soil Cleanup Objectives - 6 NYCRR Part 375

Analyte	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater
Data in milligrams per kilogram (mg/kg)			
Acetone	0.05	500	0.05
Benzo(a)anthracene	1	5.6	1
Benzo(a)pyrene	1	1	22
Benzo(b)fluoranthene	1	5.6	1.7
Benzo(k)fluoranthene	0.8	56	1.7
Chrysene	1	56	1
Dibenzo(a,h)anthracene	0.33	0.56	1000
Indeno(1,2,3-cd)pyrene	0.5	5.6	8.2
Arsenic, Total	13	16	16
Copper, Total	50	270	1720
Lead, Total	63	1000	450
Mercury, Total	0.18	2.8	0.73
Selenium, Total	3.9	1500	4
Zinc, Total	109	10000	2480

BH-10 5-9		
Analyte	Results	Qualifier
Total Metals		
Arsenic, Total	20.2	
Lead, Total	64.9	
Mercury, Total	0.342	

Legend

- Proposed BCP Site
- Indoor Soil Borings
- Outdoor Soil Borings
- Sampled Soil Borings
- Streets

BH-08 0-5		
Analyte	Results	Qualifier
Semivolatile Organic Compounds		
Benzo(a)anthracene	2.6	
Benzo(a)pyrene	5.2	
Benzo(b)fluoranthene	5.2	
Benzo(k)fluoranthene	1.8	
Chrysene	2.4	
Dibenzo(a,h)anthracene	0.82	
Indeno(1,2,3-cd)pyrene	6.3	
Total Metals		
Arsenic, Total	22.5	
Lead, Total	74.3	

BH-07 5-9		
Analyte	Results	Qualifier
Total Metals		
Arsenic, Total	29.8	
Copper, Total	58.5	
Lead, Total	556	
Zinc, Total	211	

BH-06 11-14		
Analyte	Results	Qualifier
Total Metals		
Arsenic, Total	38.4	
Lead, Total	204	
Zinc, Total	206	
Volatile Organic Compounds		
Acetone	0.11	

BH-04 8-10		
Analyte	Results	Qualifier
Total Metals		
Arsenic, Total	17.2	
Copper, Total	107	
Lead, Total	90.7	
Mercury, Total	1.87	
Selenium, Total	4.85	
Zinc, Total	192	

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Note: Sub-surface soil sampling was conducted on April 24, 2023.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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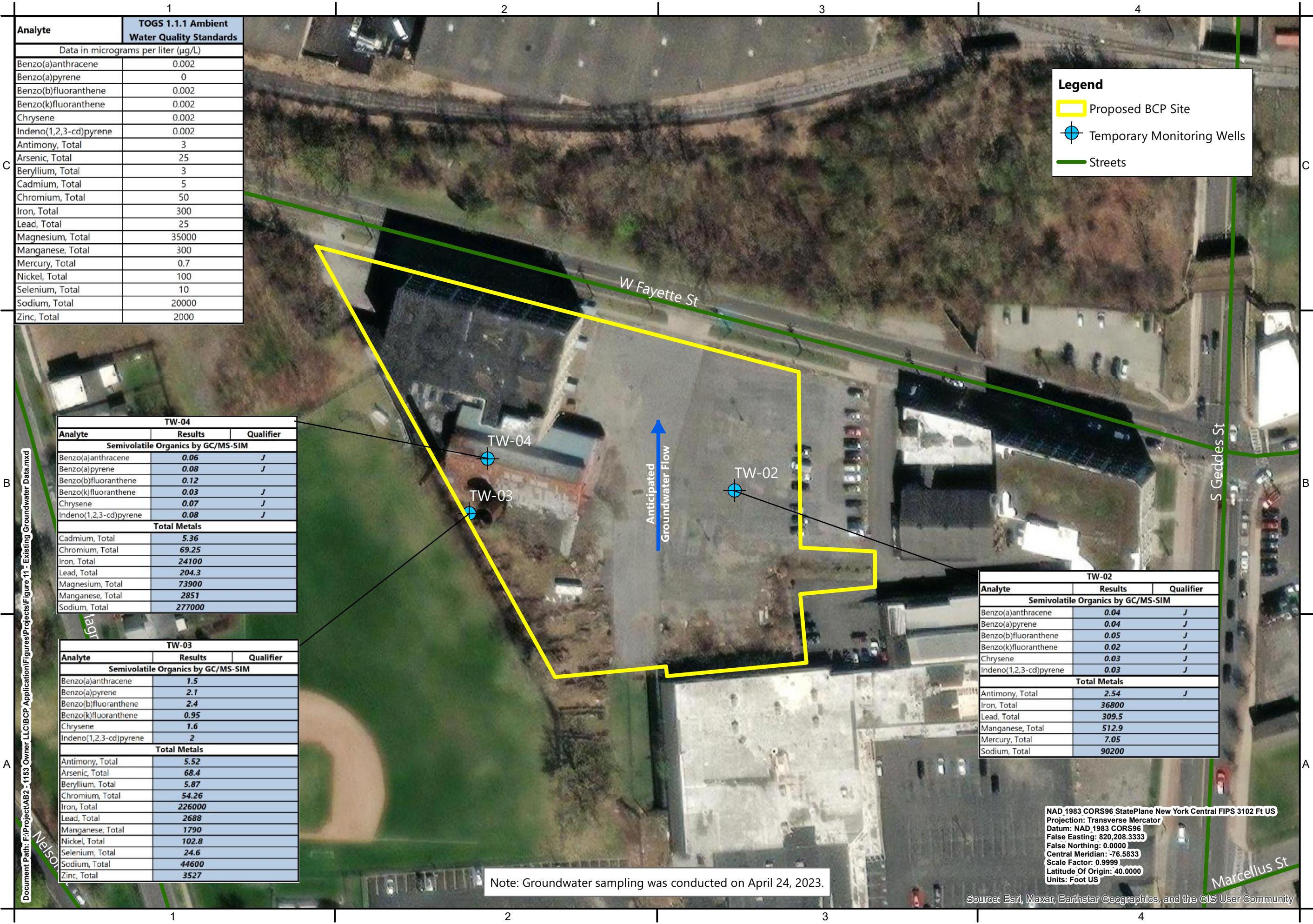
0 80 Feet
1 inch = 83 feet

Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York

PROJECT NO: AB2.001.002
DATE: January 2024
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

Existing
Subsurface
Soil Data

Figure 10



Analyte	TOGS 1.1.1 Ambient Water Quality Standards
Data in micrograms per liter (µg/L)	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Antimony, Total	3
Arsenic, Total	25
Beryllium, Total	3
Cadmium, Total	5
Chromium, Total	50
Iron, Total	300
Lead, Total	25
Magnesium, Total	35000
Manganese, Total	300
Mercury, Total	0.7
Nickel, Total	100
Selenium, Total	10
Sodium, Total	20000
Zinc, Total	2000

Legend

Proposed BCP Site

Temporary Monitoring Wells

Streets

TW-04		
Analyte	Results	Qualifier
Semivolatile Organics by GC/MS-SIM		
Benzo(a)anthracene	0.06	J
Benzo(a)pyrene	0.08	J
Benzo(b)fluoranthene	0.12	J
Benzo(k)fluoranthene	0.03	J
Chrysene	0.07	J
Indeno(1,2,3-cd)pyrene	0.08	J
Total Metals		
Cadmium, Total	5.36	
Chromium, Total	69.25	
Iron, Total	24100	
Lead, Total	204.3	
Magnesium, Total	73900	
Manganese, Total	2851	
Sodium, Total	277000	

TW-03		
Analyte	Results	Qualifier
Semivolatile Organics by GC/MS-SIM		
Benzo(a)anthracene	1.5	
Benzo(a)pyrene	2.1	
Benzo(b)fluoranthene	2.4	
Benzo(k)fluoranthene	0.95	
Chrysene	1.6	
Indeno(1,2,3-cd)pyrene	2	
Total Metals		
Antimony, Total	5.52	
Arsenic, Total	68.4	
Beryllium, Total	5.87	
Chromium, Total	54.26	
Iron, Total	226000	
Lead, Total	2688	
Manganese, Total	1790	
Nickel, Total	102.8	
Selenium, Total	24.6	
Sodium, Total	44600	
Zinc, Total	3527	

TW-02		
Analyte	Results	Qualifier
Semivolatile Organics by GC/MS-SIM		
Benzo(a)anthracene	0.04	J
Benzo(a)pyrene	0.04	J
Benzo(b)fluoranthene	0.05	J
Benzo(k)fluoranthene	0.02	J
Chrysene	0.03	J
Indeno(1,2,3-cd)pyrene	0.03	J
Total Metals		
Antimony, Total	2.54	J
Iron, Total	36800	
Lead, Total	309.5	
Manganese, Total	512.9	
Mercury, Total	7.05	
Sodium, Total	90200	

NAD 1983 CORS96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 CORS96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US

Note: Groundwater sampling was conducted on April 24, 2023.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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0 80 Feet
1 inch = 83 feet

Brownfield Cleanup Program Application
for
1153-69 West Fayette Street, Syracuse, New York

PROJECT NO: AB2.001.002
DATE: January 2024
SCALE: AS SHOWN
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DESIGNED BY:
CHECKED BY:

Existing
Groundwater
Data

Figure 11

TABLES

- Table 1: Surface Soil Data Summary
- Table 2: Subsurface Soil Data Summary
- Table 3: Groundwater Data Summary

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					SS-101		SS-102		SS-103		SS-103		SS-104		SS-104	
SAMPLING DATE					9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023	
LAB SAMPLE ID					L2354034-01		L2354034-02		L2354034-03		L2354034-03 R1		L2354034-04		L2354034-04 R2	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by EPA 5035					Volatile Organics by EPA 5035											
1,1,1-Trichloroethane	71-55-6	0.68	500	0.68	0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
1,1,2,2-Tetrachloroethane	79-34-5				0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
1,1,2-Trichloroethane	79-00-5				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,1-Dichloroethane	75-34-3	0.27	240	0.27	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,1-Dichloroethene	75-35-4	0.33	500	0.33	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,2,4-Trichlorobenzene	120-82-1				0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
1,2,4-Trimethylbenzene	95-63-6	3.6	190	3.6	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
1,2-Dibromo-3-chloropropane	96-12-8				0.0038	U	0.0042	U	0.0053	U	-	-	0.0095	U	-	-
1,2-Dibromoethane	106-93-4				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,2-Dichlorobenzene	95-50-1	1.1	500	1.1	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
1,2-Dichloroethane	107-06-2	0.02	30	0.02	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,2-Dichloropropane	78-87-5				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
1,3,5-Trimethylbenzene	108-67-8	8.4	190	8.4	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
1,3-Dichlorobenzene	541-73-1	2.4	280	2.4	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
1,4-Dichlorobenzene	106-46-7	1.8	130	1.8	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
2-Butanone	78-93-3	0.12	500	0.12	0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
2-Hexanone	591-78-6				0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
4-Methyl-2-pentanone	108-10-1				0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
Acetone	67-64-1	0.05	500	0.05	0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
Benzene	71-43-2	0.06	44	0.06	0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Bromodichloromethane	75-27-4				0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Bromoform	75-25-2				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
Bromomethane	74-83-9				0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
Carbon disulfide	75-15-0				0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
Carbon tetrachloride	56-23-5	0.76	22	0.76	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Chlorobenzene	108-90-7	1.1	500	1.1	0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Chloroethane	75-00-3				0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
Chloroform	67-66-3	0.37	350	0.37	0.0019	U	0.0021	U	0.0026	U	-	-	0.0047	U	-	-
Chloromethane	74-87-3				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
cis-1,2-Dichloroethene	156-59-2	0.25	500	0.25	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
cis-1,3-Dichloropropene	10061-01-5				0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Cyclohexane	110-82-7				0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
Dibromochloromethane	124-48-1				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Dichlorodifluoromethane	75-71-8				0.013	U	0.014	U	0.018	U	-	-	0.032	U	-	-
Ethylbenzene	100-41-4	1	390	1	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Freon-113	76-13-1				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
Isopropylbenzene	98-82-8				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Methyl Acetate	79-20-9				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
Methyl cyclohexane	108-87-2				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
Methyl tert butyl ether	1634-04-4	0.93	500	0.93	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
Methylene chloride	75-09-2	0.05	500	0.05	0.0064	U	0.007	U	0.0088	U	-	-	0.016	U	-	-
n-Butylbenzene	104-51-8	12	500	12	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
n-Propylbenzene	103-65-1	3.9	500	3.9	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Naphthalene	91-20-3	12	500	12	0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
o-Xylene	95-47-6				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
p-Isopropyltoluene	99-87-6				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
p/m-Xylene	179601-23-1				0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-
sec-Butylbenzene	135-98-8	11	500	11	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Styrene	100-42-5				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
tert-Butylbenzene	98-06-6	5.9	500	5.9	0.0026	U	0.0028	U	0.0035	U	-	-	0.0063	U	-	-

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					SS-101		SS-102		SS-103		SS-103		SS-104		SS-104	
SAMPLING DATE					9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023	
LAB SAMPLE ID					L2354034-01		L2354034-02		L2354034-03		L2354034-03 R1		L2354034-04		L2354034-04 R2	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Tetrachloroethene	127-18-4	1.3	150	1.3	0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Toluene	108-88-3	0.7	500	0.7	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
trans-1,2-Dichloroethene	156-60-5	0.19	500	0.19	0.0019	U	0.0021	U	0.0026	U	-	-	0.0047	U	-	-
trans-1,3-Dichloropropene	10061-02-6				0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Trichloroethene	79-01-6	0.47	200	0.47	0.00064	U	0.0007	U	0.00088	U	-	-	0.0016	U	-	-
Trichlorofluoromethane	75-69-4				0.0051	U	0.0056	U	0.007	U	-	-	0.013	U	-	-
Vinyl chloride	75-01-4	0.02	13	0.02	0.0013	U	0.0014	U	0.0018	U	-	-	0.0032	U	-	-
Semivolatile Organics by GC/MS					Semivolatile Organics by GC/MS											
1,2,4,5-Tetrachlorobenzene	95-94-3				0.19	U	1	U	0.2	U	-	-	4	U	-	-
1,4-Dioxane	123-91-1	0.1	130	0.1	0.029	U	0.15	U	0.03	U	-	-	0.61	U	-	-
2,3,4,6-Tetrachlorophenol	58-90-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2,4,5-Trichlorophenol	95-95-4				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2,4,6-Trichlorophenol	88-06-2				0.12	U	0.6	U	0.12	U	-	-	2.4	U	-	-
2,4-Dichlorophenol	120-83-2				0.17	U	0.9	U	0.18	U	-	-	3.6	U	-	-
2,4-Dimethylphenol	105-67-9				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2,4-Dinitrophenol	51-28-5				0.92	U	4.8	U	0.97	U	-	-	19	U	-	-
2,4-Dinitrotoluene	121-14-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2,6-Dinitrotoluene	606-20-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2-Chloronaphthalene	91-58-7				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2-Chlorophenol	95-57-8				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2-Methylnaphthalene	91-57-6				0.089	J	0.58	J	2.2		-	-	9.7		-	-
2-Methylphenol	95-48-7	0.33	500	0.33	0.19	U	1	U	0.2	U	-	-	4	U	-	-
2-Nitroaniline	88-74-4				0.19	U	1	U	0.2	U	-	-	4	U	-	-
2-Nitrophenol	88-75-5				0.42	U	2.2	U	0.44	U	-	-	8.7	U	-	-
3,3'-Dichlorobenzidine	91-94-1				0.19	U	1	U	0.2	U	-	-	4	U	-	-
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5	0.33	500	0.33	0.28	U	1.4	U	0.22	J	-	-	1	J	-	-
3-Nitroaniline	99-09-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
4,6-Dinitro-o-cresol	534-52-1				0.5	U	2.6	U	0.52	U	-	-	10	U	-	-
4-Bromophenyl phenyl ether	101-55-3				0.19	U	1	U	0.2	U	-	-	4	U	-	-
4-Chloroaniline	106-47-8				0.19	U	1	U	0.2	U	-	-	4	U	-	-
4-Chlorophenyl phenyl ether	7005-72-3				0.19	U	1	U	0.2	U	-	-	4	U	-	-
4-Nitroaniline	100-01-6				0.19	U	1	U	0.2	U	-	-	4	U	-	-
4-Nitrophenol	100-02-7				0.27	U	1.4	U	0.28	U	-	-	5.7	U	-	-
Acenaphthene	83-32-9	20	500	98	0.1	J	0.64	J	2.5		-	-	17		-	-
Acenaphthylene	208-96-8	100	500	107	0.22		2		4.1		-	-	4.9		-	-
Acetophenone	98-86-2				0.043	J	1	U	0.44		-	-	4	U	-	-
Anthracene	120-12-7	100	500	1000	0.54		2.2		7.4		-	-	36		-	-
Atrazine	1912-24-9				0.15	U	0.8	U	0.16	U	-	-	3.2	U	-	-
Benzaldehyde	100-52-7				0.16	J	1.3	U	0.27	U	-	-	5.3	U	-	-
Benzo(a)anthracene	56-55-3	1	5.6	1	2.1		7		19	E	-	-	40		-	-
Benzo(a)pyrene	50-32-8	1	1	22	2		8.1		18	E	-	-	43		-	-
Benzo(b)fluoranthene	205-99-2	1	5.6	1.7	2.6		10		25	E	-	-	52		-	-
Benzo(ghi)perylene	191-24-2	100	500	1000	1.3		4.6		11	E	-	-	46		-	-
Benzo(k)fluoranthene	207-08-9	0.8	56	1.7	0.97		3.4		3.9		-	-	43		-	-
Biphenyl	92-52-4				0.44	U	2.3	U	0.38	J	-	-	2.8	J	-	-
Bis(2-chloroethoxy)methane	111-91-1				0.21	U	1.1	U	0.22	U	-	-	4.4	U	-	-
Bis(2-chloroethyl)ether	111-44-4				0.17	U	0.9	U	0.18	U	-	-	3.6	U	-	-
Bis(2-chloroisopropyl)ether	108-60-1				0.23	U	1.2	U	0.24	U	-	-	4.8	U	-	-
Bis(2-ethylhexyl)phthalate	117-81-7				0.15	J	1	U	0.15	J	-	-	4	U	-	-
Butyl benzyl phthalate	85-68-7				0.17	J	1	U	0.2	U	-	-	4	U	-	-
Caprolactam	105-60-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					SS-101		SS-102		SS-103		SS-103		SS-104		SS-104	
SAMPLING DATE					9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023	
LAB SAMPLE ID					L2354034-01		L2354034-02		L2354034-03		L2354034-03 R1		L2354034-04		L2354034-04 R2	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Carbazole	86-74-8				0.23		0.99	J	3.1		-	-	21		-	-
Chrysene	218-01-9	1	56	1	2.4		7		18	E	40		87		-	-
Di-n-butylphthalate	84-74-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Di-n-octylphthalate	117-84-0				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	1000	0.32		1.2		2.6		-	-	11		-	-
Dibenzofuran	132-64-9	7	350	210	0.073	J	0.44	J	1.7		-	-	15		-	-
Diethyl phthalate	84-66-2				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Dimethyl phthalate	131-11-3				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Fluoranthene	206-44-0	100	500	1000	3.3		13		22	E	82		210		210	E
Fluorene	86-73-7	30	500	386	0.15	J	0.68	J	2.9		-	-	18		-	-
Hexachlorobenzene	118-74-1	0.33	6	3.2	0.12	U	0.6	U	0.12	U	-	-	2.4	U	-	-
Hexachlorobutadiene	87-68-3				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Hexachlorocyclopentadiene	77-47-4				0.55	U	2.8	U	0.58	U	-	-	12	U	-	-
Hexachloroethane	67-72-1				0.15	U	0.8	U	0.16	U	-	-	3.2	U	-	-
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	8.2	1.4		5.1		12	E	26		54		-	-
Isophorone	78-59-1				0.17	U	0.9	U	0.18	U	-	-	3.6	U	-	-
n-Nitrosodi-n-propylamine	621-64-7				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Naphthalene	91-20-3	12	500	12	0.16	J	0.97	J	3.3		-	-	28		-	-
NDPA/DPA	86-30-6				0.15	U	0.8	U	0.16	U	-	-	3.2	U	-	-
Nitrobenzene	98-95-3				0.17	U	0.9	U	0.18	U	-	-	3.6	U	-	-
p-Chloro-m-cresol	59-50-7				0.19	U	1	U	0.2	U	-	-	4	U	-	-
Pentachlorophenol	87-86-5	0.8	6.7	0.8	0.15	U	0.8	U	0.16	U	-	-	3.2	U	-	-
Phenanthrene	85-01-8	100	500	1000	1.9		7		19	E	51		160		160	E
Phenol	108-95-2	0.33	500	0.33	0.19	U	1	U	0.17	J	-	-	0.62	J	-	-
Pyrene	129-00-0	100	500	1000	2.8		11		19	E	68		160		160	E
Chlorinated Herbicides by GC					Chlorinated Herbicides by GC											
2,4,5-T	93-76-5				0.189	U	0.197	U	0.199	U	-	-	0.213	U	-	-
2,4,5-TP (Silvex)	93-72-1	3.8	500	3.8	0.189	U	0.197	U	0.199	U	-	-	0.213	U	-	-
2,4-D	94-75-7				0.189	U	0.197	U	0.199	U	-	-	0.213	U	-	-
Organochlorine Pesticides by GC					Organochlorine Pesticides by GC											
4,4'-DDD	72-54-8	0.0033	92	14	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
4,4'-DDE	72-55-9	0.0033	62	17	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
4,4'-DDT	50-29-3	0.0033	47	136	0.00214	IP	0.00194	U	0.016	IP	-	-	0.0352	IP	-	-
Aldrin	309-00-2	0.005	0.68	0.19	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Alpha-BHC	319-84-6	0.02	3.4	0.02	0.000742	U	0.000808	U	0.000778	U	-	-	0.000862	U	-	-
Beta-BHC	319-85-7	0.036	3	0.09	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Chlordane	57-74-9				0.0148	U	0.0162	U	0.0156	U	-	-	0.0172	U	-	-
cis-Chlordane	5103-71-9	0.094	24	2.9	0.00105	J	0.00242	U	0.00234	U	-	-	0.00259	U	-	-
Delta-BHC	319-86-8	0.04	500	0.25	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Dieldrin	60-57-1	0.005	1.4	0.1	0.00111	U	0.00121	U	0.00117	U	-	-	0.00129	U	-	-
Endosulfan I	959-98-8	2.4	200	102	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Endosulfan II	33213-65-9	2.4	200	102	0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Endosulfan sulfate	1031-07-8	2.4	200	1000	0.000742	U	0.000808	U	0.000778	U	-	-	0.000862	U	-	-
Endrin	72-20-8	0.014	89	0.06	0.000742	U	0.000808	U	0.000778	U	-	-	0.000862	U	-	-
Endrin aldehyde	7421-93-4				0.00223	U	0.00242	U	0.00234	U	-	-	0.00259	U	-	-
Endrin ketone	53494-70-5				0.00178	U	0.00194	U	0.00187	U	-	-	0.00207	U	-	-
Heptachlor	76-44-8	0.042	15	0.38	0.00089	U	0.00097	U	0.000934	U	-	-	0.00103	U	-	-
Heptachlor epoxide	1024-57-3				0.00334	U	0.00364	U	0.0035	U	-	-	0.00388	U	-	-
Lindane	58-89-9	0.1	9.2	0.1	0.000742	U	0.000808	U	0.000778	U	-	-	0.000862	U	-	-
Methoxychlor	72-43-5				0.00334	U	0.00364	U	0.0035	U	-	-	0.00388	U	-	-
Toxaphene	8001-35-2				0.0334	U	0.0364	U	0.035	U	-	-	0.0388	U	-	-

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					SS-101		SS-102		SS-103		SS-103		SS-104		SS-104	
SAMPLING DATE					9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023		9/15/2023	
LAB SAMPLE ID					L2354034-01		L2354034-02		L2354034-03		L2354034-03 R1		L2354034-04		L2354034-04 R2	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5		0 - 0.5	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
trans-Chlordane	5103-74-2				0.00223	U	0.00242	U	0.00234	U	-	-	0.00259	U	-	-
Polychlorinated Biphenyls by GC					Polychlorinated Biphenyls by GC											
Aroclor 1016	12674-11-2	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1221	11104-28-2	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1232	11141-16-5	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1242	53469-21-9	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1248	12672-29-6	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1254	11097-69-1	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1260	11096-82-5	0.1	1	3.2	0.0444	J	0.219		0.299		-	-	0.0697	IP	-	-
Aroclor 1262	37324-23-5	0.1	1	3.2	0.0546	U	0.0581	U	0.0591	U	-	-	0.064	U	-	-
Aroclor 1268	11100-14-4	0.1	1	3.2	0.0241	J	0.138		0.216		-	-	0.119		-	-
PCBs, Total	1336-36-3	0.1	1	3.2	0.0685	J	0.357		0.515		-	-	0.189		-	-
Total Metals					Total Metals											
Arsenic, Total	7440-38-2	13	16	16	2.84		7.75		27.4		-	-	221		-	-
Barium, Total	7440-39-3	350	400	820	69.2		248		149		-	-	174		-	-
Beryllium, Total	7440-41-7	7.2	590	47	0.097	J	0.591		0.73		-	-	0.701		-	-
Cadmium, Total	7440-43-9	2.5	9.3	7.5	0.593		1.06		0.851		-	-	3.38		-	-
Chromium, Total	7440-47-3				13.8		16.7		54.3		-	-	33.4		-	-
Chromium, Hexavalent	18540-29-9	1	400	19	0.937	U	0.972	U	0.988	U	-	-	1.04	U	-	-
Chromium, Trivalent	16065-83-1	30	1500		13.8		16.7		54.3		-	-	33.4		-	-
Copper, Total	7440-50-8	50	270	1720	29		4070		162		-	-	105		-	-
Cyanide, Total	57-12-5	27	27	40	0.34	J	1.2	U	1.8		-	-	1	J	-	-
Lead, Total	7439-92-1	63	1000	450	91.9		260		286		-	-	338		-	-
Manganese, Total	7439-96-5	1600	10000	2000	292		167		197		-	-	418		-	-
Mercury, Total	7439-97-6	0.18	2.8	0.73	0.16		0.287		0.267		-	-	4.12		-	-
Nickel, Total	7440-02-0	30	310	130	10		10.1		22.2		-	-	27.8		-	-
Selenium, Total	7782-49-2	3.9	1500	4	0.933	U	0.129	J	3.3		-	-	31.6		-	-
Silver, Total	7440-22-4	2	1500	8.3	0.233	U	0.143	J	0.206	J	-	-	0.738		-	-
Zinc, Total	7440-66-6	109	10000	2480	193		1020		308		-	-	1170		-	-

Notes:

All values are reported in mg/kg unless otherwise indicated.

Definitions:

Unrestricted Use SCO	- New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Commercial Use SCO	- New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Groundwater Criteria	- New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Bolded & Italicized	- Indicates analyte detected at concentrations greater than laboratory detection limits.
Color Highlighted	- Indicates analyte exceeds the respective standard/guideline value.
Gray Highlighted	- Indicates the laboratory detection limit exceeds the respective standard/guideline value.
Red Outline	- Indicates analyte exceeds the respective groundwater criteria. Groundwater criteria are only applied if the analyte in question was detected in groundwater.

U

- Not detected at the reported detection limit for the sample.

J

- Estimated value.

E

- Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

I

- The lower value for the two columns has been reported due to obvious interference.

P

- The RPD between the results for the two columns exceeds the method-specified criteria.

mg/kg

- Milligrams per kilogram

ft

- Feet

SCO

- Soil cleanup objective

Table 2 - Sub-Surface Soil Data Summary

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					BH-04 8-10		BH-06 11-14		BH-07 5-9		BH-08 0-5		BH-10 5-9	
SAMPLING DATE					4/24/2023		4/24/2023		4/24/2023		4/24/2023		4/24/2023	
LAB SAMPLE ID					L2322073-02		L2322073-03		L2322073-04		L2322073-05		L2322073-06	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					8 - 10		11 - 14		5 - 9		0 - 5		5 - 9	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qualifier	Results	Qualifier	Results	Qualifier	Results	Qualifier	Results	Qualifier
Volatile Organics by EPA 5035					Volatile Organics by EPA 5035									
1,1,1-Trichloroethane	71-55-6	0.68	500	0.68	0.00064	U	0.00084	U	0.00076	U	0.00069	U	0.0018	U
1,1-Dichloroethane	75-34-3	0.27	240	0.27	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
1,1-Dichloroethene	75-35-4	0.33	500	0.33	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
1,2,4-Trimethylbenzene	95-63-6	3.6	190	3.6	0.0013	J	0.0028	J	0.003	U	0.0028	U	0.0071	U
1,2-Dichlorobenzene	95-50-1	1.1	500	1.1	0.0026	U	0.0034	U	0.003	U	0.0028	U	0.0071	U
1,2-Dichloroethane	107-06-2	0.02	30	0.02	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
1,3,5-Trimethylbenzene	108-67-8	8.4	190	8.4	0.00037	J	0.00053	J	0.003	U	0.0028	U	0.0071	U
1,3-Dichlorobenzene	541-73-1	2.4	280	2.4	0.0026	U	0.0034	U	0.003	U	0.0028	U	0.0071	U
1,4-Dichlorobenzene	106-46-7	1.8	130	1.8	0.0026	U	0.0034	U	0.003	U	0.0028	U	0.0071	U
1,4-Dioxane	123-91-1	0.1	130	0.1	0.1	U	0.13	U	0.12	U	0.11	U	0.28	U
2-Butanone	78-93-3	0.12	500	0.12	0.013	U	0.025		0.015	U	0.014	U	0.0078	J
Acetone	67-64-1	0.05	500	0.05	0.013	U	0.11		0.015	U	0.012	J	0.041	
Benzene	71-43-2	0.06	44	0.06	0.0027		0.015		0.00076	U	0.0022		0.0018	U
Carbon tetrachloride	56-23-5	0.76	22	0.76	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
Chlorobenzene	108-90-7	1.1	500	1.1	0.00064	U	0.00084	U	0.00076	U	0.00069	U	0.0018	U
Chloroform	67-66-3	0.37	350	0.37	0.0019	U	0.0025	U	0.0023	U	0.0021	U	0.0053	U
cis-1,2-Dichloroethene	156-59-2	0.25	500	0.25	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
Ethylbenzene	100-41-4	1	390	1	0.0085		0.012		0.0015	U	0.00066	J	0.00088	J
Methyl tert butyl ether	1634-04-4	0.93	500	0.93	0.0026	U	0.0034	U	0.003	U	0.0028	U	0.0071	U
Methylene chloride	75-09-2	0.05	500	0.05	0.0064	U	0.0084	U	0.0076	U	0.0069	U	0.018	U
n-Butylbenzene	104-51-8	12	500	12	0.0018		0.0035		0.0015	U	0.0014	U	0.0035	U
n-Propylbenzene	103-65-1	3.9	500	3.9	0.0047		0.0046		0.0015	U	0.0014	U	0.0035	U
o-Xylene	95-47-6				0.0034		0.0054		0.0015	U	0.0014	U	0.0035	U
p/m-Xylene	179601-23-1				0.0057		0.0085		0.003	U	0.0028	U	0.0071	U
sec-Butylbenzene	135-98-8	11	500	11	0.00095	J	0.0028		0.0015	U	0.0014	U	0.0035	U
tert-Butylbenzene	98-06-6	5.9	500	5.9	0.0026	U	0.0051		0.003	U	0.0028	U	0.0071	U
Tetrachloroethene	127-18-4	1.3	150	1.3	0.00064	U	0.00084	U	0.00076	U	0.00069	U	0.0018	U
Toluene	108-88-3	0.7	500	0.7	0.0087		0.024		0.0015	U	0.0016		0.0035	U
trans-1,2-Dichloroethene	156-60-5	0.19	500	0.19	0.0019	U	0.0025	U	0.0023	U	0.0021	U	0.0053	U
Trichloroethene	79-01-6	0.47	200	0.47	0.00064	U	0.00084	U	0.00076	U	0.00069	U	0.0018	U
Vinyl chloride	75-01-4	0.02	13	0.02	0.0013	U	0.0017	U	0.0015	U	0.0014	U	0.0035	U
Semivolatile Organics by GC/MS					Semivolatile Organics by GC/MS									
1,4-Dioxane	123-91-1	0.1	130	0.1	0.032	U	0.092	U	0.031	U	0.027	U	0.028	U
2-Methylphenol	95-48-7	0.33	500	0.33	0.21	U	0.62	U	0.2	U	0.18	U	0.19	U
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5	0.33	500	0.33	0.3	U	0.89	U	0.29	U	0.26	U	0.27	U
Acenaphthene	83-32-9	20	500	98	0.15	J	0.64		0.054	J	0.046	J	0.15	U
Acenaphthylene	208-96-8	100	500	107	0.17	U	0.49	U	0.16	U	0.29		0.15	U
Anthracene	120-12-7	100	500	1000	0.26		0.37	U	0.12		0.42		0.11	U
Benzo(a)anthracene	56-55-3	1	5.6	1	0.39		0.16	J	0.23		2.6		0.12	
Benzo(a)pyrene	50-32-8	1	1	22	0.36		0.16	J	0.23		5.2		0.11	J
Benzo(b)fluoranthene	205-99-2	1	5.6	1.7	0.35		0.2	J	0.26		5.2		0.13	
Benzo(ghi)perylene	191-24-2	100	500	1000	0.19		0.21	J	0.17		6.2		0.075	J
Benzo(k)fluoranthene	207-08-9	0.8	56	1.7	0.15		0.37	U	0.1	J	1.8		0.047	J
Chrysene	218-01-9	1	56	1	0.36		0.25	J	0.31		2.4		0.16	
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	1000	0.044	J	0.37	U	0.041	J	0.82		0.024	J
Dibenzofuran	132-64-9	7	350	210	0.066	J	0.62	U	0.12	J	0.24		0.19	U
Fluoranthene	206-44-0	100	500	1000	0.86		0.36	J	0.38		2.6		0.13	
Fluorene	86-73-7	30	500	386	0.12	J	0.62	U	0.15	J	0.1	J	0.032	J

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION					BH-04 8-10		BH-06 11-14		BH-07 5-9		BH-08 0-5		BH-10 5-9	
SAMPLING DATE					4/24/2023		4/24/2023		4/24/2023		4/24/2023		4/24/2023	
LAB SAMPLE ID					L2322073-02		L2322073-03		L2322073-04		L2322073-05		L2322073-06	
SAMPLE TYPE					SOIL		SOIL		SOIL		SOIL		SOIL	
SAMPLE DEPTH (ft.)					8 - 10		11 - 14		5 - 9		0 - 5		5 - 9	
Analyte	CasNum	Unrestricted Use SCO	Commercial Use SCO	Protection of Groundwater	Results	Qualifier	Results	Qualifier	Results	Qualifier	Results	Qualifier	Results	Qualifier
Hexachlorobenzene	118-74-1	0.33	6	3.2	0.13	U	0.37	U	0.12	U	0.11	U	0.11	U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	8.2	0.21		0.16	J	0.16		6.3		0.067	J
Naphthalene	91-20-3	12	500	12	0.045	J	0.87		0.25		0.43		0.039	J
Pentachlorophenol	87-86-5	0.8	6.7	0.8	0.17	U	0.49	U	0.16	U	0.14	U	0.15	U
Phenanthrene	85-01-8	100	500	1000	0.95		0.56		0.5		1.7		0.22	
Phenol	108-95-2	0.33	500	0.33	0.21	U	0.62	U	0.2	U	0.18	U	0.19	U
Pyrene	129-00-0	100	500	1000	0.76		0.49		0.37		2.7		0.12	
Total Metals					Total Metals									
Arsenic, Total	7440-38-2	13	16	16	17.2		38.4		29.8		22.5		20.2	
Barium, Total	7440-39-3	350	400	820	28.6		32.5		69		54.9		30.9	
Beryllium, Total	7440-41-7	7.2	590	47	0.316		1.38		0.511		0.384		0.538	
Cadmium, Total	7440-43-9	2.5	9.3	7.5	0.71		0.816	J	1.72		0.681		0.235	J
Chromium, Total	7440-47-3				21.1		26.7		25.9		23.6		14.1	
Chromium, Hexavalent	18540-29-9	1	400	19	1.03	U	1.01	U	0.998	U	0.87	U	0.932	U
Chromium, Trivalent	16065-83-1	30	1500		21.1		26.7		25.9		23.6		14.1	
Copper, Total	7440-50-8	50	270	1720	107		29.1		58.5		41.5		26.8	
Cyanide, Total	57-12-5	27	27	40	1.2	U	1.2	U	1.2	U	0.24	J	1.1	U
Lead, Total	7439-92-1	63	1000	450	90.7		204		556		74.3		64.9	
Manganese, Total	7439-96-5	1600	10000	2000	660		727		577		467		514	
Mercury, Total	7439-97-6	0.18	2.8	0.73	1.87		0.059	J	0.088		0.066	J	0.342	
Nickel, Total	7440-02-0	30	310	130	28.2		11.7		17.4		15.9		14	
Selenium, Total	7782-49-2	3.9	1500	4	4.85		1.29	J	1.44		1.35		0.617	J
Silver, Total	7440-22-4	2	1500	8.3	1.22	U	1.25	U	0.482	U	0.434	U	0.446	U
Zinc, Total	7440-66-6	109	10000	2480	192		206		211		39.6		42.9	

Notes:

All values are reported in mg/kg unless otherwise indicated.

Definitions:

Unrestricted Use SCO	- New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Commercial Use SCO	- New York NYCRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Groundwater Criteria	- New York NYCRR Part 375 Groundwater Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.
Bolded & Italicized	- Indicates analyte detected at concentrations greater than laboratory detection limits.
Color Highlighted	- Indicates analyte exceeds the respective standard/guideline value.
Gray Highlighted	- Indicates the laboratory detection limit exceeds the respective standard/guideline value.
Red Outline	- Indicates analyte exceeds the respective groundwater criteria. Groundwater criteria are only applied if the analyte in question was detected in groundwater.
U	- Not detected at the reported detection limit for the sample.
J	- Estimated value.
mg/kg	- Milligrams per kilogram
ft	- Feet
SCO	- Soil cleanup objective

Table 3 - Groundwater Data Summary

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION			TW-02		TW-03		TW-04	
SAMPLING DATE			4/24/2023		4/24/2023		4/24/2023	
LAB SAMPLE ID			L2322083-02		L2322083-03		L2322083-04	
SAMPLE TYPE			WATER		WATER		WATER	
SAMPLE DEPTH (ft.)			15		15		15	
Analyte	CasNum	NY-TOGS-AWQS	Results	Qualifier	Results	Qualifier	Results	Qualifier
Volatile Organics by GC/MS			Volatile Organics by GC/MS					
1,1,1-Trichloroethane	71-55-6	5	2.5	U	10	U	2.5	U
1,1,2,2-Tetrachloroethane	79-34-5	5	0.5	U	2	U	0.5	U
1,1,2-Trichloroethane	79-00-5	1	1.5	U	6	U	1.5	U
1,1-Dichloroethane	75-34-3	5	2.5	U	10	U	2.5	U
1,1-Dichloroethane	75-35-4	5	0.5	U	2	U	0.5	U
1,2,4-Trichlorobenzene	120-82-1	5	2.5	U	10	U	2.5	U
1,2,4-Trimethylbenzene	95-63-6	5	2.5	U	10	U	2.5	U
1,2-Dibromo-3-chloropropane	96-12-8	0.04	2.5	U	10	U	2.5	U
1,2-Dibromoethane	106-93-4	0.0006	2	U	8	U	2	U
1,2-Dichlorobenzene	95-50-1	3	2.5	U	10	U	2.5	U
1,2-Dichloroethane	107-06-2	0.6	0.5	U	2	U	0.5	U
1,2-Dichloropropane	78-87-5	1	1	U	4	U	1	U
1,3,5-Trimethylbenzene	108-67-8	5	2.5	U	10	U	2.5	U
1,3-Dichlorobenzene	541-73-1	3	2.5	U	10	U	2.5	U
1,4-Dichlorobenzene	106-46-7	3	2.5	U	10	U	2.5	U
2-Butanone	78-93-3	50	5	U	20	U	5	U
2-Hexanone	591-78-6	50	5	U	20	U	5	U
4-Methyl-2-pentanone	108-10-1		5	U	20	U	5	U
Acetone	67-64-1	50	5	U	20	U	3.1	J
Benzene	71-43-2	1	0.5	U	2	U	0.5	U
Bromodichloromethane	75-27-4	50	0.5	U	2	U	0.5	U
Bromoform	75-25-2	50	2	U	8	U	2	U
Bromomethane	74-83-9	5	2.5	U	10	U	2.5	U
Carbon disulfide	75-15-0	60	5	U	20	U	5	U
Carbon tetrachloride	56-23-5	5	0.5	U	2	U	0.5	U
Chlorobenzene	108-90-7	5	2.5	U	10	U	2.5	U
Chloroethane	75-00-3	5	2.5	U	10	U	2.5	U
Chloroform	67-66-3	7	2.5	U	10	U	2.5	U
Chloromethane	74-87-3		2.5	U	10	U	2.5	U
cis-1,2-Dichloroethene	156-59-2	5	2.5	U	10	U	2.5	U
cis-1,3-Dichloropropene	10061-01-5	0.4	0.5	U	2	U	0.5	U
Cyclohexane	110-82-7		10	U	40	U	10	U
Dibromochloromethane	124-48-1	50	0.5	U	2	U	0.5	U
Dichlorodifluoromethane	75-71-8	5	5	U	20	U	5	U
Ethylbenzene	100-41-4	5	2.5	U	10	U	2.5	U
Freon-113	76-13-1	5	2.5	U	10	U	2.5	U
Isopropylbenzene	98-82-8	5	2.5	U	10	U	2.5	U
Methyl Acetate	79-20-9		2	U	8	U	2	U
Methyl cyclohexane	108-87-2		10	U	40	U	10	U
Methyl tert butyl ether	1634-04-4	10	2.5	U	10	U	2.5	U
Methylene chloride	75-09-2	5	2.5	U	10	U	2.5	U
n-Butylbenzene	104-51-8	5	2.5	U	10	U	2.5	U
n-Propylbenzene	103-65-1	5	2.5	U	10	U	2.5	U
Naphthalene	91-20-3	10	2.5	U	10	U	2.5	U
o-Xylene	95-47-6	5	2.5	U	10	U	2.5	U
p-Isopropyltoluene	99-87-6	5	2.5	U	10	U	2.5	U
p/m-Xylene	179601-23-1	5	2.5	U	10	U	2.5	U
sec-Butylbenzene	135-98-8	5	2.5	U	10	U	2.5	U
Styrene	100-42-5	5	2.5	U	10	U	2.5	U
tert-Butylbenzene	98-06-6	5	2.5	U	10	U	2.5	U
Tetrachloroethene	127-18-4	5	0.5	U	2	U	0.5	U
Toluene	108-88-3	5	2.5	U	10	U	2.5	U
trans-1,2-Dichloroethene	156-60-5	5	2.5	U	10	U	2.5	U
trans-1,3-Dichloropropene	10061-02-6	0.4	0.5	U	2	U	0.5	U
Trichloroethene	79-01-6	5	0.5	U	2	U	0.5	U
Trichlorofluoromethane	75-69-4	5	2.5	U	10	U	2.5	U
Vinyl chloride	75-01-4	2	1	U	4	U	1	U

Table 3 - Groundwater Data Summary

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION			TW-02		TW-03		TW-04	
SAMPLING DATE			4/24/2023		4/24/2023		4/24/2023	
LAB SAMPLE ID			L2322083-02		L2322083-03		L2322083-04	
SAMPLE TYPE			WATER		WATER		WATER	
SAMPLE DEPTH (ft.)			15		15		15	
Analyte	CasNum	NY-TOGS-AWQS	Results	Qualifier	Results	Qualifier	Results	Qualifier
Semivolatile Organics by GC/MS			Semivolatile Organics by GC/MS					
1,2,4,5-Tetrachlorobenzene	95-94-3	5	10	U	10	U	10	U
2,3,4,6-Tetrachlorophenol	58-90-2		5	U	5	U	5	U
2,4,5-Trichlorophenol	95-95-4		5	U	5	U	5	U
2,4,6-Trichlorophenol	88-06-2		5	U	5	U	5	U
2,4-Dichlorophenol	120-83-2	1	5	U	5	U	5	U
2,4-Dimethylphenol	105-67-9	50	5	U	5	U	5	U
2,4-Dinitrophenol	51-28-5	10	20	U	20	U	20	U
2,4-Dinitrotoluene	121-14-2	5	5	U	5	U	5	U
2,6-Dinitrotoluene	606-20-2	5	5	U	5	U	5	U
2-Chlorophenol	95-57-8		2	U	2	U	2	U
2-Methylphenol	95-48-7		5	U	5	U	5	U
2-Nitroaniline	88-74-4	5	5	U	5	U	5	U
2-Nitrophenol	88-75-5		10	U	10	U	10	U
3,3'-Dichlorobenzidine	91-94-1	5	5	U	5	U	5	U
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5		5	U	5	U	5	U
3-Nitroaniline	99-09-2	5	5	U	5	U	5	U
4,6-Dinitro-o-cresol	534-52-1		10	U	10	U	10	U
4-Bromophenyl phenyl ether	101-55-3		2	U	2	U	2	U
4-Chloroaniline	106-47-8	5	5	U	5	U	5	U
4-Chlorophenyl phenyl ether	7005-72-3		2	U	2	U	2	U
4-Nitroaniline	100-01-6	5	5	U	5	U	5	U
4-Nitrophenol	100-02-7		10	U	10	U	10	U
Acetophenone	98-86-2		5	U	5	U	5	U
Atrazine	1912-24-9	7.5	10	U	10	U	10	U
Benzaldehyde	100-52-7		5	U	5	U	5	U
Biphenyl	92-52-4		2	U	2	U	2	U
Bis(2-chloroethoxy)methane	111-91-1	5	5	U	5	U	5	U
Bis(2-chloroethyl)ether	111-44-4	1	2	U	2	U	2	U
Bis(2-chloroisopropyl)ether	108-60-1	5	2	U	2	U	2	U
Bis(2-ethylhexyl)phthalate	117-81-7	5	3	U	3	U	3	U
Butyl benzyl phthalate	85-68-7	50	5	U	5	U	5	U
Caprolactam	105-60-2		10	U	10	U	10	U
Carbazole	86-74-8		2	U	2	U	2	U
Di-n-butylphthalate	84-74-2	50	5	U	5	U	5	U
Di-n-octylphthalate	117-84-0	50	5	U	5	U	5	U
Dibenzofuran	132-64-9		2	U	2	U	2	U
Diethyl phthalate	84-66-2	50	5	U	5	U	5	U
Dimethyl phthalate	131-11-3	50	5	U	5	U	5	U
Hexachlorocyclopentadiene	77-47-4	5	20	U	20	U	20	U
Isophorone	78-59-1	50	5	U	5	U	5	U
n-Nitrosodi-n-propylamine	621-64-7		5	U	5	U	5	U
NDPA/DPA	86-30-6	50	2	U	2	U	2	U
Nitrobenzene	98-95-3	0.4	2	U	2	U	2	U
p-Chloro-m-cresol	59-50-7		2	U	2	U	2	U
Phenol	108-95-2	1	5	U	5	U	5	U

Table 3 - Groundwater Data Summary

Brownfield Cleanup Program Application
1153-69 West Fayette Street, Syracuse, New York

LOCATION			TW-02		TW-03		TW-04	
SAMPLING DATE			4/24/2023		4/24/2023		4/24/2023	
LAB SAMPLE ID			L2322083-02		L2322083-03		L2322083-04	
SAMPLE TYPE			WATER		WATER		WATER	
SAMPLE DEPTH (ft.)			15		15		15	
Analyte	CasNum	NY-TOGS-AWQS	Results	Qualifier	Results	Qualifier	Results	Qualifier
Semivolatile Organics by GC/MS-SIM			Semivolatile Organics by GC/MS-SIM					
2-Chloronaphthalene	91-58-7	10	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene	91-57-6		0.1	U	0.1	U	0.13	
Acenaphthene	83-32-9	20	0.02	J	4.1		0.02	J
Acenaphthylene	208-96-8		0.1	U	0.1	U	0.1	U
Anthracene	120-12-7	50	0.1	U	0.1	U	0.1	U
Benzo(a)anthracene	56-55-3	0.002	0.04	J	1.5		0.06	J
Benzo(a)pyrene	50-32-8	0	0.04	J	2.1		0.08	J
Benzo(b)fluoranthene	205-99-2	0.002	0.05	J	2.4		0.12	
Benzo(ghi)perylene	191-24-2		0.03	J	2.3		0.09	J
Benzo(k)fluoranthene	207-08-9	0.002	0.02	J	0.95		0.03	J
Chrysene	218-01-9	0.002	0.03	J	1.6		0.07	J
Dibenzo(a,h)anthracene	53-70-3		0.1	U	0.29		0.1	U
Fluoranthene	206-44-0	50	0.08	J	3.9		0.16	
Fluorene	86-73-7	50	0.1	U	0.1	U	0.1	U
Hexachlorobenzene	118-74-1	0.04	0.8	U	0.8	U	0.8	U
Hexachlorobutadiene	87-68-3	0.5	0.5	U	0.5	U	0.5	U
Hexachloroethane	67-72-1	5	0.8	U	0.8	U	0.8	U
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	0.03	J	2		0.08	J
Naphthalene	91-20-3	10	0.1	U	0.1	U	0.08	J
Pentachlorophenol	87-86-5	1	0.8	U	0.8	U	0.8	U
Phenanthrene	85-01-8	50	0.06	J	0.1	U	0.13	
Pyrene	129-00-0	50	0.07	J	4.9		0.13	
Total Metals			Total Metals					
Aluminum, Total	7429-90-5		4550		15300		6990	
Antimony, Total	7440-36-0	3	2.54	J	5.52		25.23	
Arsenic, Total	7440-38-2	25	8.88		68.4		18.09	
Barium, Total	7440-39-3	1000	176.5		305.2		151.7	
Beryllium, Total	7440-41-7	3	0.34	J	5.87		1.3	J
Cadmium, Total	7440-43-9	5	0.53		2.18		5.36	
Calcium, Total	7440-70-2		181000		208000		1240000	
Chromium, Total	7440-47-3	50	19.25		54.26		69.25	
Cobalt, Total	7440-48-4		5.54		35.17		15.06	
Copper, Total	7440-50-8	200	121		126.8		24.18	
Iron, Total	7439-89-6	300	36800		226000		24100	
Lead, Total	7439-92-1	25	309.5		2688		204.3	
Magnesium, Total	7439-95-4	35000	13100		30700		73900	
Manganese, Total	7439-96-5	300	512.9		1790		2851	
Mercury, Total	7439-97-6	0.7	7.05		0.14	J	0.19	J
Nickel, Total	7440-02-0	100	30.85		102.8		40.68	
Potassium, Total	7440-09-7		7670		5800		8000	
Selenium, Total	7782-49-2	10	2.38	J	24.6		25	U
Silver, Total	7440-22-4	50	1.17		0.56		2	U
Sodium, Total	7440-23-5	20000	90200		44600		277000	
Thallium, Total	7440-28-0	0.5	1	U	0.25	J	5	U
Vanadium, Total	7440-62-2		29.6		178.3		18.91	J
Zinc, Total	7440-66-6	2000	521.9		3527		856.9	

Notes:

All values are reported in µg/L unless otherwise indicated.

Definitions:

NY-TOGS-AWQS

Bolded & Italicized

Color Highlighted

Gray Highlighted

U

J

µg/L

ft

- New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

- Indicates analyte detected at concentrations greater than laboratory detection limits.

- Indicates analyte exceeds the respective standard/guideline value.

- Indicates the laboratory detection limit exceeds the respective standard/guideline value.

- Not detected at the reported detection limit for the sample.

- Estimated value.

- Micrograms per liter

- Feet

ATTACHMENT A

**Onondaga County Tax Map, Image Mate Property Reports, Survey Map,
and Metes and Bounds Description**



© ONONDAGA COUNTY FINANCE DEPARTMENT

PREPARED JANUARY 1, 2023

SPECIAL DISTRICT INFORMATION

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

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

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

BLOCK NUMBER	2
DEED BLOCK NUMBER	2
PROPERTY CONNECTION SYMBOL	---
ADJACENT SECTION MAP	25

SCALE : 1" = 100'

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 99

CITY OF SYRACUSE

ONONDAGA COUNTY, NY



Property Description Report For: 1153 Fayette St W, Municipality of City of Syracuse

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	311500
		Tax Map ID #:	099.-03-02.1
		Property #:	0827103301
		Property Class:	710 - Manufacture
		Site:	COM 1
		In Ag. District:	Error
		Site Property Class:	710 - Manufacture
		Zoning Code:	022
		Neighborhood Code:	15790
		School District:	Syracuse
Total Acreage/Size:	466.96 x 453.6	Total Assessment:	2024 - Tentative \$590,000 2023 - N/A
Land Assessment:	2024 - Tentative \$346,000 2023 - N/A		
Full Market Value:	2024 - Tentative \$944,000 2023 - N/A		
Equalization Rate:	----	Property Desc:	Newlot A Fl 261+262 466.96x453.6 Cem Bldg Unfin
Deed Book:	2023	Deed Page:	21096
Grid East:	609573	Grid North:	1110002

Owners

1153 Owner LLC
P.O. Box 515
Syracuse NY 13205

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	2		1963		Normal	Average	92113	6	1
0	0	0	0		1940		Normal	Economy	11060	1	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Row office	14,686	0
Dstr wrhouse	15,057	0
Row office	29,372	0
Dstr wrhouse	44,058	0

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	84000 × 4	Average	Normal	1975

Land Types

Type	Size
Primary	115,434.00 sq ft

Special Districts for 2024 (Tentative)

Description	Units	Percent	Type	Value
SKC02-Com NW Sidewalk	1	0%		0
FL001-Sweeping	466.96	0%		0
CWR40-County water	0	0%		0
CSW16-Onon Co Comm Consump	1	0%		0

Special Districts for 2023

No information available for the 2023 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 1141 Fayette St W, Municipality of City of Syracuse

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	311500
		Tax Map ID #:	099.-03-02.2
		Property #:	0827103210
		Property Class:	330 - Vacant comm
		Site:	COM 1
		In Ag. District:	Error
		Site Property Class:	330 - Vacant comm
		Zoning Code:	022
		Neighborhood Code:	15790
		School District:	Syracuse
Total Acreage/Size:	71.93 x 164.16	Total Assessment:	2024 - Tentative \$38,000 2023 - N/A
Land Assessment:	2024 - Tentative \$38,000 2023 - N/A		
Full Market Value:	2024 - Tentative \$60,800 2023 - N/A		
Equalization Rate:	----	Property Desc:	Newlot B FL 261&262 71.93x164.16 Vac
Deed Book:		Deed Page:	
Grid East:	609784	Grid North:	1110009

Owners

1153 Owner LLC
P.O. Box 515
Syracuse 13205

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:		Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
-----	------------	--------	-----------	---------------	------------	----------------	-----------	---------	-------------------------	---------	------------------

Site Uses

Use	Rentable Area (sqft)	Total Units
-----	----------------------	-------------

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Primary	10,890.00 sq ft

Special Districts for 2024 (Tentative)

Description	Units	Percent	Type	Value
SKC03-Com SE Sidewalk	1	0%		0
CSW13-Onon Co San No Unit	1	0%		0
CWR40-County water	0	0%		0
WF001-Water Frontage-V	71.93	0%		0
FL001-Sweeping	71.93	0%		0

Special Districts for 2023

No information available for the 2023 roll year.

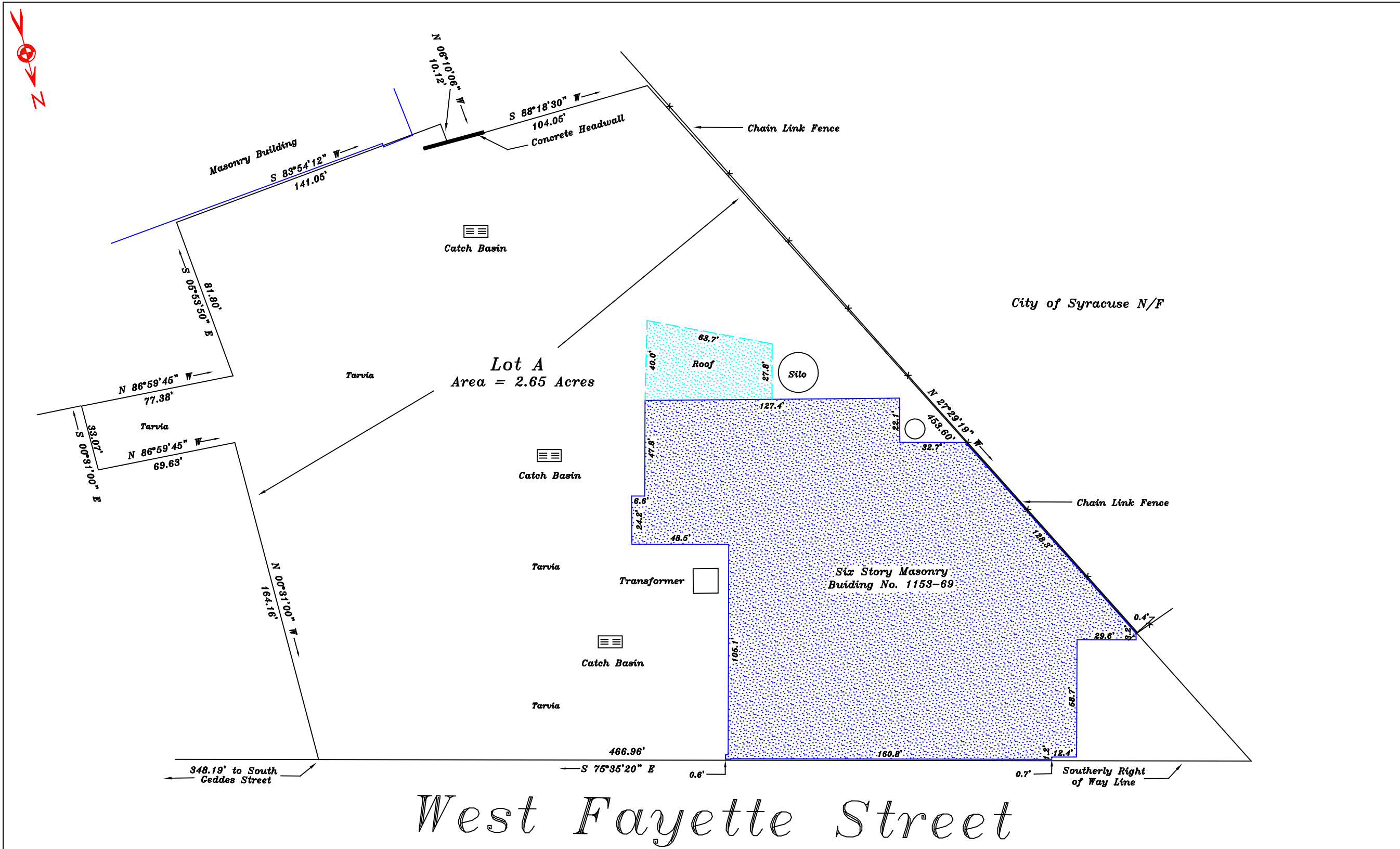
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

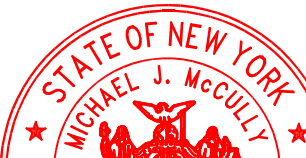
Year	Description	Amount
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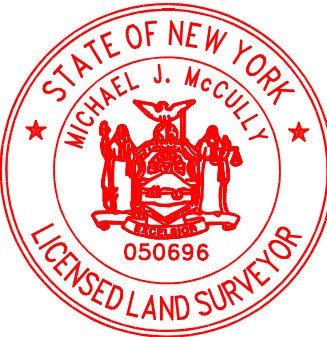
*** Taxes reflect exemptions, but may not include recent changes in assessment.**



West Fayette Street

Date of Fieldwork: 12-22-23
Deed: 2023/21096
Tax Id: 99-3-2
Abstract: Not Provided

<p><i>Michael J. McCully</i> <i>Land Surveying PLLC</i> 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>			<p>Location Survey on Lot A of Filed Map #13566, recorded Nov. 13 2023.</p>	
<p><i>I hereby certify that this map was made from an actual survey and same is correct.</i></p>			<p>Known as No. 1153-69 West Fayette Street, City of Syracuse, County of Onondaga, State of New York.</p>	
<p><i>M.J. McCully</i> <i>NYSLLS 50696</i></p>			<p>Drawn by: PFOB</p>	<p>Scale: 1"= 50'</p>
			<p>Date(s):12-28-23</p>	
<p><i>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's linked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, Michael J. McCully Land Surveying, all rights reserved.</i></p>				





Michael J. McCully, PLS
5875 Fieldstone Drive
Cazenovia, New York 13035
mike@mccullylandsurveying.com
315-815-5034

No. 1153-69 West Fayette Street

All that tract and or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, said tract and or parcel of land being known as Lot A on a Final Subdivision Map on Part of Farm Lots 261 & 262 according to a map thereof, as recorded in the Onondaga County Clerk's office on November 13, 2023 as Map #13566 and being more particularly described as follows:

Beginning at a point situate in the present southerly line of West Fayette Street, said point being N.75°-35'-20''W., a distance of 348.19 feet, as measured along said southerly line, from its intersection with the present westerly line of South Geddes Street;

thence, S.00°-31'-00''E., a distance of 164.16 feet to a point;

thence, S.86°-59'-45''E., a distance of 69.63 feet to a point;

thence, S.00°-31'-00''E., a distance of 33.07 feet to a point;

thence, N.86°-59'-45''W., a distance of 77.38 feet to a point;

thence, S.05°-53'-50''E., a distance of 81.80 feet to a point;

thence, S.83°-54'-12''W., a distance of 141.05 feet to a point;

thence, N.06°-10'-06''W., a distance of 10.12 feet to a point;

thence, S.88°-18'-30''W., a distance of 104.05 feet to point;

thence N.27°-29'-19''W., a distance of 453.60 feet to a point;

thence S.75°-35'-20''E., a distance of 466.96 feet to the point of beginning.

The hereinbefore described tract and or parcel of land contains 2.65 acres, more or less, and is subject to and together with any and all easements, restrictions and/or rights of way of record.

ATTACHMENT B

Conceptual Design



10 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

macknight
architects

212 north franklin street
syracuse, new york 13202
p. 315.424.0018
f. 315.472.3756
macknightarchitects.com

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NEW YORK STATE
EDUCATION LAW FOR ANY
PERSON, UNLESS ACTING
UNDER THE DIRECTION OF A
LICENSED REGISTERED
ARCHITECT, TO ALTER AN
ITEM ON THIS DOCUMENT IN
ANY WAY.

Professional Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS

NO.	DATE	BY

DATE 8/30/23

SCALE

DRAWN JFA

PROJ. -

TITLE

SITE
PLAN

ST-1

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.

Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS		
NO.	DATE	BY
3	8.31.23	aa
4	9.14.23	aa

DATE 8.14.23

SCALE _____

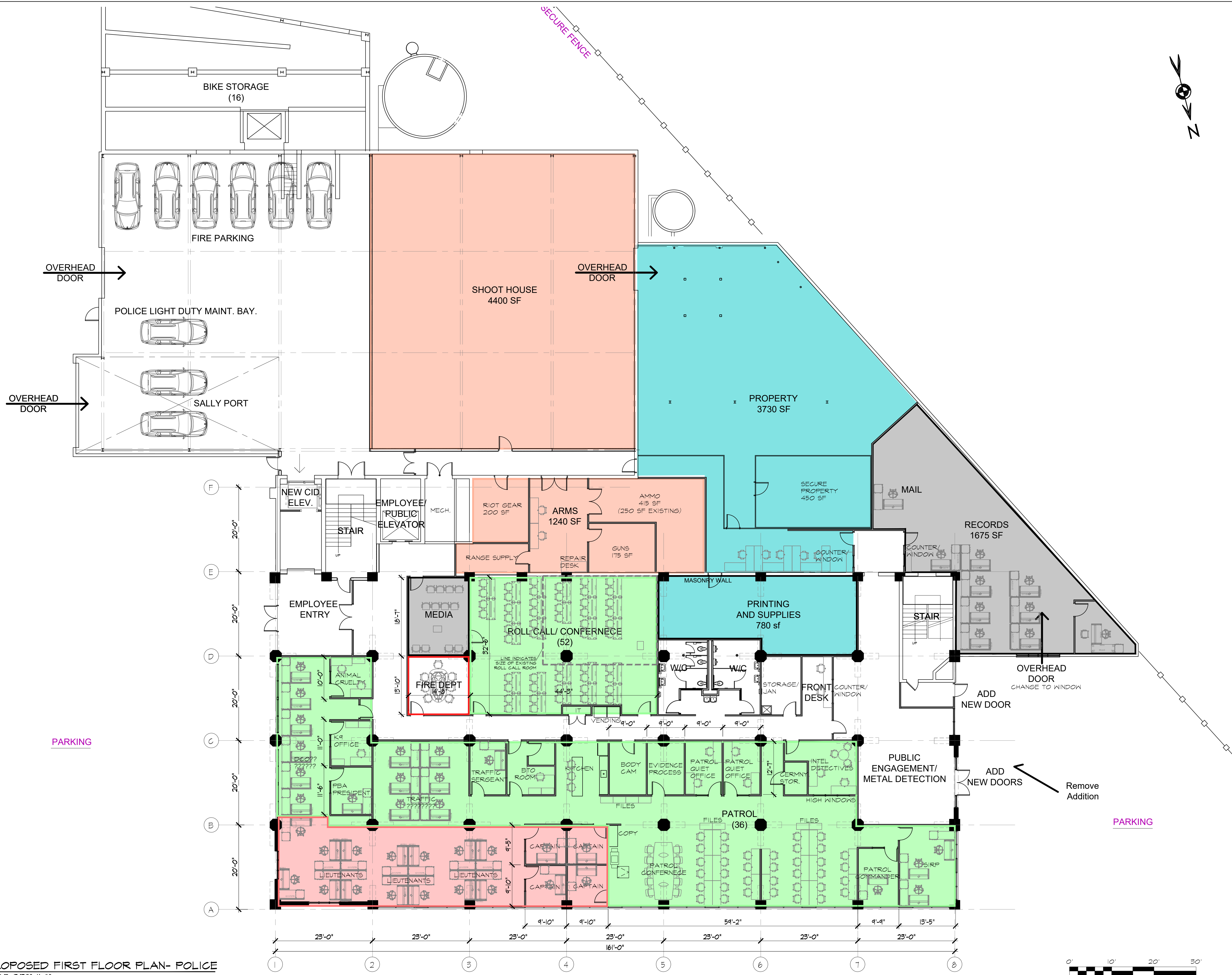
RAWN AA

ROJ.	-
TLE	

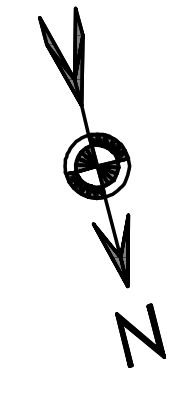
FIRST FLOOR
PLAN

$$\mathbb{A} = \left| \begin{array}{c} \text{O} \end{array} \right|$$

DRAFT- NOT FOR CONSTRUCTION



10 PROPOSED FIRST FLOOR PLAN- POLICE
SCALE: 3/32"=1'-0"



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LICENSED REGISTERED
ARCHITECT, TO ALTER AN
ITEM ON THIS DOCUMENT IN
ANY WAY.

Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS

NO.	DATE	BY
3	8.31.23	aa
4	9.14.23	aa

DATE 8.14.23

SCALE

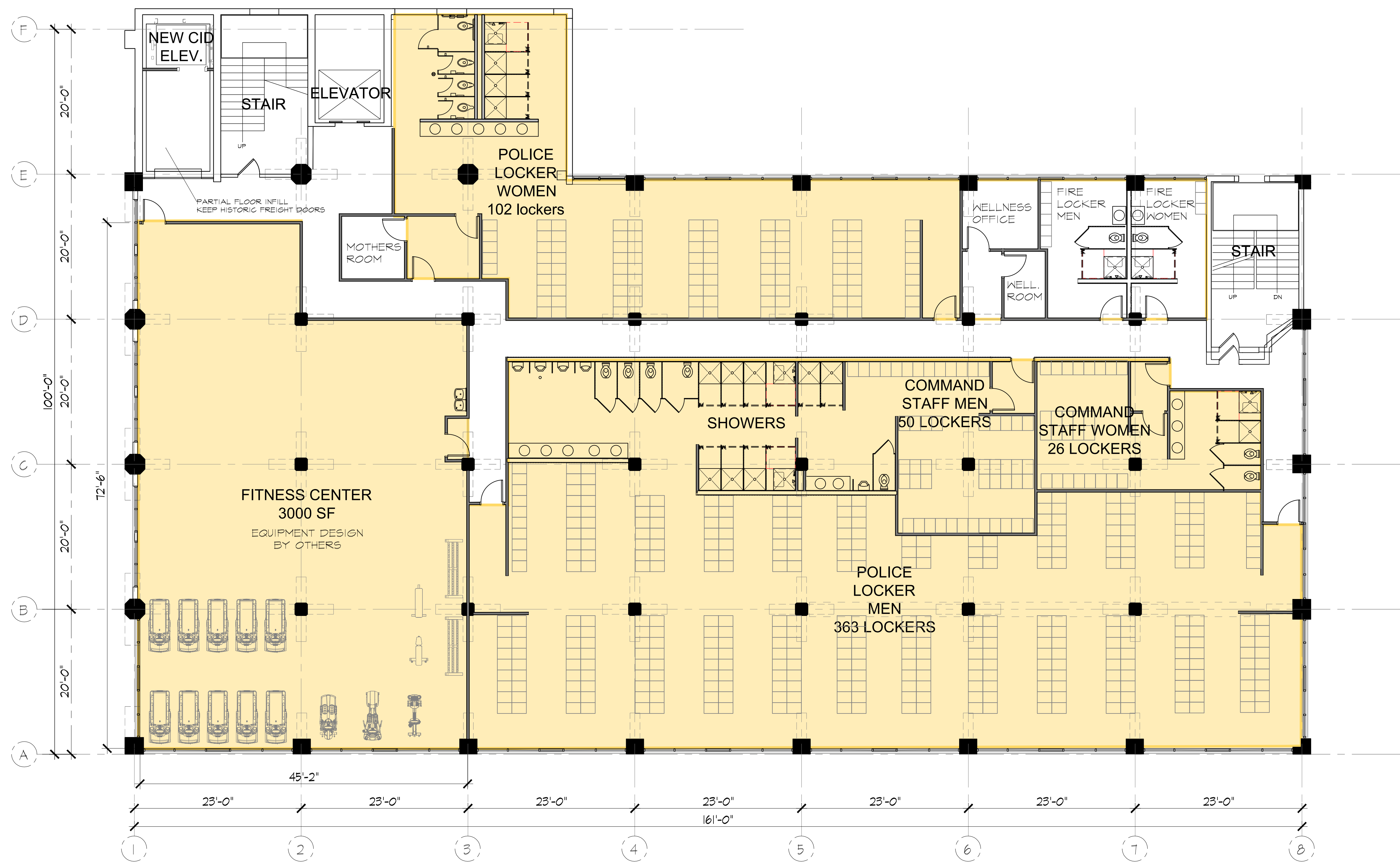
DRAWN AA

PROJ. -

TITLE

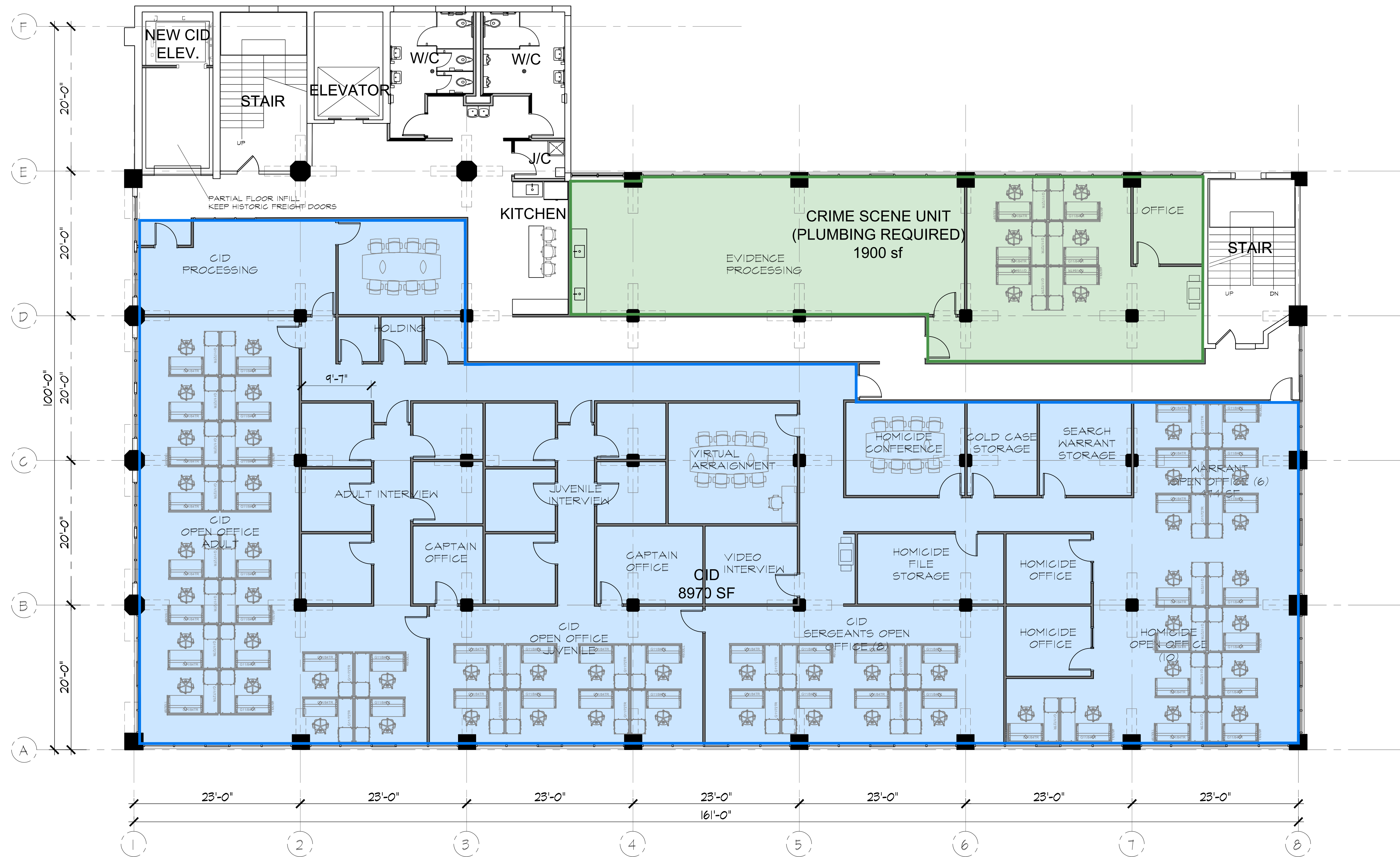
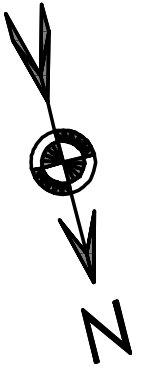
SECOND FLOOR
PLAN

A-102



10 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

DRAFT- NOT FOR CONSTRUCTION



DRAFT- NOT FOR CONSTRUCTION

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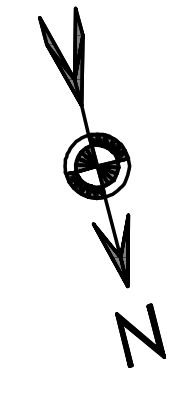
Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

[illegible]

DATE	8.14.23
SCALE	
DRAWN	AA
PROJ.	-
TITLE	

3RD FLOOR
PROPOSED PLAN

$$A = 103$$



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NEW YORK STATE
EDUCATION LAW FOR ANY
PERSON, UNLESS ACTING
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ITEM ON THIS DOCUMENT IN
ANY WAY.

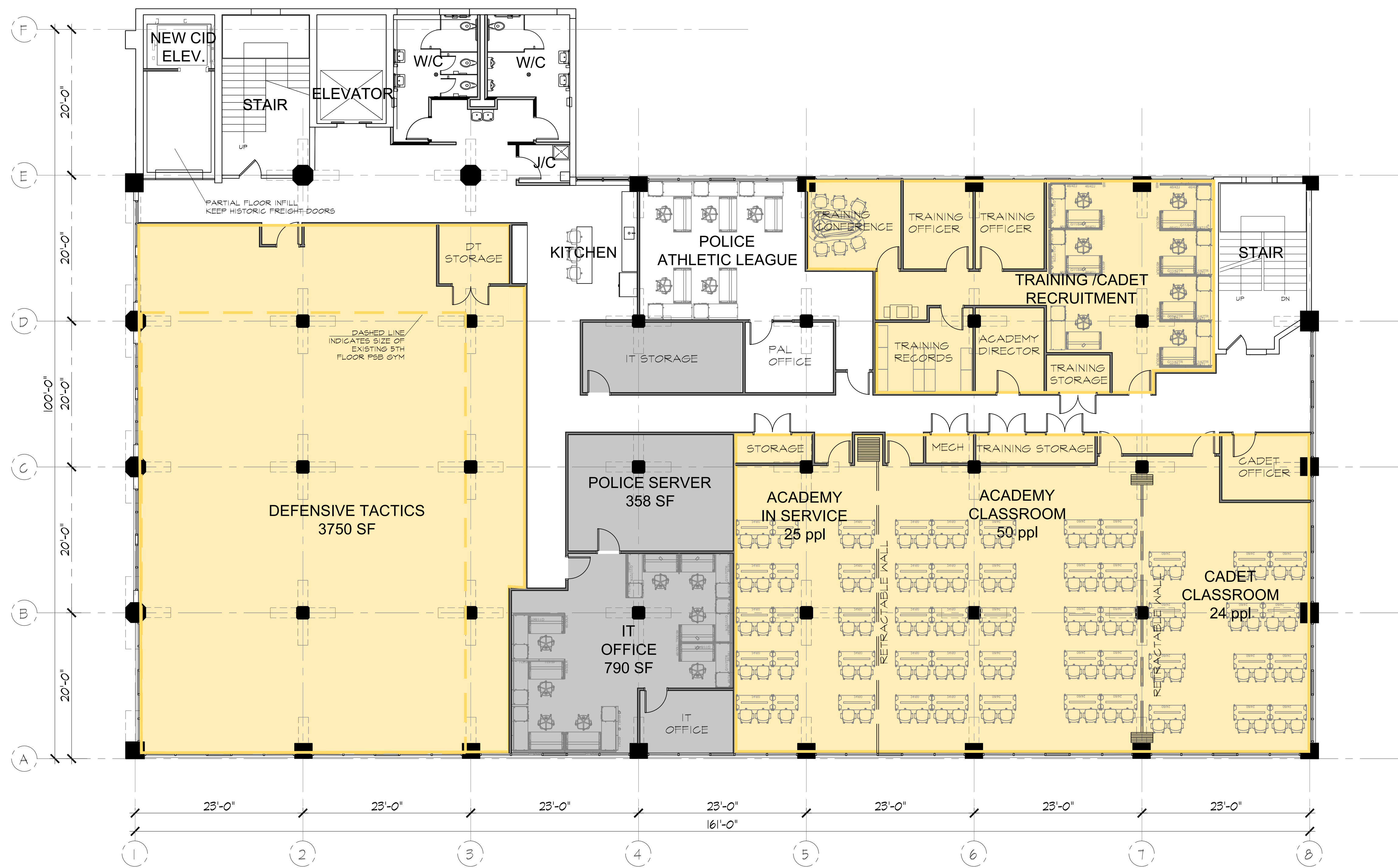
Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS

NO.	DATE	BY
3	8.31.23	aa
4	9.14.23	aa

DATE 8.14.23
SCALE
DRAWN AA
PROJ. -
TITLE
FOURTH FLOOR
PLAN

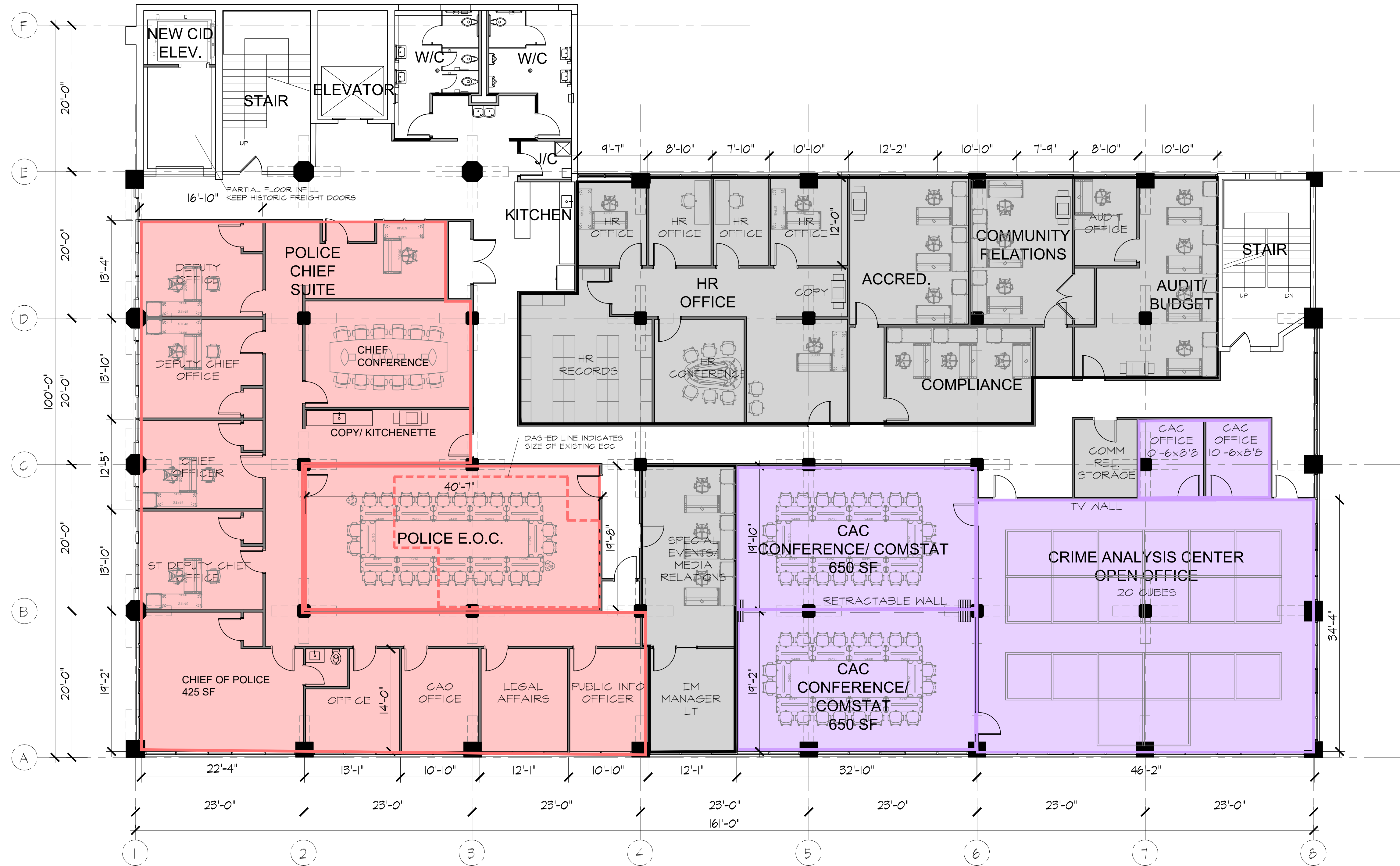
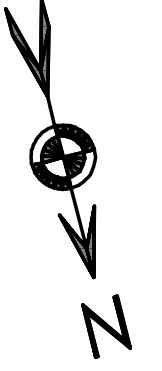
A-104



10 PROPOSED FOURTH FLOOR PLAN- POLICE
SCALE: 1/8"=1'-0"



DRAFT- NOT FOR CONSTRUCTION



DRAFT- NOT FOR CONSTRUCTION

Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS		
NO.	DATE	BY
3	8.31.23	aa
4	9.14.23	aa

DATE 8.14.23

SCALE _____

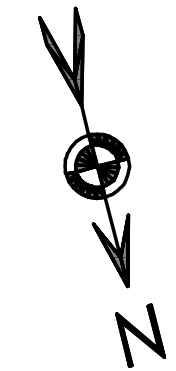
RAWN AA

ROJ. _____

FIFTH FLOOR

FIFTH FLOOR
PLAN

A = 105



IT IS A VIOLATION OF THE
NEW YORK STATE
EDUCATION LAW FOR ANY
PERSON, UNLESS ACTING
UNDER THE DIRECTION OF A
LICENSED REGISTERED
ARCHITECT, TO ALTER AN
ITEM ON THIS DOCUMENT IN
ANY WAY.

Public Safety Building
1153 West Fayette Street
Syracuse, New York 13202

REVISIONS

NO.	DATE	BY
3	8.31.23	aa
4	9.14.23	aa

DATE 8.14.23

SCALE

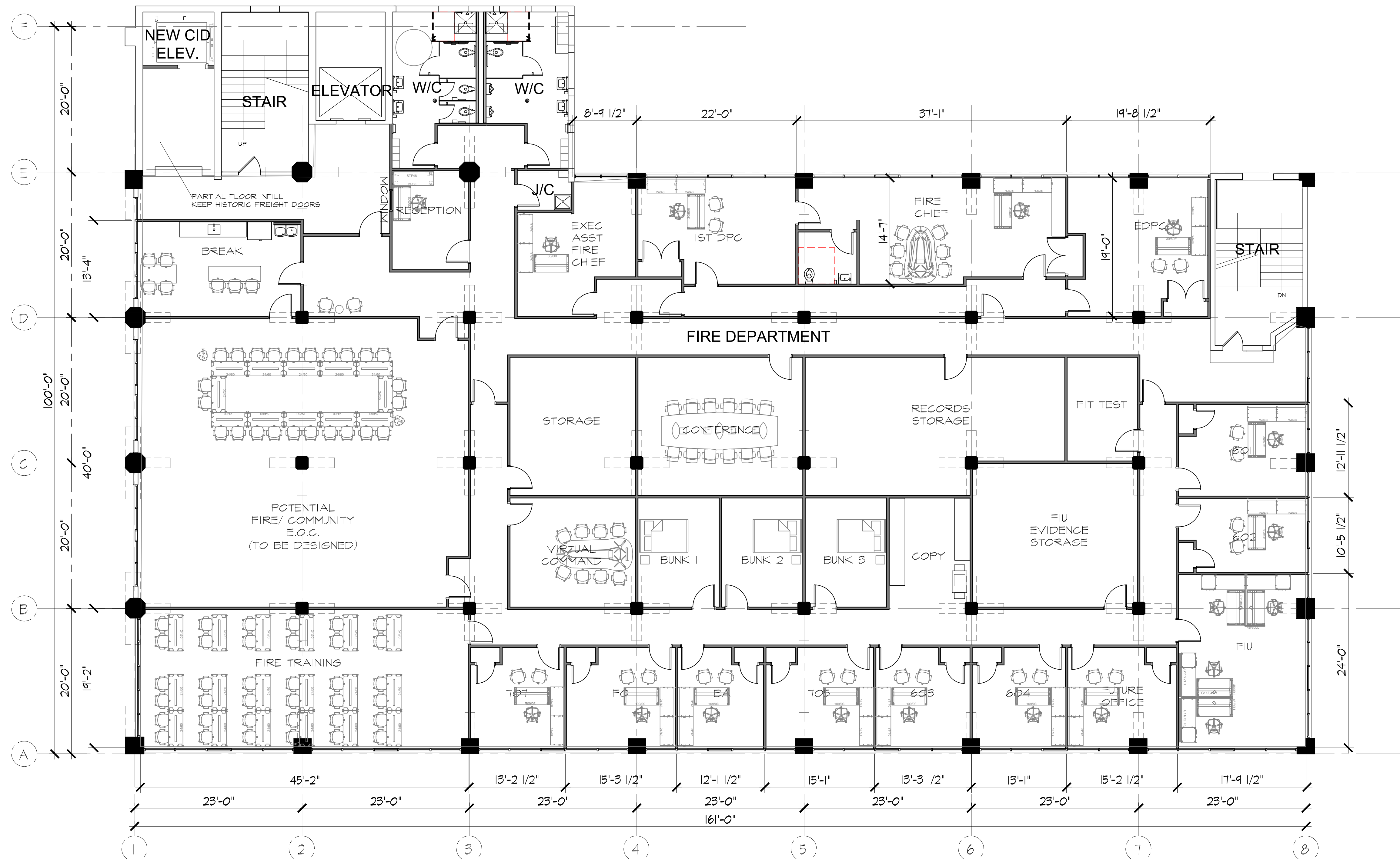
DRAWN AA

PROJ. -

TITLE

SIXTH FLOOR
PLAN

A-106



10 PROPOSED SIXTH FLOOR PLAN- FIRE
SCALE: 1/8"=1'-0"

ATTACHMENT C

NYSDOS Database of Entities Printout and Corporate Resolution

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 1153 OWNER LLC

FOREIGN LEGAL NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING: 01/17/2023

EFFECTIVE DATE INITIAL FILING: 01/17/2023

FOREIGN FORMATION DATE:

COUNTY: ONONDAGA

JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 6700485

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS: CURRENT

NEXT STATEMENT DUE DATE: 01/31/2025

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: LLC

Address: PO BOX 515, SYRACUSE, NY, UNITED STATES, 13205

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:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

**UNANIMOUS WRITTEN CONSENT
OF THE MANAGING MEMBER AND MEMBERS
OF
1153 OWNER LLC**

The undersigned, being the sole manager and member of **1153 Owner LLC**, a limited liability company duly organized and validly existing under the laws of the State of New York (the "Company"), do hereby consent to the adoption of the following resolutions, such action to have the same force and effect as if taken at a meeting duly called and held for that purpose:

WHEREAS, the Company has entered into an agreement of purchase & sale with The Cosmopolitan 1153 LLC to purchase the property located at 1153-69 West Fayette Street, Syracuse, New York (the "Property")

WHEREAS, the Company has applied to New York State Department of Environmental Conservation (the "Department") to enter itself and the Property into the Brownfield Cleanup Program ("BCP") for the redevelopment of the Property known as 1153 West Fayette Street Redevelopment Project (the "Project");

WHEREAS, the Department has accepted the application into the BCP, and requires the Company to enter into a certain Brownfield Cleanup Agreement (the "BCA") with the Department;

NOW, THEREFORE, IT IS RESOLVED, that the Company is hereby authorized and **Joseph Gehm, Timothy M. Lynn or Charles F. Breuer** is empowered to, on behalf of the Company, enter into and execute the BCA with the Department for the Project and to execute and deliver any and all other documents relating to the BCP, which documents may contain such terms provisions, conditions, stipulations and agreements as **Joseph Gehm, Timothy M. Lynn or Charles F. Breuer** executing the same may deem proper and advisable, and Joseph Gehm, Timothy M. Lynn or Charles F. Breuer is authorized to act on behalf of the Company and to execute and deliver such documents to the Department; and it is

FURTHER RESOLVED, that all action taken and all instruments executed by **Joseph Gehm, Timothy M. Lynn or Charles F. Breuer** prior to the adoption of these resolutions with respect to the BCP, and all matters related thereto, are hereby ratified by the Company, approved and confirmed as actions of the Company; and it is

FURTHER RESOLVED, that **Joseph Gehm, Timothy M. Lynn or Charles F. Breuer** be and hereby is authorized on behalf of the Company to execute and deliver any and all documents or instruments as are necessary and appropriate to carry out the intent and purpose of these resolutions and/or as may be reasonably required by the Department; and it is further

FURTHER RESOLVED, that **Joseph Gehm, Timothy M. Lynn or Charles F. Breuer** may take any action deemed necessary and proper in furtherance of the intent of these resolutions, and that the Departments may rely upon such actions as being the actions of the Company, and it is further

FURTHER RESOLVED, that this consent may be executed in any number of counterparts, each of which counterpart shall constitute an original instrument, and all of which, when taken together, shall constitute one and the same instrument.

Balance of this page has intentionally been left blank.

Signatures are on the following page.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of May __,
2023.

1153 OWNER LLC

By: 

Charles F. Breuer, Authorized Representative

ATTACHMENT D

Deed

WARRANTY DEED WITH FULL COVENANTS

THIS INDENTURE, made the 23rd day of June, 2023

between

THE COSMOPOLITAN 1153, LLC
1153-69 West Fayette Street, Syracuse, New York 13204,

grantor,

And

1153 OWNER LLC
102 West Division Street, Syracuse, New York 13204,

grantees,

WITNESSETH, that the grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being described in attached SCHEDULE A,

SUBJECT to all covenants, easements and restrictions of record, if any, affecting the above-described premises,

BEING the same premises conveyed to the grantor herein by Bargain and Sale Deed dated February 16, 2021 and recorded in the Onondaga County Clerk's Office on February 22, 2021 at Instrument Number: 2021-7180.

Property Address: 1153-69 West Fayette Street, Syracuse, New York 13204

Tax Map Number: 099.-03-02.0

TOGETHER with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the grantee, their heirs or successors and assigns of the grantee forever.

AND the grantor covenants as follows:

FIRST. That said grantor is seized of the said premises in fee simple, and has good right to convey the same;

SECOND. That the grantee shall quietly enjoy the said premises;

THIRD. That the said premises are free from encumbrances, except as aforesaid;

FOURTH. That the grantor will execute or procure any further necessary assurance of the title to said premises;

FIFTH. That the grantor will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

THE COSMOPOLITAN 1153, LLC



JOHN A. NOVIASKY, SOLE MEMBER

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

On the 23rd day of June in the year 2023 before me, the undersigned, personally appeared **John A. Noviasky** personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



TERRY J. KIRWAN, JR.
Notary Public in the State of New York
No. 4977356
Qualified in Onondaga County
Commission Expires February 4, 2027

R+R:

Lynn D'Elia Temes & Stanczyk
449 S. Salina St., 2nd Fl.
Syracuse, NY 13202

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York and being part of Blocks 261 and 262 of the City of Syracuse and being more particularly described as follows:

BEGINNING at a point in the southerly line of West Fayette Street, said point being N. 75° 35' 20" W. a distance of 276.25 feet from the point of the intersection of the southerly line of West Fayette Street with the westerly line of S. Geddes Street;

Thence (1) S. 00° 28' 48" W. a distance of 179.97 feet to a point;
Thence (2) N. 89° 48' 23" W. a distance of 77.01 feet to a point;
Thence (3) S. 05° 18' 09" E. a distance of 81.05 feet to a point;
Thence (4) S. 84° 20' 17" W. a distance of 130.87 feet to a point;
Thence (5) N. 06° 10' 06" E. a distance of 8.99 feet to a point;
Thence (6) S. 88° 18' 30" W. a distance of 104.05 feet to a point;

Thence (7) N. 29° 00' 43" W. a distance of 459.91 feet to a point in the southerly line of West Fayette Street, said point being S. 75° 35' 20" E. a distance of 318.70 feet from the point of intersection of the southerly line of West Fayette Street with the easterly line of Magnolia Street;
Thence (8) along the southerly line of West Fayette Street S. 75° 35' 20" E. a distance of 541.37 feet to a point and place of beginning.

Together with an easement for the joint use, operation, maintenance, control and repair of an electrical conduit or duct and cable therein, and of a water main or pipe with the privilege and right of installing additional cables and additional water mains or pipes, in, over, upon and across the following described premises:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York and being part of Blocks 261 and 262 in said City and being more particularly described as follows:

Beginning at a point in the west line of South Geddes Street said point being S. 01° 45' 30" W. a distance of 87.9 feet from the point of the intersection of the south line of West Fayette Street and the west line of South Geddes Street.

Thence (1) S. 01° 45' 30" W. a distance of 10.00 feet along the west line of South Geddes Street to a point;
Thence (2) S. 86° 34' 25" W. a distance of 241.47 feet to a point;
Thence (3) N. 00° 28' 48" E. a distance of 10.04 feet to a point;
Thence (4) N. 81° 49' 00" E. a distance of 122.73 feet to a point;
Thence (5) S. 88° 31' 41" E. a distance of 119.99 feet to the west line of South Geddes Street also being the point and place of beginning.

The above described premises being conveyed herein are a portion of the premises conveyed by the United States of America, acting by and through the Administrator of General Services to the grantor herein by deed dated March 14, 1950 and recorded in the Onondaga County Clerk's Office on March 17, 1950 in Book 1432 of Deeds at page 630.

Together with a Right of Way for ingress and egress over the following described premises.

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York and being part of Blocks 261 and 262 in said City and being more particularly described as follows:

Beginning at a point on the south line of West Fayette Street, said point being N. 75° 35' 20" W, a distance of 253.49 feet from the intersection of the south line of West Fayette Street and the west line of South Geddes Street.

Thence (1) S. 00° 28' 48" W. a distance of 174.38 feet to a point;
Thence (2) N. 89° 48' 23" W. a distance of 22.08 feet to a point;

Thence (3) N. 00° 28' 48" E. a distance of 179.97 feet to a point in the south line of West Fayette Street;

Thence (4) along the south line of West Fayette Street S. 75° 35' 20" E. a distance of 22.77 feet to the point and place of beginning.

TOGETHER WITH all of the rights and privileges of the grantor herein as reserved in the deed from the grantor herein to Martin Development Corp. dated June 1, 1967 and recorded to the Onondaga County Clerk's Office in Book 2356 of Deeds at page 760 and subject to all of the terms, covenants and conditions as set forth in said deed.

TOGETHER WITH all the right, title and interest of the grantor, if any in and to land lying in the bed of any street, road, avenue, lane or right of way, as they now exist or formerly existed, included in, in front of, or adjoining the above described premises.

TOGETHER WITH all the right, title and interest of the grantor, if any, in and to any and all railroad sidings and connections located on the above described premises.

TOGETHER WITH all easements and appurtenances and all the estate and rights of the grantor in and to the above described premises.

Excepting from this conveyance and reserving to the United States, in accordance with Executive Order 99008, approved on December 5, 1947 (12 F.R. 8223), all uranium, thorium, and all other materials determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material contained, in whatsoever concentration, in deposits in the lands covered by this instrument, together with the right of the United States, through its authorized agents or representatives, at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or affect.

SUBJECT TO existing easements for public roads and highways, for railroads, for pipelines, for public utilities, for water mains, for intercepting sewers and for storm sewers, and also subject to outstanding riparian rights in and to Harbor Brook.

The above described premises are also conveyed subject to reservation of mineral easements, and subject to easements, covenants, rights of way, agreements and restrictions of record.

ATTACHMENT E

Repository Documentation

Claire Del Fatti

From: Annemarie Gregory <AGregory@onlib.org>
Sent: Tuesday, September 12, 2023 3:00 PM
To: Claire Del Fatti
Subject: Fw: Document Repository Request - Mundy Branch Library

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Claire,

Mundy Branch Library would be happy to serve as a repository for this project. If you provide a binder for the documents, we can keep them right at the circ desk and interested parties can ask any staff member for assistance to view them. If you feel other accommodations are necessary, please let me know.

Anne Gregory

Branch Manager
Mundy Branch Library
1204 S. Geddes St.
Syracuse, NY 13204
(315)435-3797



From: Central Library <reference@onlib.org>
Sent: Tuesday, September 12, 2023 2:52 PM
To: Annemarie Gregory <AGregory@onlib.org>
Subject: Fw: Document Repository Request - Mundy Branch Library

Please let us know if you have any further questions.

Reference Staff
Onondaga County Public Library
447 S. Salina Street
Syracuse, NY 13202
315-435-1900

From: Claire Del Fatti <CDelFatti@cscos.com>
Sent: Friday, September 8, 2023 1:25 PM
To: Central Library <reference@onlib.org>
Subject: Document Repository Request - Mundy Branch Library

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

Hi there,

C&S Engineers is submitting an application under the New York State Brownfield Cleanup Program (BCP) for the site located at 1153-69 West Fayette Street in the City of Syracuse. As part of this application, we need to identify a location that will serve as the document repository at which the public may readily access project-related documents produced throughout the project. This would generally involve maintaining a large binder or set of documents throughout the duration of the project, expected to be 1 to 2 years.

I am reaching out to inquire whether the Mundy Branch Library would be willing to serve as the document repository for this effort. If so, could you please indicate your assent by replying to this email?

We appreciate your time and consideration.

Please feel free to contact me if there are any questions or concerns.

Thank you,

Claire



Claire Del Fatti

Environmental Engineer

office: (315) 455-2000

[Build your career at C&S!](#)

direct: (315) 703-4233

cell: (315) 949-1805

cdelfatti@cscos.com

499 Col. Eileen Collins Blvd. | Syracuse, NY 13212

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