NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below. **Please select only ONE submittal method – do NOT submit both email and ground mail.**
   a. VIA EMAIL:
      - Upload the compressed folder to the NYSDEC File Transfer Service. (http://fts.dec.state.ny.us/fts) or another file-sharing service.
      - Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
      - Subject line of the email: "*BCP Application NEW - *Proposed Site Name**"
      - Email your submission to DERSiteControl@dec.ny.gov – do NOT copy Site Control staff.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 11th Floor
        Albany, NY 12233-7020

PROPOSED SITE NAME: JMA Campus Plan	
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: C734166	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME JMA Campus Plan

ADDRESS/LOCATION 623 Oneida Street

CITY/TOWN Syracuse | ZIP CODE 13202

MUNICIPALITY (LIST ALL IF MORE THAN ONE) City of Syracuse

COUNTY Onondaga | SITE SIZE (ACRES) 6.96

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
43	02	13.11	76	09	06.12

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
623 Oneida Street, Syracuse, NY 13202	94	04	1000	6.96

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map included with the application? (Application will not be processed without a map)	◉	○
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: 42 Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ◉	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
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: _____	○	◉

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?	○	◉
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.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
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: ___	○	◉
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. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
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?	◉	○
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.	○	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	○
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?	○	○

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:

_____ _____ _____ _____ _____ _____

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? Light industrial

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 [✓]

	Y	N
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?	(●)	( )
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	☑	☑	☐
Chlorinated Solvents	☑	☑	☐
Other VOCs	☑	☑	☑
SVOCs	☑	☑	☑
Metals	☑	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*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):

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

Other:

SECTION V: Requestor Information			
NAME JMA Tech Properties, LLC			
ADDRESS PO Box 580			
CITY/TOWN Syracuse	STATE NY	ZIP CODE 13205	
PHONE (315) 431-7248	EMAIL dpeios@jmawireless.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
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?	◉	○
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 ○	◉	○
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.**	◉	○

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?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
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?	○	◉
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.	○	◉
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?	○	◉

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
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?	○	◉
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?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

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 A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By 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 ◉ No ○ N/A ○

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 Dino Peios			
ADDRESS PO Box 580			
CITY Syracuse		STATE NY	ZIP CODE 13205
PHONE (315) 431-7248	EMAIL dpeios@jmawireless.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Samantha Miller			
COMPANY CHA Consulting			
ADDRESS 300 South State Street, Suite 600			
CITY Syracuse		STATE NY	ZIP CODE 13202
PHONE (315) 257-7154	EMAIL smiller@chasolutions.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Robert Smith			
COMPANY Costello Cooney and Fearon, PLLC			
ADDRESS 211 West Jefferson Street Suite 1			
CITY Syracuse		STATE NY	ZIP CODE 13202
PHONE (315) 422-1152	EMAIL rjs@ccf-law.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?	○	◉
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 ◉	○	○

SECTION IX: Current Property Owner and Operator Information			
CURRENT OWNER JMA Tech Properties, LLC			
CONTACT NAME Dino Peios			
ADDRESS PO Box 580			
CITY Syracuse		STATE NY	ZIP CODE 13205
PHONE (315) 431-7248	EMAIL dpeios@jmawireless.com		
OWNERSHIP START DATE various - see attached			
CURRENT OPERATOR JMA Tech Properties, LLC			
CONTACT NAME Dino Peios			
ADDRESS PO Box 580			
CITY Syracuse		STATE NY	ZIP CODE 13205
PHONE (315) 431-7248	EMAIL dpeios@jmawireless.com		
OPERATION START DATE December 27, 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.	○	◉
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: _____	○	◉

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: _____	○	◉
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. N/A ◉	○	○
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: _____	○	◉
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.	○	◉

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 VP Finance (title) of JMA Tech Properties, 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: 5-14-2024 Signature: _____

Print Name: Dino Peios

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

Supporting Information

The following sections are intended to be supporting information to the Brownfield Cleanup Program Application. The information is organized in the order of the application as designated by the section headings.

Section I……8 pages plus attachments

Attachment 1. Subdivision Map
Attachment 2. Proof of Filing
Attachment 3. Verification of 911 Street Address
Figure 1. Site Location Map
Figure 2. Site Map and Tax Map Parcels
Table 1. Neighboring Property Contact Information and TMP
Figure 3. En-Zone & Disadvantaged Communities Map

Section II……2 pages no attachments

Section III……..2 pages plus attachments

Attachment 1. Proof of Community Support

Section IV……..3 pages plus figures

Figure 1. Surface Soil Analytical Results
Figure 2. Soil Analytical Results – GZA Historical Results and CHA June 2023
Figure 3. Soil Analytical Results – 2019 and 2020
Figure 4. Groundwater Monitoring Results
Figure 5. Indoor Air/Subslab Vapor Matrices – Chlorinated Solvents
Figure 6. Indoor Air/Subslab Vapor Matrices – Petroleum Compounds

Section V……1 page plus attachment

Attachment 1. NYS Authorization to Conduct Business

Section VI……1 page no attachments

Section VII……..1 page no attachments

Section VIII……1 page no attachments

Section IX……4 pages no attachments

Section X……1 page no attachments

Section XI……2 pages 1 attachment

Attachment 1. Acknowledgement from Repository

Section XII……...1 page no attachments

SECTION I
Property Information

Item 14. Property Description Narrative and Environmental Assessment

Property Description

Location:

The JMA Campus Plan (Site) is a 6.96-acre property located in an urban area at 623 Oneida Street, in the City of Syracuse, Onondaga County, New York (Figure 1). The Site limits are bounded by West Taylor Street to the north, the former South Clinton Street to the east, Tallman Street to the south, and Oneida Street to the west. The Site is comprised of what was once 24 separate, contiguous parcels, that were recently re-zoned to form a single parcel as shown in the attached metes and bounds survey and tax map figure (Figure 2).

Site Features:

The Site features include gravel or paved parking lots, small green space areas, and three vacant buildings.

Current Zoning and Land Use:

The Site is zoned industrial and consists of the following features:

- Gravel or paved parking lots (currently in use),
- Limited green space areas, and
- Three vacant buildings.

Neighboring properties include various commercial and industrial facilities in all directions, with the closest residences located approximately 0.1-miles to the west. Onondaga Creek, a tributary to Onondaga Lake, is located approximately 580-feet to the west of the Site.

The green shading on Figure 3 depicts Census Block 360670042002 which is classified as Enzone Type AB and is Listed as a disadvantaged community. The entire 6.96-acre project Site is within this boundary.

Past Use of the Site:

The Site has historically primarily been utilized by industrial facilities as far back as the early 1900's with various occupants including:

- Syracuse Stamp, a manufacturer of high-quality garage door hardware, gate faucets and inked ribbon spools since 1908
    - This property is a potential source of contamination given the use of heavy machinery and metals. Underground storage tanks were also previously located on the site.
- Tompkins USA a manufacturer of knitting machinery and equipment for the textile industry located in Syracuse since 1914
    - This property is a potential source of contamination given the use of heavy machinery for textiles. Sources of heat likely also included coal burning equipment and fuel oil from bulk storage tanks.
- Horizon Transport, a junk yard and storage facility

  - This property is a potential source of contamination given the junk yard/scrap yard uses for many years, the disarray of the facility, multiple leaking vehicles and drums observed on the property, and the investigation detailed further within the Investigation Report included in Section IV.
- Coyne Textile Fleet Truck Maintenance Facility
  - This property is a potential source of chlorinated VOC contamination given the history as a Coyne Textile property. Trucks from the Coyne fleet were often taken to this property for repair, washing, etc. Evidence of contamination was observed during the previous environmental investigations.

Site Geology and Hydrogeology:

According to the USDA Web Soil Survey for Onondaga County, soils beneath the Site consist of Urban Land. Review of the USGS Geologic Map of New York indicates the bedrock geology of the area consists of the Syracuse Formation of the Upper Silurian age. Generally, the bedrock consists of dolostone and shale. Regional groundwater flow direction, inferred from topographic mapping of the area and historical investigations, is generally west towards Onondaga Creek. The following information provides a high-level overview of the site history and investigations that have been completed across the Site to date.

Environmental Assessment

Phase I Environmental Site Assessments –

Multiple Environmental Site Assessments (ESAs) performed for the Site have revealed that property has been occupied by a variety of commercial/industrial users across the Site since at least 1908. Site uses have included a freight line facility, metal products factory, maintenance garage, dry-cleaning facility, and junk yard and storage facility. The following permits from the City of Syracuse were reviewed as part of the ESA and document the installation or removal of petroleum tanks from 1940 through 1993:

- 6/21/1940 – 207 West Taylor Street – permit for the installation of one 2,000-gallon and one 1,000-gallon gas tanks.
- 5/26/1943 – 207 West Taylor Street – permit for the installation of one 2,000-gallon gasoline tank.
- 1/4/1974 – 207 West Taylor Street – permit for the installation of one 2,000-gallon gasoline tank.
- 5/1/1986 – 501-517 Oneida Street – storage facilities closure document for Coyne Textile Services for the removal of one 1,000-gallon, one 2,000-gallon, and one 4,000-gallon tanks. The document indicated that no leakers were identified, and that one unknown tank was left on the property.
- 5/2/1986 – 501-517 Oneida Street – storage facilities closure document for Coyne Textile Services for the removal of one 1,000-gallon tank. Leaks were not identified. The building was noted to have burned in November 1988.
- 11/11/1988 – 207-209 West Taylor Street – storage facilities closure document for one 10,000-gallon #6 fuel oil tank. The document indicated the closed tank did not leak.

- 12/29/1988 – 207-209 West Taylor Street – storage facilities closure document for two 1,000-gallon gasoline tanks associated with an old service station. The soil was noted to be “ok” during removals.
- 1/1/1993 – 207 West Taylor Street – note pertaining to one 2,000-gallon diesel fuel AST present on the property.

Additional findings include the presence of Coyne Textile Services as an occupant at the north end of the property from 1989 until 2015 for maintenance of the fleet vehicles and to refuel and park delivery trucks overnight. At least one 275-gallon aboveground storage tank (AST) labelled diesel fuel, one 275-gallon AST labelled 15W-40 Motor Oil, multiple 55-gallon drums and buckets storing lubricants, degreasers, and paints were identified throughout the building were observed during a site reconnaissance in 2014. One AST containing gasoline and staining on the surrounding asphalt pavement was also noted in the parking lot of the property. In 2016, the property was purchased by Horizon Transport LLC for use as a junk yard, personal storage facility, and paint/body shop by the owner and various tenants.

The Tompkins Brothers manufacturing building located at 619 Oneida Street was constructed in 1919. The facility is currently vacant, but manufactured circular knitting machinery and equipment for the textile industry until JMA Wireless purchased the property in 2023.

Site Investigations (2014-2023)

In 2014 a limited subsurface investigation was performed along the north end of the property, which focused on the Horizon Transport/Former Coyne Textile building and surrounding property. The investigation identified SVOC soil contamination across the property with field evidence of contamination identified near the former AST located in the parking lot and at one boring location within the building. In 2015 these hot spot areas and groundwater were evaluated on this portion of the property. Analytical results identified elevated SVOC contamination typical of petroleum hydrocarbons exceeding the Part 375 Commercial Use SCOs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene, and elevated lead in one sample. Additionally, analytical results in groundwater indicated VOC and SVOC contamination exceeding the Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS).

Site Investigation (2019)

Further investigation of the Site with a focus on the Former Syracuse Stamp and exterior locations on the Former Catholic Charities Men’s Shelter was conducted in October 2019. Both facilities were occupied at the time of the investigation. The soil analytical results indicated low level SVOC and metals contamination site-wide that typically did not exceed the Part 375 Commercial Use SCOs. Field evidence of contamination was identified at two soil boring locations, SB-11 and SB-13, from depths 10 to 15 feet bgs. Upon discovery, the presence of contamination was reported to the NYSDEC and a spill number was registered for the Site (Spill #1908028).

Additionally, six of the soil boring locations were converted to temporary monitoring wells for collection of groundwater samples analyzed for the same parameters as listed above. The results indicated site-wide chlorinated VOC (CVOC) contamination, notably detections of cis-1,2-dichloroethene and vinyl chloride, the breakdown products of tetrachloroethene. The CVOCs observed in the groundwater are compounds typically associated with dry cleaning operations. The Former Coyne Textile Facility across South Clinton Street (presumed upgradient direction) is currently listed in the BCP program with known off-site groundwater

impacts. The CVOCs detected during this investigation are likely the result of off-Site impacts from the Former Coyne Textile Facility. Site-wide SVOC contamination was also identified in groundwater.

Concurrent sub-slab vapor and indoor air samples were collected at five locations within buildings that existed at the time of investigation. The samples were collected using SUMMA canisters and analyzed for toxic organics via Environmental Protection Agency (EPA) Method TO-15. The results indicated no further action was needed based on the New York State Department of Health (NYSDOH) Decision Matrices for soil vapor intrusion.

Site Investigation (2020)

During additional Site investigation around Former Syracuse Stamp, strong petroleum odors, elevated photoionization detector (PID) evidence of contamination, sheen, and free product were identified. These soil boring locations were in the general vicinity of petroleum contamination documented in the 2019 subsurface investigation discussed above and previously reported to the NYSDEC and registered under Spill No. 1908028. Analytical results identified SVOCs in exceedance of the Commercial Use SCOs in one location. Emerging contaminants were not detected in soil samples collected.

Two soil borings were converted to temporary monitoring wells to evaluate the groundwater. During purging and sampling, both wells exhibited mild odors. No sheen, effervescence, or free product were observed. CVOCs were identified in exceedance of TOGS 1.1.1. AWQS, consistent with previous investigations of the area.

Spill Closure and Underground Storage Tank Closure (2021)

As mentioned above, a spill was reported to the NYSDEC and recorded as Spill #1908028 during the subsurface investigation in October 2019. Subsequently, a release of petroleum from four steel tanks located in a basement vault was reported to the NYSDEC in January 2021 and recorded as Spill #2008908.

On February 2, 2021, a contractor mobilized to remove and dispose of four 560-gallon tanks from the basement vault. As part of the redevelopment, three sides of the concrete basement vault were to be removed, however the concrete wall on the east side and the concrete floor were to remain. However, during excavation of petroleum impacted debris from the basement, the Contractor broke through the concrete basement floor. Significant petroleum-like odors, stained water, fuel oil saturated fine gravel, and sheen were identified beneath the concrete basement floor. The close proximity of the two spill locations were determined to be managed concurrently via soil excavation and off-site disposal.

Based on photoionic evidence of contamination, the impacted media was found to be approximately 7 to 14 feet bgs. Overburden material was segregated for use as backfill in the excavation. Contaminated material was either live-loaded into dump trucks for off-site disposal or stockpiled within the excavation until trucks were available. Limits of the excavation were determined based on visual, olfactory, and photoionic methods using a PID.

During excavation of impacted soil, the contractor uncovered a 10,000-gallon fuel oil UST that was not previously documented on any plan, drawing or historical map. The UST was found to be filled with flowable fill material. The UST was removed and placed on polyethylene sheeting.

The bottom of the UST was corroded, likely resulting in the release of fuel oil to the soil. The grossly contaminated soil beneath and adjacent to the UST was excavated, stockpiled, and disposed off-site. Flowable fill was removed from the UST, the steel was cut, rendered useless, and disposed of off-site.

Between March 16 and March 25, 2021, non-hazardous contaminated soil from the excavation work was transported for disposal at Seneca Meadows Landfill in Seneca Falls, New York. A total of 1,884.8 tons of soil was excavated and disposed of from the spill area. Additionally, a total of 49.9 tons of stained concrete from the excavation was transported to Seneca Meadows Landfill. The steel tank carcasses, a total of 3,400 pounds, was recycled as scrap steel.

Excavation sidewall and bottom samples were submitted for analysis of VOCs via EPA Method 8260 and SVOCs via EPA Method 8270. The results indicated the remaining contamination did not exceed the NYSDEC CP-51 Soil Cleanup Guidance Values. A report of this spill cleanup and UST closure was provided to the NYSDEC and the spills were closed with a no further action letter dated July 1, 2021.

Site Investigation 2023

Additional investigation conducted in June 2023 included surface and subsurface soil, groundwater, and sub-slab vapor/indoor air sampling at the Former Tompkins Manufacturing property and the Former Horizon Transport property.

Results indicate SVOC and metals contamination with some exceedances of the Commercial Use SCOs in all five surface soil samples collected. The subsurface soil was typically not in exceedance of the Unrestricted Use SCOs with the exception of SVOC parameters detected in the area of soil contamination previously identified near the former AST reported to be located on the Former Horizon Transport property.

Seven soil borings were converted to temporary groundwater monitoring wells. The results indicate site-wide VOC, SVOC, and metals contamination exceeding TOGS 1.1.1. AWQS, although the metals detections are likely associated with urban fill material and high turbidity in the groundwater samples. CVOCs were detected in the two temporary monitoring wells directly downgradient of the contaminant source at the adjacent Former Coyne Textile facility, but also detected in the furthest northwest location.

Concurrent sub-slab vapor and indoor air samples were collected using 2.7 Liter SUMMA canisters and analyzed for toxic organics via EPA Method TO-15. The results were used to evaluate potential soil vapor intrusion using the NYSDOH Decision Matrices. The results indicate the sub-slab vapor and indoor air located at Former Horizon Transport building is impacted by CVOCs, specifically tetrachloroethene and trichloroethene, at concentrations that require mitigation. The Former Tompkins Manufacturing building was found to not require mitigation.

Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern for the site include VOCs, SVOCs, and metals, as further described below:

Soil - Soil across the Site (surface and subsurface) is impacted with SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), and metals, specifically arsenic, barium, cadmium,

copper, lead, and mercury as shown in the table below. Given the industrial, urban, nature of the Site, these contaminants are not uncommon. Additionally, historical site uses of a stamping, and manufacturing metal parts, may have contributed to the metals contamination.

Analytes > Commercial SCOs	Number of Detections > Commercial SCOs	Maximum Detection (ppm)	Commercial SCO (ppm)	Depth (ft bgs)
Benzo[a]anthracene	1	10	5.6	0-0.5
Benzo[a]anthracene	5	11.1	5.6	10-11
Benzo[a]pyrene	4	9.7	1	0-0.5
Benzo[a]pyrene	10	22.9	1	8-12
Benzo[b]fluoranthene	1	11	5.6	0-0.5
Benzo[b]fluoranthene	6	21.3	5.6	8-12
Dibenz(a,h)anthracene	1	1.3	0.56	0-0.5
Dibenz(a,h)anthracene	2	0.718	0.56	6-8
Indeno[1,2,3-cd]pyrene	3	15.9	5.6	8-12
Arsenic	3	119	16	0-0.5
Arsenic	2	18.2	16	11-12
Barium	1	521	400	0-0.5
Cadmium	1	51.3	9.3	0-0.5
Copper	2	3800	270	7-8
Lead	1	7490	1000	0-0.5
Lead	1	13930	1000	10-12
Mercury	2	4.13	2.8	0-0.5
Mercury	3	4.11	2.8	8-10

Groundwater – Cis-1,2-Dichloroethene and vinyl chloride, breakdown products of trichloroethylene (TCE) are the primary contaminants of concern within groundwater at the Site. Primary detections were observed within the temporary monitoring well installed at the northwest end of the site with detections of 6.4 and 16 parts per billion (ppb), respectively, and the southwest corner with detections of 3,500 and 20 ppb, respectively (standards of 5 ppb and 2 ppb, respectively). However, both contaminants were also observed in the wells at the center of the site, which are believed to be hydraulically downgradient from the contaminant plume observed at the Former Coyne Textile Facility to the east. Detections of SVOCs and metals were also present above AWQS across the site. The following table provides a summary of the results from historical investigations.

Analytes > AWQS	Number of Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Benzene	2	28	1
cis-1,2-Dichloroethene	3	3500	5
Vinyl Chloride	4	530	2

Analytes > AWQS	Number of Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Isopropylbenzene	1	62.1	5
n-Butylbenzene	1	186	5
n-Propylbenzene	1	37.8	5
sec-Butylbenzene	1	177	5
1,2,4-Trimethylbenzene	1	17.4	5
bis(2-ethylhexyle)phthalate	1	16.4	5
benzo(a)anthracene	4	0.19	0.002
benzo(a)pyrene	4	0.2	Non-Detect
benzo(b)fluoranthene	4	0.23	0.002
benzo(k)fluoranthene	4	0.08	0.002
chrysene	4	0.18	0.002
indeno(1,2,3-cd)pyrene	4	0.1	0.002
Arsenic	4	58.15	25
Barium	3	1639	1000
Cadmium	1	6.99	5
Chromium	3	99.25	50
Lead	6	2759	25
Mercury	3	8.94	0.7
Selenium	5	24.9	10

Soil Vapor & Indoor Air - Redevelopment plans call for the demolition of existing buildings, however soil vapor and indoor air evaluations were conducted. Contaminants of concern requiring mitigation were observed at the north end of the Site within the Horizon Transport Building and include trichloroethene (TCE) and tetrachloroethene (PCE). The following table provides a summary of the results.

Analytes	Total Detections	Maximum Detection (ug/m3)	Type
cis-1,2-Dichloroethene	3	0.159	Indoor Air
Carbon tetrachloride	6	0.359	
Trichloroethene	3	0.812	
Tetrachloroethene	6	14.6	
Benzene	3	104	
Ethylbenzene	3	73	
Cyclohexane	3	129	
Isooctane (2,2,4-trimethylpentane)	3	259	
1,3,5-trimethylbenzene	3	14.3	

Analytes	Total Detections	Maximum Detection (ug/m3)	Type
o-xylene	3	89	Indoor Air
p/m-xylene	3	249	
Heptane	3	152	
Hexane	3	402	
Toluene	6	2800	
Methylene Chloride	2	63.9	Sub-Slab Vapor
cis-1,2-Dichloroethene	1	46.4	
1,1,1-Trichloroethane	2	38.2	
Carbon tetrachloride	1	4.62	
Trichloroethene	1	2,120	
Tetrachloroethene	6	42,000	
Benzene	2	2.19	
Ethylbenzene	2	1.34	
Cyclohexane	4	2.24	
o-xylene	3	1.58	
p/m-xylene	3	5.39	
Heptane	4	9.34	
Hexane	4	8.95	
Toluene	6	82.9	

NOTES:

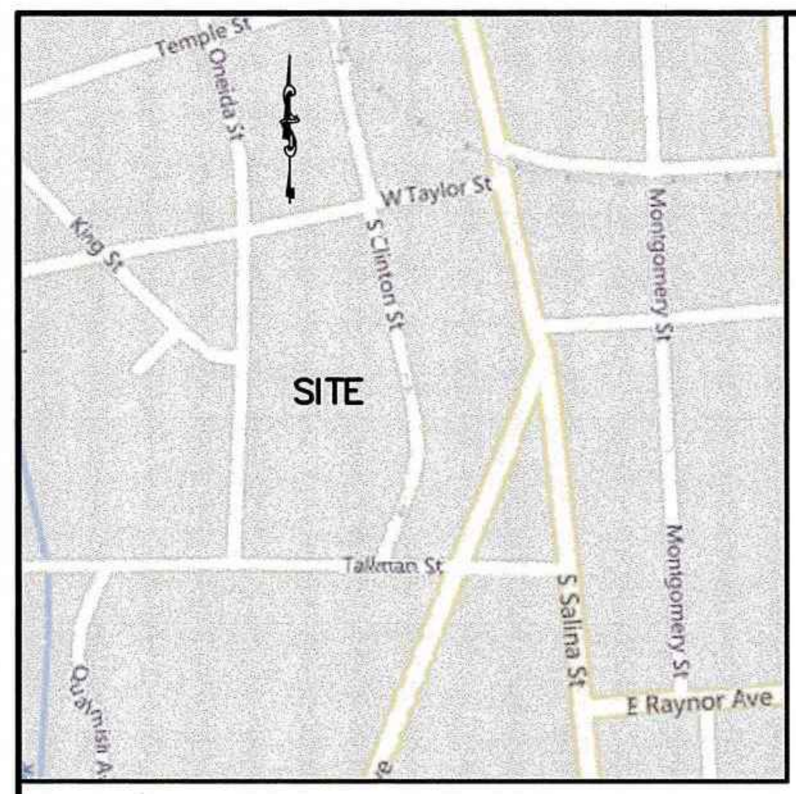
Area = 6.96± ACRES

Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.

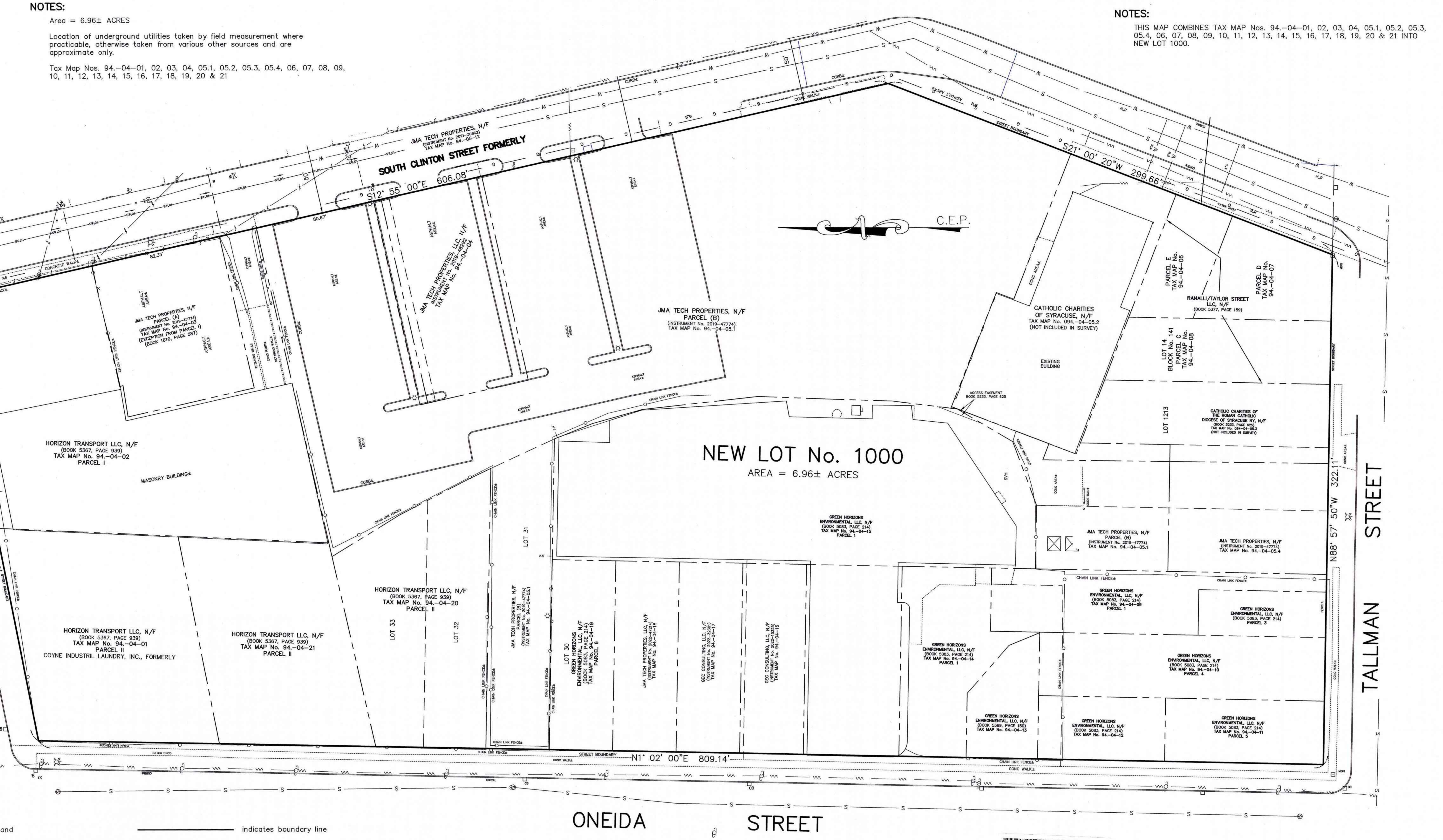
Tax Map Nos. 94.-04-01, 02, 03, 04, 05.1, 05.2, 05.3, 05.4, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21

NOTES:

THIS MAP COMBINES TAX MAP Nos. 94.-04-01, 02, 03, 04, 05.1, 05.2, 05.3, 05.4, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 INTO NEW LOT 1000.



LOCATION PLAN
Scale: 1" = 500'



LEGEND:

☼ LS	indicates light stand
	indicates utility pole, anchor & overhead lines
IPF / MON. FND	indicates iron pipe and/or monument found
	indicates bollard
	indicates sign
12" CMP	indicates storm culvert
6" G, GV, GLM	indicates gas main, gas valve & gas line marker
8" W, WV	indicates water main, water valve & hydrant
18" D, CB	indicates storm sewer, catch basin & manhole
8" S, SV	indicates sanitary sewer, sewer vent & manhole
TEL MH, U-TEL, TEL	indicates underground telephone line, manhole & box
UE, ELEC MH	indicates underground electric line & manhole
CATV, TV	indicates underground television cable & box
	indicates 6" diameter bollard (typical)
	indicates 6" diameter monitoring well (typical)
	indicates boundary line
	indicates adjacent parcel line
	indicates old/original parcel line
	indicates easement line
	indicates centerline road

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Doc ID: 055342860001 Type: MAP
Recorded: 05/02/2024 at 01:51:24 PM
Fee Amt: $10.00 Page 1 of 1
Onondaga County, NY
Emily Essi Bersani County Clerk
File 13647

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

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.
The City of Syracuse hereby certifies that all property taxes due on this property have been paid as of this date: 4/26/24 — Veronica H. Voss, Deputy Commissioner	CITY OF SYRACUSE, NY DEPARTMENT OF ENGINEERING FINAL TRACT PLAN APPROVED 4/30/24	Syracuse Planning Commission SYRACUSE, NEW YORK APPROVED 10/30/2023 BY	Date Reviewed: 3-13-24 — Ann E. Gallagher, 1st Deputy Commissioner of Assessment	ONONDAGA COUNTY HEALTH DEPARTMENT DIVISION OF ENVIRONMENTAL HEALTH MAR 07 2024 The proposed arrangements for water supply and sewage disposal for this project are acceptable to this Department. Subdivision approval by this Department is not required. P.E. Bureau of Public Health Engineering

REVISIONS

FINAL PLAN

JMA WIRELESS

CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

STATE OF NEW YORK — TIMOTHY J. COYER — LICENSED LAND SURVEYOR — No. 050806

DATE: JULY 7, 2023
SCALE: 1" = 30'
FILE No.: 2286.086
SHEET No.
F.B. No. 1729

Onondaga County, NY
Emily Essi Bersani County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
Phone Number: (315)435-2229
E-Mail: emilyessi@ongov.net

Official Receipt: 2024-00022092
Printed on 05/02/2024 at 01:51:44 PM
By: 193 on PC16141

BRIAN BOUCHARD
Date Recorded: 05/02/2024

Instrument ID	Recorded Time	Amount
13647	01:51:24 PM	$10.00

SUBDIVISION MAP FILING
JMA WIRELESS CITY OF SYRACUSE FINAL PLAN

Accounts	Amount
FILING PAPERS	$10.00

Total Due:	$10.00
Paid By Cash:	$10.00
Change Tendered:	$0.00

THANK YOU!

ONONDAGA COUNTY
DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive
Daniel Kwasnowski, AICP, Director

VERIFICATION OF 911 STREET ADDRESS

Date:	May 7, 2024
Municipality:	City of Syracuse
Tax Parcel IDs:	094.-04-(02.1 thru 19.0), combined into new Lot 1000
Property Owner:	JMA Tech Properties, LLC, SIDA
Property Address:	623 Oneida Street, Syracuse New York 13202

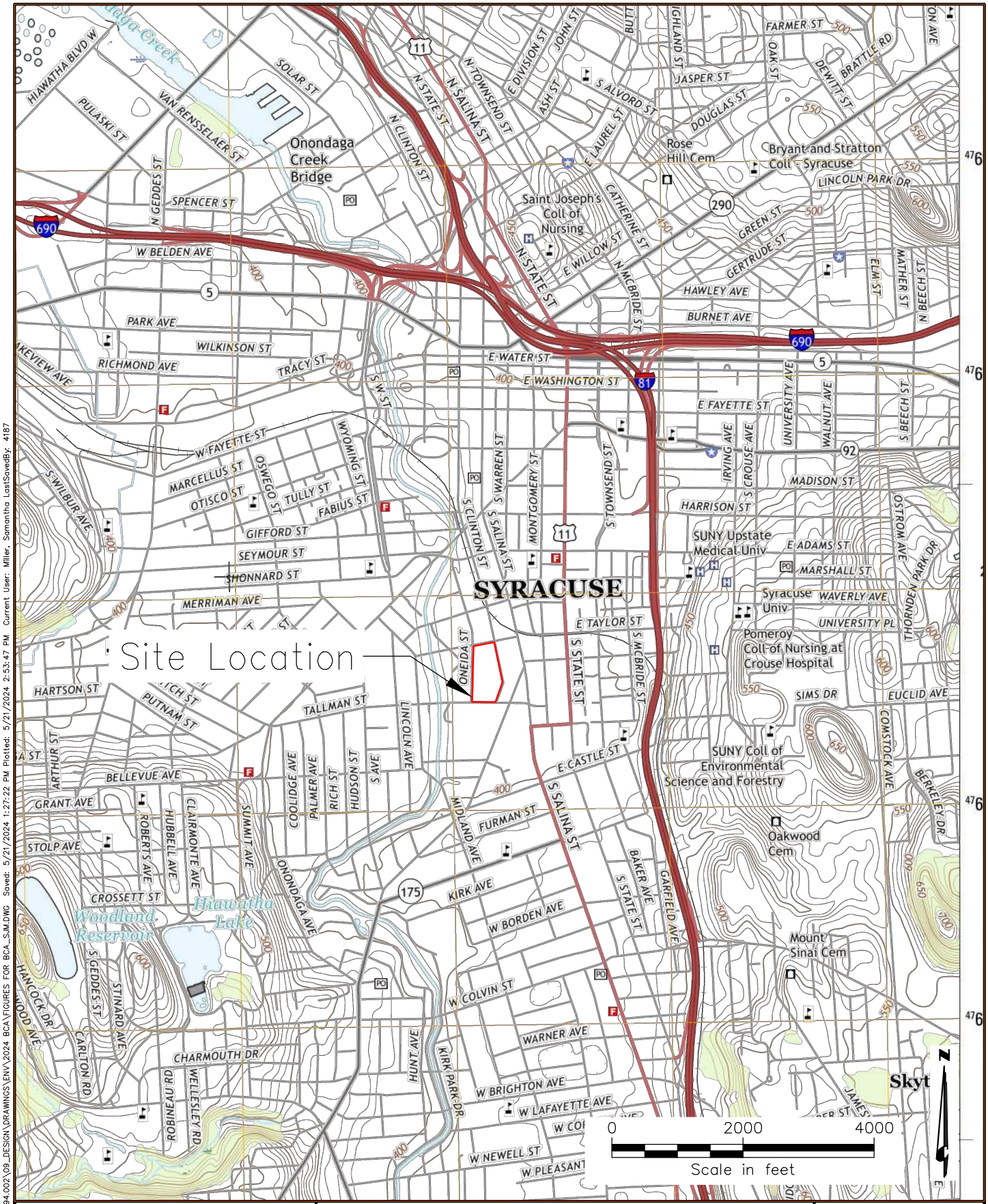
To whom it may concern:

This letter confirms the 911 address for the new Lot created from the combined parcels referenced above is **623 Oneida Street**.

If you have any questions please call the Onondaga County Planning Agency at 315-435-2611 weekdays between 8:30 A.M. and 4:30 P.M.

_____
Dan Smith
GIS Division

Cc: City of Syracuse



One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chacompanies.com

SITE LOCATION MAP

JMA CAMPUS PLAN
BROWNFIELD CLEANUP PROGRAM
APPLICATION

PROJECT NO. 059294

DATE: 05/2024

FIGURE 1

SEE ATTACHED TABLE FOR OWNER NAMES AND CONTACT INFORMATION OF EACH PARCEL

SITE BOUNDARY

ADJACENT PARCEL BOUNDARIES

One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chasolutions.com

SITE MAP AND TAX MAP PARCELS

JMA CAMPUS PLAN
BROWNFIELD CLEANUP PROGRAM
APPLICATION

PROJECT NO. 059294.002

DATE: 05/2024

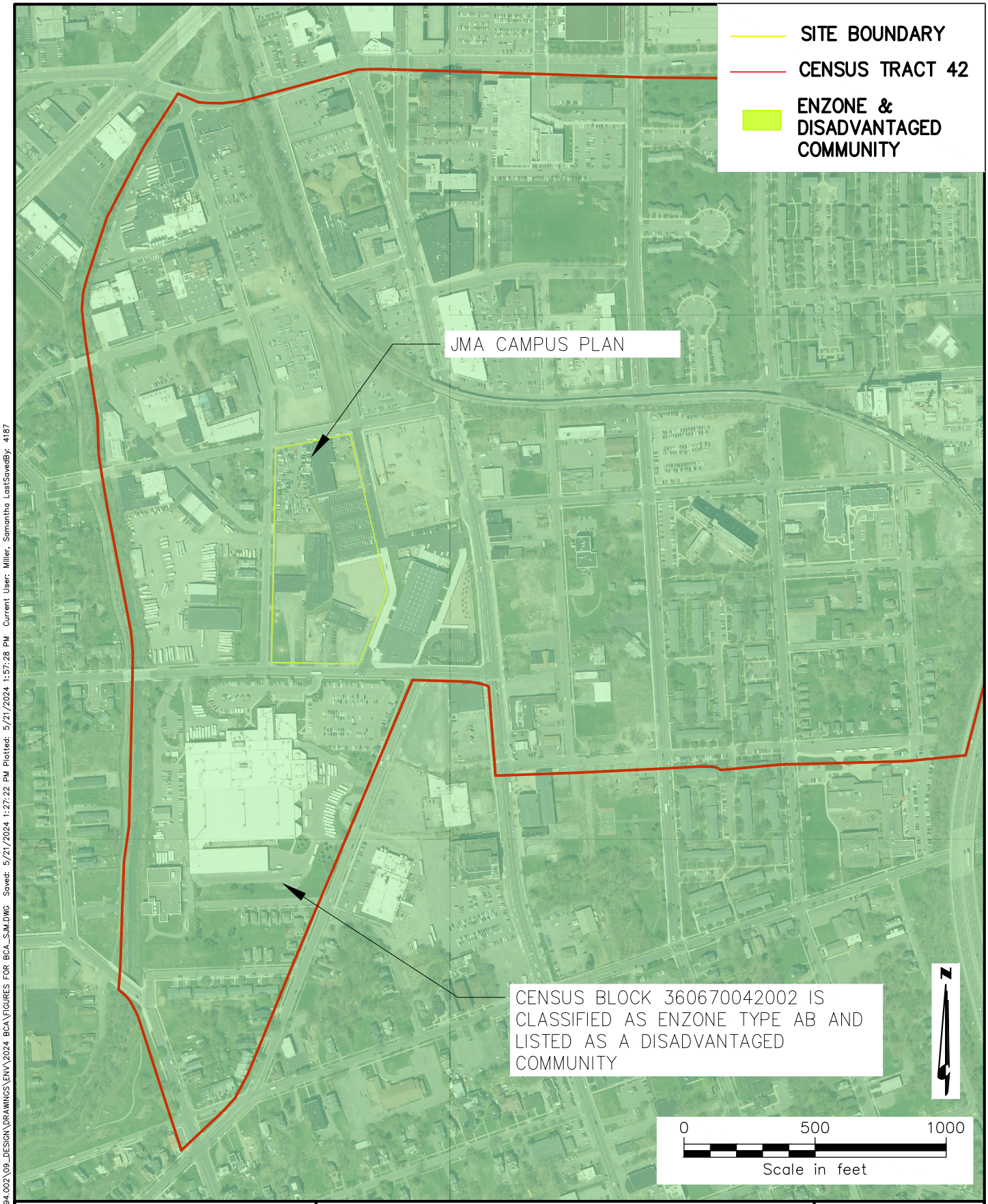
FIGURE 2

Section I:
Neighboring Property Contact Information
JMA Campus Plan

Tax Map Parcel Number	Property Address	Owner	Contact Information	Use
094.-05-07.0	428 Oneida St	Sycamore Hoding LLC	304 Oneida Street Syracuse, NY	Auto Body or Tire Shop
094.-05-08.1	30 Taylor St W & Oneida St	Acn Companies LLC	1415 Shorelands Dr N Vero Beach, Florida	Manufacturing
094.-18-03.0	900-40 Clinton St S & Taylor St.	Niagara Mohawk Power Corp	300 Erie Blvd W Syracuse, NY	Electric Transmission Improv
096.-08-04.0	802 Salina St S & Taylor St	Syr/Bing/NY Railroad Corp	1 Railroad Ave Cooperstown, NY	Non-Ceiling Railroad
094.-05-06.0	120-154 Cortland Ave & Tallman St	Ranalli/Taylor St., LLC	PO Box 678 Liverpool, NY	Manufacturing
094.-05-07.0	1051 Clinton St S	Ranalli/Taylor St., LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-08.1	1049 Clinton St S	JMA Tech Properties, LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-08.2	1049 Clinton St S	JMA Tech Properties, LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-08.3	1033 Clinton St S	JMA Tech Properties, LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-05.2	1029 Clinton St S	JMA Tech Properties, LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-05.1	980-82 Salina St	JMA Tech Properties, LLC	PO Box 678 Liverpool, NY	Vacant Commercial Land
094.-05-09.0	1021-25 Clinton St S	SCHC Companies Inc.	819 S Salina St Syracuse, NY	Vacant Commercial Land
094.-05-02.1	930 Salina St. & Taylor St W	SCHC Companies Inc.	819 S Salina St Syracuse, NY	Health Facility
094.-22-01.1	200-84 Cortland Ave & Oxford St	CNY Regional Trans Auth	200 Cortland Ave Syracuse, NY	Highway Garage
094.-02-13.0	304 Tallman St & Oneida St	Dwell Equity Group, LLC	100 Magnolia St Syracuse, NY	Vacant Industrial Land
094.-02-04.2	214-34 King St & Oneida St	UNC Real Estate III LLC	PO Box 268 Lancaster, NY	Distribution Facility
094.-02-12.0	622 Oneida St	UNC Real Estate III LLC	PO Box 268 Lancaster, NY	Vacant Commercial Land
094.-02-11.0	618 Oneida St	UNC Real Estate III LLC	PO Box 268 Lancaster, NY	Vacant Commercial Land
094.-02-10.0	614-16 Oneida St	Dwell Equity Group, LLC	100 Magnolia St Syracuse, NY	Two Family Residence

Section I:
Neighboring Property Contact Information
JMA Campus Plan

Tax Map Parcel Number	Property Address	Owner	Contact Information	Use
094.-02-09.0	610-12 Oneida St	Dwell Equity Group, LLC	100 Magnolia St Syracuse, NY	Two Family Residence
094.-02-08.0	606-08 Oneida St	UNC Real Estate III LLC	PO Box 268 Lancaster, NY	Vacant Commercial Land
094.-03-06.2	522 Oneida St & King St	Woods Timon Woods Emily	522 Oneida St Syracuse, NY	Two Family Residence
094.-03-03.0	508-10 Oneida St	Manning Willie Manning Amelia	508-10 Oneida St Syracuse, NY	Two Family Residence
094.-03-02.0	504-06 Oneida St	Manning Willie Manning Amelia	504-06 Oneida St Syracuse, NY	Vacant Industrial Land



CHA
One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chacompanies.com

EN-ZONE & DISADVANTAGED COMMUNITIES

JMA CAMPUS PLAN
BROWNFIELD CLEANUP PROGRAM
APPLICATION

PROJECT NO. 059294.001

DATE: 05/2024

FIGURE 3

SECTION II
Project Description

Project Description

In accordance with Section II of the BCP application, the following information is provided.

Project Purpose:

The purpose of this project is to investigate and remediate environmental impacts located on the Site for the protection of public health and the environment, return business to the currently vacant site, and bring jobs to an area of blight. The scope of the project will include the following:

Remedial Investigation **–** The project will begin with a Remedial Investigation (RI) for the purpose of investigating and delineating the nature and extent of environmental impacts present at the Site. The RI will include the installation of soil borings and groundwater monitoring wells, sampling of soil and groundwater, and a soil vapor intrusion investigation. Data collected during the RI will be used in conjunction with previous investigations to perform a qualitative risk evaluation that identifies potential populations that may be at risk of exposure to site contaminants and potential exposure pathways by which those populations could be impacted. The qualitative risk evaluation will be utilized in determining the Remedial Goals.

Analysis of Remedial Alternatives – Based upon the remedial goals, remedial alternatives will be identified and evaluated to determine recommended remedial alternatives. Documentation of this process including the identification, evaluation, and selection of the site remedies will be provided in an Alternatives Analysis Report (AAR).

Remediation of Environmental Impacts – On-site impacts will be remediated as detailed in a Remedial Action Work Plan (RAWP) that is based on the results of the AAR. The RAWP will provide a detailed scope of work for the mitigation of impacts on the Site.

Upon completion of the Site remedy, a Final Engineering Report will be prepared which includes the necessary documentation to demonstrate completion of the Site remedy per the RAWP. A Site Management Plan will also be prepared, which provides details and information for the long-term management of Site controls.

Upon completion of the remedial actions, JMA Tech Properties, LLC will redevelop the property as a Logistic Center for their 5G manufacturing facility across the street and provide centralized warehousing for all JMA manufactured materials.

Proposed Timeline

Task	Estimated Month Complete
Submit BCP Application Concurrently with this RIWP	May 2024
NYSDEC 60-Day Comment Period	July 2024
Public 45-Day Comment Period	
NYSDEC Execution of BCA and Approval of RIWP	July 2024
Conduct the RIWP Field Work Described Herein	August 2024
Submit Remedial Investigation Report	September 2024
Submit Draft Remedial Design Work Plan with Alternatives Analysis	October 2024
NYSDEC Selects Proposed Remedy	November 2024

Task	Estimated Month Complete
NYSDEC 45-Day Comment Period	January 2024
Public Meeting (optional)	January 2024
Finalize the Remedial Design Work Plan and Issue Construction Notice	February 2025
Construction Complete	December 2025
Submit Draft Final Engineering Report and Draft Site Management Plan	March 2026
NYSDEC Issues Certificate of Completion	June 2026
Begin Operations & Monitoring per requirements of Site Management Plan and Institutional and Engineering Controls	

SECTION III
Land Use Factors

Land Use Factors

Zoning and Current Use:

The Site was historically a mixture of commercial and industrial facilities which ceased operations in 2023. The property has now been combined into a single tax parcel that is now owned solely by JMA Tech Properties, LLC and is zoned industrial. Since purchasing the properties, the buildings sit vacant, however the portion of the site that is a paved parking lot is active and is utilized as part of the existing JMA Facility next door, immediately adjacent to the east.

Anticipated Use:

JMA, a global leader of edge-based communications technology, with corporate headquarters in Liverpool, New York continues to grow and expand product offerings for the connected industries. Since its inception, JMA has leaned in on US based innovation, delivering the world's first software based 4G baseband, Private CBRS network solutions, and onshore manufacturing of 4G/5G antennas and high-grade connectors. Over the last six years, JMA has invested more than $100M in the Syracuse area and employs over 500 locally, expanding from a 62,000 square-foot manufacturing facility in 2013 to a 220,000 square-foot manufacturing facility located in Liverpool, NY.

As part of the continued growth and commitment to US and NYS manufacturing, JMA plans to expand its' business post remedial cleanup to include a state-of-the-art Logistics Center in the same area as our recent $52 million investment on Cortland Avenue. The warehouse is estimated to be a $25 million investment and a significant part of Syracuse's commitment to revitalizing the downtown area, acting as a gateway to the City's south side. JMA's new Global Logistics Center will serve as the hub for all JMA materials moving across the US and the world. This facility will complement the manufacturing of the 5G operations across the street and provide centralized warehousing for all JMA manufactured materials. Additionally, approximately 15,000 square-feet would be used for programming and system staging of JMA solution servers. The facility aspires to be 100% unwired, utilizing technology like Private 5G Networks and CBRS to power voice and data communications, next generation edge-based use cases, as well as employing high levels of automation.

40 new jobs will be created as part of the logistics hub and managed services growth, extending the Southside gateway as a beacon of technology, current and future. The project will serve as the next step in the transformation of the area helping revitalize a section of the city victim to urban flight.

The facility footprint, framed in by the 200 block of West Taylor, the west side of the 1000 block of South Clinton and east side of the 500 and 600 block of Oneida St would become the site of an 80,000 square-foot high bay structure complimenting the architecture of the new JMA Campus Building on Cortland Avenue. Currently, the footprint consists of JMA owned property, a single story 10,950 square-foot structure with parking, an approximately 36,000 square-foot manufacturing building with adjacent parking and three vacant lots, 2 residential and 1 light industrial.

The truck activity would take place on the former 1000 block of South Clinton with an address of 623 Oneida Street (Site) currently owned by JMA.

JMA's intent is to leverage the investment made in 2020-2022 to bring additional jobs to the immediate Southside, improve the condition of the area and serve as an anchor for emerging opportunities in the neighborhood and community.

Renewable Energy Facility Site:

The Site is not proposed to be a renewable energy facility.

Compliance with Zoning Laws, Recent Development, and Community Master Plans:

As described above, JMA has brought jobs, innovative technology, and revitalization to the City of Syracuse's South Side. The expansion of the facility to the Site described within this BCA will further support continued redevelopment of the area. The following articles are just two of many that can be found in support of this project.

Economic Development (/keywords/economic-development)

Technology (/keywords/technology) Jobs (/keywords/jobs)

JULY 28, 2022 | Albany, NY

Governor Hochul Marks Completion on First Phase of JMA Wireless' $100 Million 5G Manufacturing Campus and New Global Headquarters in Syracuse

Global Leader in Wireless Technology Officially Opens Factory of the Future and Only U.S.-Owned 5G Campus in the United States; Commits to Creating More Than 200 New Jobs

New York State Investment in Transformative Project Complements "CNY Rising" - The Region's Comprehensive Strategy to Revitalize Communities and Grow the Economy

Governor Kathy Hochul today visited 5G-wireless technology leader JMA Wireless to help officially open its new headquarters in Central New York. JMA relocated its operations to Syracuse's southeast gateway adjacent to the city center on Cortland Avenue. The global innovator of software-based 5G technology will invest $100 million in this multi-phase project. The sprawling campus, spanning a city block, currently houses JMA's headquarters and factory of the future. JMA manufactures its most advanced 5G equipment at the site, including radios, embedded antennas, and millimeter wave products.

"JMA's expansion into Syracuse will unlock hundreds of new jobs and further establish Central New York as a hub for innovation," **Governor Hochul said.** "This multi-million dollar investment is a testament to our transformative, regionally focused economic development strategy. By initiating policies that attract growing businesses to our communities, we are building economic momentum across Upstate New York and upholding our commitment to creating the jobs and technologies of the future."

https://www.youtube.com/embed/T2KvsJmza38

AUDIO PHOTOS

JMA Chief Executive Officer John Mezzalingua said, "This is an historic moment and the critical first step to restoring American leadership in global wireless technology, as we establish Syracuse as a national 5G hub. We appreciate Governor Hochul's partnership as we add more than 200 jobs and invest over $100 million in Central New York."

This New York State-supported project complements efforts by the City and County to develop a strong tech corridor from downtown into the South Side, making Central New York a center for 5G and smart city development. The project is expected to create more than 200 jobs in a distressed neighborhood adjacent to downtown. These jobs will range from entry level to advanced engineering. Empire State Development is providing a $5 million Upstate Revitalization Initiative grant to assist with this project.

Additionally, in 2017, JMA invested $34 million to relocate its out-of-state operations to Liverpool.

There, the company exceeded their hiring commitment of 145 jobs, creating more than 200 new jobs at that location as well as meeting the investment commitment in half the expected time.

Empire State Development President, CEO and Commissioner Hope Knight, said, "Under Governor Hochul's leadership, we are continuing to attract global innovators like JMA Wireless that understand New York State offers a unique tech talent pool to support their growth. The wireless technology leader's decision to locate its new global HQ in Syracuse - and to open the country's only U.S.- owned 5G campus here - reflects New York State's focus on growing an innovation economy to create the jobs of tomorrow."

This landmark project further supports the transformation underway in downtown Syracuse. The Central New York Regional Economic Development Council has focused its attention on the rehabilitation of the city center. Those efforts include the revitalization of the historic Hotel Syracuse, now known as the Marriott Syracuse Downtown, the expansion of the Tech Garden, which is helping forward-thinking entrepreneurs to grow their ideas, the renovation of the former Excellus building into the Icon Tower multi-use facility, the redevelopment of the former Post Standard building, and the establishment of online marketplace and software business TCG Players' innovative headquarters on South Warren Street. Syracuse was also named as a round five, $10 million Downtown Revitalization Initiative winner.

> ***This multi-million dollar investment is a testament to our transformative, regionally focused economic development strategy.***
>
> Governor Kathy Hochul

State Senator Rachel May said, "Central New York is a great place to live, play, raise a family, and do business. JMA's successful expansion and investment in Syracuse is great news, and their choice to put down deeper roots here is a sure sign of our region's bright future. I look forward to seeing their continued success, and the continued growth of Syracuse and CNY."

State Senator John W. Mannion said, "Investment, technology jobs, and community revitalization is the winning combination for economic development in Syracuse and Central New York and the JMA expansion epitomizes what we are working across government to accomplish. As a 5G hub, Syracuse will be at the center of nationwide advancement in wireless technology while adding hundreds of good jobs on the Southside. I commend Governor Hochul, JMA, and our local government partners for this successful project."

Assemblymember Pamela J. Hunter said, "Central New York continues to be an innovation hub for the technologies of the future. JMA Wireless' new hub will provide good paying jobs and lay the foundation for additional economic development based in tech. I look forward to working with Governor Hochul as these investments create more opportunities within our region."

Assemblymember William Magnarelli said, "JMA's commitment to downtown Syracuse and investment in the area is proof that Central New York is able to accommodate economic growth that will continue to put us at the forefront of the technology industry. Establishing Central New York as a 5G hub is a step to complete smart city development."

Assemblymember Al Stirpe said, "I have all the respect and confidence in the world in JMA Wireless. Since our first interactions in 2013, JMA has always exceeded whatever goals we have set for them, and I'm confident that they will continue to do so. The City of Syracuse and its constituents will be the beneficiaries of JMA's new 5G Manufacturing Campus. This will be the tip of the spear of the Syracuse Surge!"

Onondaga County Executive J. Ryan McMahon II said, "The momentum in our local economy is undeniable. The hundreds of new jobs being created by JMA and other companies is exciting news for our community. Thank you to all of our partners who helped make this a success."

Syracuse Mayor Ben Walsh said, "Syracuse is making its mark as a smart city around the world, and JMA's new 5G Manufacturing Campus on the Southside serves as a perfect example of the city's progress. This historic investment will support the renaissance that is occurring across the city and will supplement the Syracuse Surge - our strategy for inclusive growth in the new economy. I thank the many partners who have invested in Syracuse and in this project, including Governor Hochul, Empire State Development and JMA itself, and look forward to what we continue to accomplish together."

Central New York Regional Economic Development Council Co-Chairs Randy Wolken, President & CEO of the Manufacturers Association of Central New York, and Dr. Linda LeMura, President of Le Moyne College, said, "The regional council is fully committed to the future of Downtown Syracuse. By supporting transformative projects like the JMA expansion, we are furthering our efforts to reinvigorate the area, creating a welcoming place for millennials, families and others looking to experience all that the area has to offer."

About JMA Wireless

Founded in 2012, JMA is restoring U.S. leadership in wireless technology at a critical time in the transition to 5G. Based in Syracuse, New York, JMA makes the world's most advanced and only all-software-based 5G platform, which it designs, codes, and manufactures in the United States. JMA's cutting-edge technology—most notably a revolutionary software solution called XRAN—is ushering

in a new era of innovation and connectivity for businesses, workers, and ultimately consumers. For more information, visit www.jmawireless.com.

Accelerating CNY Rising

Today's announcement complements "CNY Rising," the region's comprehensive blueprint to generate robust economic growth and community development. The regionally designed plan focuses on capitalizing on global market opportunities, strengthening entrepreneurship and creating an inclusive economy. Now, the region is accelerating CNY Rising with a $500 million State investment through the Upstate Revitalization Initiative. The State's $500 million investment will incentivize private business to invest well over $2.5 billion - and the region's plan, as submitted, projects up to 5,900 new jobs. More information is available here.

About Empire State Development

Empire State Development (ESD) is New York's chief economic development agency (www.esd.ny.gov). The mission of ESD is to promote a vigorous and growing economy, encourage the creation of new job and economic opportunities, increase revenues to the State and its municipalities, and achieve stable and diversified local economies. Through the use of loans, grants, tax credits and other forms of financial assistance, ESD strives to enhance private business investment and growth to spur job creation and support prosperous communities across New York State. ESD is also the primary administrative agency overseeing the Regional Economic Development Councils and the marketing of "I LOVE NEW YORK," the State's iconic tourism brand. For more information on Regional Councils and Empire State Development, visit www.regionalcouncils.ny.gov and www.esd.ny.gov.

Contact the Governor’s Press Office

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Albany: (518) 474 - 8418
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Contact us by email:

Press.Office@exec.ny.gov

Translations

JMA Wireless planning $24M expansion, 40 more jobs at new 5G factory in Syracuse

- Updated: Dec. 07, 2022, 5:16 p.m.|
- Published: Dec. 07, 2022, 6:00 a.m.

JMA Wireless is proposing to build a nearly $25 million logistics center on its new 5G equipment manufacturing campus south of downtown Syracuse. The outlined area shows land that JMA is trying to acquire for the expansion. (JMA Wireless)

By Rick Moriarty | rmoriarty@syracuse.com

Syracuse, N.Y. -- JMA Wireless, a fast-growing maker of 5G equipment, is planning a more than $24 million expansion of a manufacturing site it opened in Syracuse's South Side neighborhood just a few months ago.

The company has submitted plans to the city for a 100,000-square-foot logistics center adjacent to its $52 million 5G global headquarters on Cortland Avenue.

SECTION IV
Property's Environmental History

Property's Environmental History

Since 2014 the environmental history of the Site has been evaluated through various investigations. The following provides a summary of the investigation reports:

- Phase I Environmental Site Assessment, GZA 2014
- Phase II Environmental Site Assessment, GZA 2014
- Phase III Environmental Site Assessment, GZA 2015
- Syracuse Stamp Subsurface Investigation, CHA 2019
- Clinton/Cortland Subsurface Investigation, CHA 2020
- Spill Closure and Underground Storage Tank Closure, CHA 2021
    - Location of the excavation is shown on Figure 3. This report is summarized in Section I of this application and the full report can be provided upon request.

Most recently, a Subsurface Investigation Report was prepared for JMA Tech Properties, LLC to evaluate portions of the site where data gaps were identified, prior to submission of the application for entry into the Brownfield Cleanup Program. A copy of this report has been provided with this application. The reports listed above can also be provided, upon request, however the data, including figures and tables, is summarized in the following tables and attachments. Each of the following figures also identifies the sample locations, date of the sampling event, and key contaminants and concentration detected for each media evaluated.

Table 1. Soil

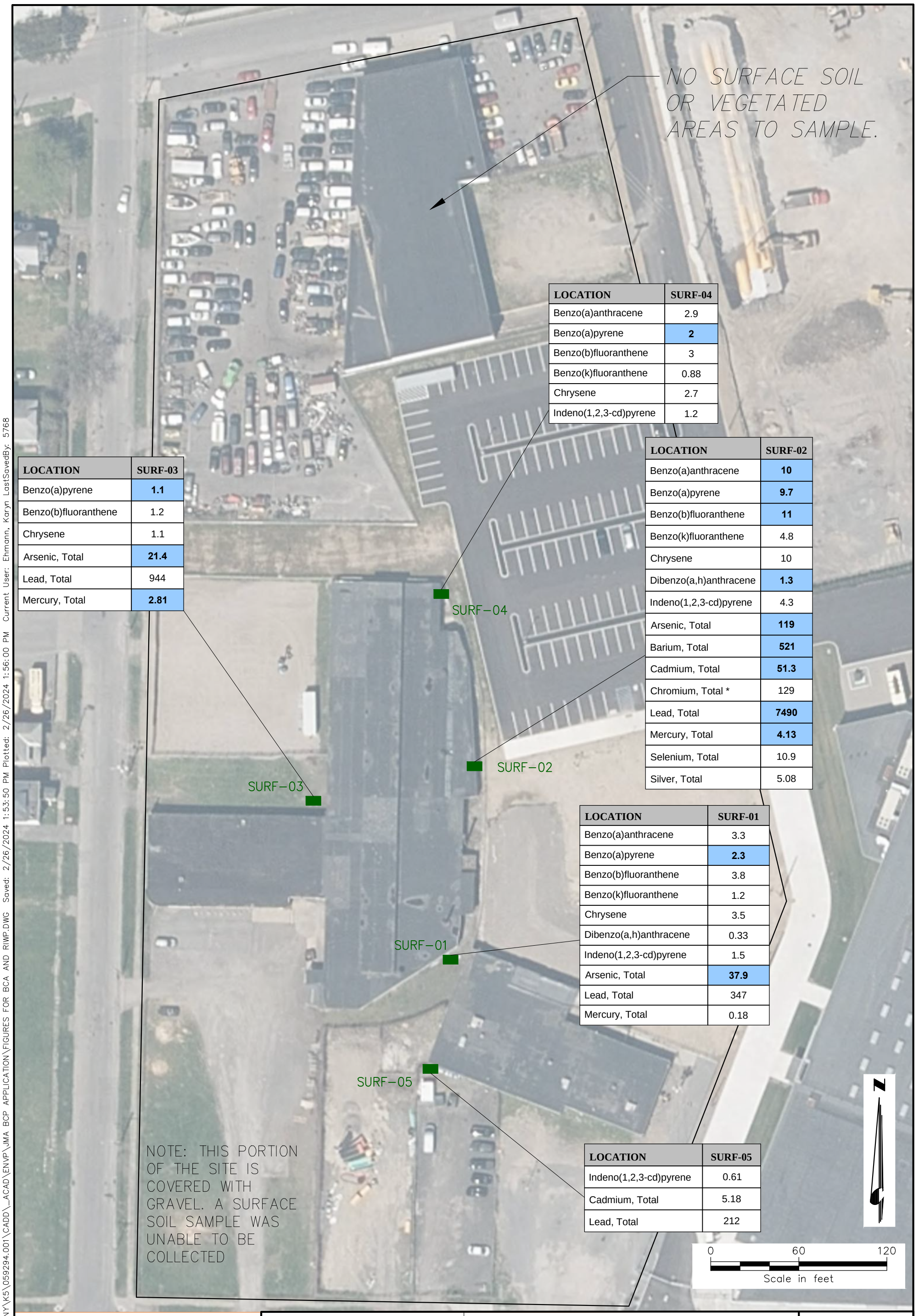
Analytes > Commercial SCOs	Number of Detections > Commercial SCOs	Maximum Detection (ppm)	Commercial SCO (ppm)	Depth (ft bgs)
Benzo[a]anthracene	1	10	5.6	0-0.5
Benzo[a]anthracene	5	11.1	5.6	10-11
Benzo[a]pyrene	4	9.7	1	0-0.5
Benzo[a]pyrene	10	22.9	1	8-12
Benzo[b]fluoranthene	1	11	5.6	0-0.5
Benzo[b]fluoranthene	6	21.3	5.6	8-12
Dibenz(a,h)anthracene	1	1.3	0.56	0-0.5
Dibenz(a,h)anthracene	2	0.718	0.56	6-8
Indeno[1,2,3-cd]pyrene	3	15.9	5.6	8-12
Arsenic	3	119	16	0-0.5
Arsenic	2	18.2	16	11-12
Barium	1	521	400	0-0.5
Cadmium	1	51.3	9.3	0-0.5
Copper	2	3800	270	7-8
Lead	1	7490	1000	0-0.5
Lead	1	13930	1000	10-12
Mercury	2	4.13	2.8	0-0.5
Mercury	3	4.11	2.8	8-10

Table 2. Groundwater

Analytes > 6 NYCRR Part 703.5	Number of Detections > Part 703.5	Maximum Detection (ppb)	AWQS (ppb)
Benzene	2	28	1
cis-1,2-Dichloroethene	3	3500	5
Vinyl Chloride	4	530	2
Isopropylbenzene	1	62.1	5
n-Butylbenzene	1	186	5
n-Propylbenzene	1	37.8	5
sec-Butylbenzene	1	177	5
1,2,4-Trimethylbenzene	1	17.4	5
bis(2-ethylhexyle)phthalate	1	16.4	5
benzo(a)anthracene	4	0.19	0.002
benzo(a)pyrene	4	0.2	Non-Detect
benzo(b)fluoranthene	4	0.23	0.002
benzo(k)fluoranthene	4	0.08	0.002
chrysene	4	0.18	0.002
indeno(1,2,3-cd)pyrene	4	0.1	0.002
Arsenic	4	58.15	25
Barium	3	1639	1000
Cadmium	1	6.99	5
Chromium	3	99.25	50
Lead	6	2759	25
Mercury	3	8.94	0.7
Selenium	5	24.9	10

Table 3. Indoor Air/Sub-Slab Vapor

Analytes	Total Detections	Maximum Detection (ug/m3)	Type
cis-1,2-Dichloroethene	3	0.159	Indoor Air
Carbon tetrachloride	6	0.359	
Trichloroethene	3	0.812	
Tetrachloroethene	6	14.6	
Benzene	3	104	
Ethylbenzene	3	73	
Cyclohexane	3	129	
Isooctane (2,2,4-trimethylpentane)	3	259	
1,3,5-trimethylbenzene	3	14.3	
o-xylene	3	89	
p/m-xylene	3	249	
Heptane	3	152	
Hexane	3	402	
Toluene	6	2800	
Methylene Chloride	2	63.9	Sub-Slab Vapor
cis-1,2-Dichloroethene	1	46.4	
1,1,1-Trichloroethane	2	38.2	
Carbon tetrachloride	1	4.62	
Trichloroethene	1	2,120	
Tetrachloroethene	6	42,000	
Benzene	2	2.19	
Ethylbenzene	2	1.34	
Cyclohexane	4	2.24	
o-xylene	3	1.58	
p/m-xylene	3	5.39	
Heptane	4	9.34	
Hexane	4	8.95	
Toluene	6	82.9	



LOCATION	SURF-04
Benzo(a)anthracene	2.9
Benzo(a)pyrene	**2**
Benzo(b)fluoranthene	3
Benzo(k)fluoranthene	0.88
Chrysene	2.7
Indeno(1,2,3-cd)pyrene	1.2

LOCATION	SURF-03
Benzo(a)pyrene	**1.1**
Benzo(b)fluoranthene	1.2
Chrysene	1.1
Arsenic, Total	**21.4**
Lead, Total	944
Mercury, Total	**2.81**

LOCATION	SURF-02
Benzo(a)anthracene	**10**
Benzo(a)pyrene	**9.7**
Benzo(b)fluoranthene	**11**
Benzo(k)fluoranthene	4.8
Chrysene	10
Dibenzo(a,h)anthracene	**1.3**
Indeno(1,2,3-cd)pyrene	4.3
Arsenic, Total	**119**
Barium, Total	**521**
Cadmium, Total	**51.3**
Chromium, Total *	129
Lead, Total	**7490**
Mercury, Total	**4.13**
Selenium, Total	10.9
Silver, Total	5.08

LOCATION	SURF-01
Benzo(a)anthracene	3.3
Benzo(a)pyrene	**2.3**
Benzo(b)fluoranthene	3.8
Benzo(k)fluoranthene	1.2
Chrysene	3.5
Dibenzo(a,h)anthracene	0.33
Indeno(1,2,3-cd)pyrene	1.5
Arsenic, Total	**37.9**
Lead, Total	347
Mercury, Total	0.18

LOCATION	SURF-05
Indeno(1,2,3-cd)pyrene	0.61
Cadmium, Total	5.18
Lead, Total	212

SURFACE SOIL SAMPLES COLLECTED JUNE 2023.
RESULTS PRESENTED IN MG/KG (PPM).
PARAMETERS ANALYZED INCLUDE SVOCs, AND RCRA-8 METALS.
PARAMETERS SHOWN EXCEED 6 NYCRR PART 375 UNRESTRICTED USE SCOs OR COMMERCIAL USE SCOs (HIGHLIGHTED IN BLUE)

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SURFACE SOIL ANALYTICAL RESULTS EXCEEDANCES ONLY

JMA CAMPUS PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 1

APPROXIMATE AREA OF SVOC IMPACTED SOIL

SB-20 SB-11 TMW-6 SB-116 SB-117 SB-111 SB-18 SB-19 SB-110 SB-17 SB-12 SB-13 SB-39 SB-38 SB-37 SB-115 SOIL-112-30ft-N TMW-5 SOIL-112-15ft-N SB-14 SOIL-112-30FT-W SB-35 SB-15 SB-112 SOIL-112-23FT-E SB-16 SB-112-15FT-S SB-34 SB-36 SB-40 SB-113 SB-114 SB-106 SB-108 SB-109 SB-105 SB-104 SB-107 SB-103 SB-102 SB-100 SB-101

JUNE 2023	SOIL-117	
SAMPLE DEPTH (ft.)	12 - 13	
Lead, Total	287	
Mercury, Total	0.338	

NOVEMBER 2014	SB-12	SB-13	SB-15	SB-16	SB-17	SB-18	SB-19	SB-20
SAMPLE DEPTH (ft.)	9 - 11	10-12	10-11	7-8	6-8	6-8	11-12	8-10
Benzo(a)anthracene	**7.89**		**11.1**	**6.9**	2.99	1.54		10.9
Benzo(a)pyrene	**9.77**		**9.5**	**6.77**	**6.31**	**1.66**		**8.84**
Benzo(b)fluoranthene	**9.67**		**8.46**	**7.25**	2.79	1.77		9.27
Benzo(k)fluoranthene	4.96		6.76	3.63	2.96	0.967		5.07
Chrysene	7.92		10	1.17	2.89	1.64		
Dibenzo(a,h)anthracene					**0.718**			
Indeno(1,2,3-cd)pyrene	8.13		5.9	4.63		1.18		5.54
Arsenic				**17.6**			**18.5**	
Copper		140	86	**3,800**	105	238	**2,030**	83.7
Lead	382	**13,930**	175	553	170	975	172	336
Selenium			4.79		4.1			
Silver				44.8				
Mercury	0.386		0.519	2.93	2.15	1.32	0.512	**4.11**

MARCH 2015	SB-34	SB-35	SB-37	SB-37	SB-38	SB-39
SAMPLE DEPTH (ft.)	8-12	8-12	4-8	8-12	8-12	8-12
1,2,4-Trimethylbenzene		4.64	6.66	269	4.96	
1,3,5-Trimethylbenzene				49.9		
cis-1,2-Dichloroethene			4.85			.29
Isopropylbenzene		5.19	2.8	39.5	2.75	
m&p-Xylene					1.16	
n-Butylbenzene		19.7		93.3		
n-Propylbenzene		5.49	5.13	96.7		
sec-Butylbenzene		2 .1		61.2		
Benzo[a]anthracene	2.33	1. 9	1.97			24.2
Benzo[a]pyrene	1.99	.83	2.12		.57	22.9
Benzo[b]fluoranthene	1.97		1.98			21.3
Benzo[k]fluoranthene	1.4		1.3			14.9
Chrysene	2. 7		1.95			25.2
Indeno[1,2,3-cd]pyrene	1.39	.61	1.74			15.9

JUNE 2023	SOIL-112	
SAMPLE DEPTH (ft.)	3 - 4	
Benzo(a)anthracene	5.4	
Benzo(a)pyrene	**5.8**	
Benzo(b)fluoranthene	**6.2**	
Benzo(k)fluoranthene	1.8	
Chrysene	4.6	
Dibenzo(a,h)anthracene	**0.6**	
Indeno(1,2,3-cd)pyrene	2.2	
Mercury, Total	1.01	
Vinyl chloride	0.036	J
Acetone	0.82	
2-Butanone	0.3	J

JUNE 2023	SOIL-114	
SAMPLE DEPTH (ft.)	14 - 15	
Lead, Total	77	
Mercury, Total	0.578	

JUNE 2023	SOIL-103	
SAMPLE DEPTH (ft.)	12.5 - 13.5	
Mercury, Total	0.247	

SOIL-100 CHA SOIL BORING LOCATION

SB-15 GZA HISTORICAL SOIL BORING

N

0 60 120
Scale in feet

SUBSURFACE SOIL SAMPLE RESULTS PRESENTED IN MG/KG (PPM).
PARAMETERS SHOWN EXCEED 6 NYCRR PART 375 UNRESTRICTED USE SCOs OR COMMERCIAL USE SCOs (HIGHLIGHTED IN BLUE). A BLANK CELL INDICATES NON-DETECT OR THE DETECTION WAS BELOW THE UNRESTRICTED USE SCO.
NOVEMBER 2014 AND MARCH 2015 DATA ARE FROM PREVIOUS INVESTIGATIONS CONDUCTED BY GZA GEOENVIRONMENTAL.
NOTE EXCEEDANCES OF ACETONE ARE OMITTED BECAUSE ACETONE IS CONSIDERED TO BE A LABORATORY CONTAMINANT RATHER THAN A SITE CONTAMINANT OF CONCERN.

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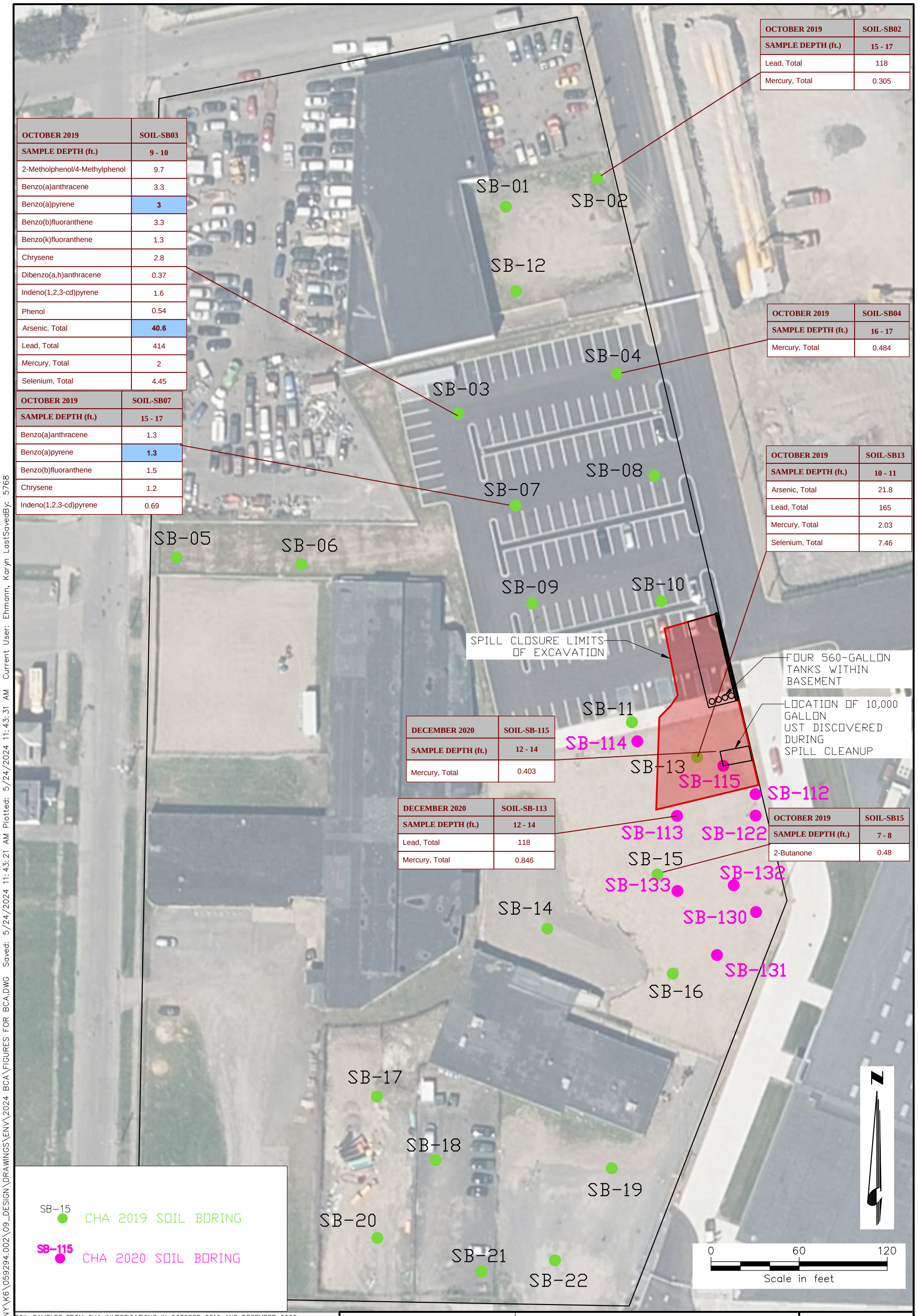
SOIL ANALYTICAL RESULTS -GZA HISTORICAL RESULTS AND CHA JUNE 2023 RESULTS - EXCEEDANCES ONLY

JMA CAMPUS PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 2



OCTOBER 2019	SOIL-SB03
SAMPLE DEPTH (ft.)	9 - 10
2-Metholphenol/4-Methylphenol	9.7
Benzo(a)anthracene	3.3
Benzo(a)pyrene	**3**
Benzo(b)fluoranthene	3.3
Benzo(k)fluoranthene	1.3
Chrysene	2.8
Dibenzo(a,h)anthracene	0.37
Indeno(1,2,3-cd)pyrene	1.6
Phenol	0.54
Arsenic, Total	**40.6**
Lead, Total	414
Mercury, Total	2
Selenium, Total	4.45

OCTOBER 2019	SOIL-SB07
SAMPLE DEPTH (ft.)	15 - 17
Benzo(a)anthracene	1.3
Benzo(a)pyrene	**1.3**
Benzo(b)fluoranthene	1.5
Chrysene	1.2
Indeno(1,2,3-cd)pyrene	0.69

OCTOBER 2019	SOIL-SB02
SAMPLE DEPTH (ft.)	15 - 17
Lead, Total	118
Mercury, Total	0.305

OCTOBER 2019	SOIL-SB04
SAMPLE DEPTH (ft.)	16 - 17
Mercury, Total	0.484

OCTOBER 2019	SOIL-SB13
SAMPLE DEPTH (ft.)	10 - 11
Arsenic, Total	21.8
Lead, Total	165
Mercury, Total	2.03
Selenium, Total	7.46

DECEMBER 2020	SOIL-SB-115
SAMPLE DEPTH (ft.)	12 - 14
Mercury, Total	0.403

DECEMBER 2020	SOIL-SB-113
SAMPLE DEPTH (ft.)	12 - 14
Lead, Total	118
Mercury, Total	0.846

OCTOBER 2019	SOIL-SB15
SAMPLE DEPTH (ft.)	7 - 8
2-Butanone	0.48

SB-15 CHA 2019 SOIL BORING

SB-115 CHA 2020 SOIL BORING

SOIL SAMPLES FROM CHA INVESTIGATIONS IN OCTOBER 2019 AND DECEMBER 2020.
SUBSURFACE SOIL SAMPLE RESULTS PRESENTED IN MG/KG (PPM).
PARAMETERS SHOWN EXCEED 6 NYCRR PART 375 UNRESTRICTED USE SCOs OR COMMERCIAL USE SCOs (HIGHLIGHTED IN BLUE). A BLANK CELL INDICATES NON-DETECT OR THE DETECTION WAS BELOW THE UNRESTRICTED USE SCO.
NOTE EXCEEDANCES OF ACETONE ARE OMITTED BECAUSE ACETONE IS CONSIDERED TO BE A LABORATORY CONTAMINANT RATHER THAN A SITE CONTAMINANT OF CONCERN.

EXCAVATION AREA IDENTIFIED IS ASSOCIATED WITH CLOSURE OF SPILLS 1908028 AND 2008908 CONDUCTED IN 2021.

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SOIL ANALYTICAL RESULTS – 2019 AND 2020 – EXCEEDANCES ONLY

JMA CAMPUS PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 3

LOCATION	TMW-111	
Vinyl chloride	6.4	
cis-1,2-Dichloroethene	16	
Lead, Total	69.22	
Selenium, Total	13.3	

GZA MARCH 2015 TEMPORARY MONITORING WELL	SB-35
Isopropylbenzene	62.1
n-Butylbenzene	186
n-Propylbenzene	37.8
sec-Butylbenzene	177
1,2,4-Trimethylbenzene	17.4

LOCATION	TMW-112	
Cadmium, Total	6.99	
Lead, Total	513.2	
Mercury, Total	1.98	
Benzo(a)anthracene	0.08	J
Benzo(a)pyrene	0.08	J
Benzo(b)fluoranthene	0.09	J
Benzo(k)fluoranthene	0.04	J
Chrysene	0.08	J
Indeno(1,2,3-cd)pyrene	0.06	J

LOCATION	GW-SB06	
cis-1,2-Dichloroethene	17	
Benzo(a)anthracene	0.19	
Benzo(a)pyrene	0.17	
Benzo(b)fluoranthene	0.21	
Benzo(k)fluoranthene	0.08	J
Chrysene	0.15	
Indeno(1,2,3-cd)pyrene	0.12	
Arsenic, Total	72	
Barium, Total	1,110	
Cadmium, Total	14	
Chromium, Total	173	
Lead, Total	557	
Mercury, Total	1.27	
Selenium, Total	56	

LOCATION	TMW-108	
Vinyl chloride	8.1	
cis-1,2-Dichloroethene	6.1	
Arsenic, Total	39.64	
Barium, Total	1213	
Chromium, Total	57.9	
Lead, Total	140.5	
Mercury, Total	4.19	
Selenium, Total	10.8	

LOCATION	TMW-105	
Benzene	1.6	
Vinyl chloride	530	
Benzo(a)anthracene	0.03	J
Benzo(a)pyrene	0.03	J
Benzo(b)fluoranthene	0.04	J
Benzo(k)fluoranthene	0.03	J
Chrysene	0.03	J
Indeno(1,2,3-cd)pyrene	0.03	J

LOCATION	TMW-101	
Benzene	28	
cis-1,2-Dichloroethene	3500	
Vinyl chloride	20	J
Arsenic, Total	26.01	
Barium, Total	490.8	
Cadmium, Total	0.69	
Chromium, Total	45.97	
Lead, Total	69.88	
Selenium, Total	15.7	

LOCATION	TMW-114	
Benzo(a)anthracene	0.19	
Benzo(a)pyrene	0.2	
Benzo(b)fluoranthene	0.23	
Benzo(k)fluoranthene	0.08	J
Chrysene	0.18	
Indeno(1,2,3-cd)pyrene	0.1	J
Arsenic, Total	42.24	
Barium, Total	1063	
Chromium, Total	66.09	
Lead, Total	224.2	
Selenium, Total	24.9	

LOCATION	GW-SB20	
Barium, Total	2670	

LOCATION	GW-SB12	
Benzo(a)anthracene	2.4	
Benzo(a)pyrene	2.3	
Benzo(b)fluoranthene	3.1	
Benzo(k)fluoranthene	1	
Chrysene	1.9	
Indeno(1,2,3-cd)pyrene	1.6	
Arsenic, Total	90	
Barium, Total	1220	
Cadmium, Total	18	
Chromium, Total	221	
Lead, Total	1410	

LOCATION	TMW-117	
Benzo(a)anthracene	0.15	
Benzo(a)pyrene	0.14	
Benzo(b)fluoranthene	0.16	
Benzo(k)fluoranthene	0.06	J
Chrysene	0.12	
Indeno(1,2,3-cd)pyrene	0.09	J
Arsenic, Total	58.15	
Barium, Total	1639	
Chromium, Total	99.25	
Lead, Total	2759	
Mercury, Total	8.94	
Selenium, Total	14.4	

LOCATION	GW-SB03	
Benzo(a)anthracene	0.21	
Benzo(a)pyrene	0.07	J
Benzo(b)fluoranthene	0.1	
Benzo(k)fluoranthene	0.03	J
Chrysene	0.13	
Indeno(1,2,3-cd)pyrene	0.05	J
Arsenic, Total	26	
Cadmium, Total	5	
Lead, Total	98	

LOCATION	GW-SB13	
Vinyl chloride	410	
1,1-Dichloroethene	7.8	J
cis-1,2-Dichloroethene	3400	
Benzo(a)anthracene	1.5	
Benzo(a)pyrene	0.93	
Benzo(b)fluoranthene	1.5	
Benzo(k)fluoranthene	0.42	
Chrysene	1.6	
Indeno(1,2,3-cd)pyrene	0.73	
Arsenic, Total	1100	
Barium, Total	5220	
Cadmium, Total	66	
Chromium, Total	504	
Lead, Total	3430	
Selenium, Total	40	

LOCATION	TMW-133	
cis-1,2-Dichloroethene	240	
Vinyl chloride	44	
Barium, Total	1545	
Lead, Total	40.65	

LOCATION	GW-SB14	
Vinyl chloride	160	
cis-1,2-Dichloroethene	24	
Benzo(a)anthracene	0.22	
Benzo(a)pyrene	0.16	
Benzo(b)fluoranthene	0.23	
Benzo(k)fluoranthene	0.07	J
Chrysene	0.18	
Indeno(1,2,3-cd)pyrene	0.12	
Barium, Total	3770	

TMW-111
TMW-117
SB-12
TMW-112
SB-03
TMW-114
SB-06
TMW-108
SB-13
TMW-105
TMW-133
SB-14
TMW-101
SB-20

0 60 120
Scale in feet

N

CHA TEMPORARY MONITORING WELLS (TMWs), ANALYZED FOR VOCs, SVOCs, AND METALS. GROUNDWATER RESULTS DISPLAYED IN UG/L (PPB).
PARAMETERS DISPLAYED EXCEED TOGS 1.1.1 AMBIENT GROUNDWATER QUALITY STANDARDS OR GUIDANCE VALUES FOR CLASS GA WATERS.

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Syracuse, NY 13202
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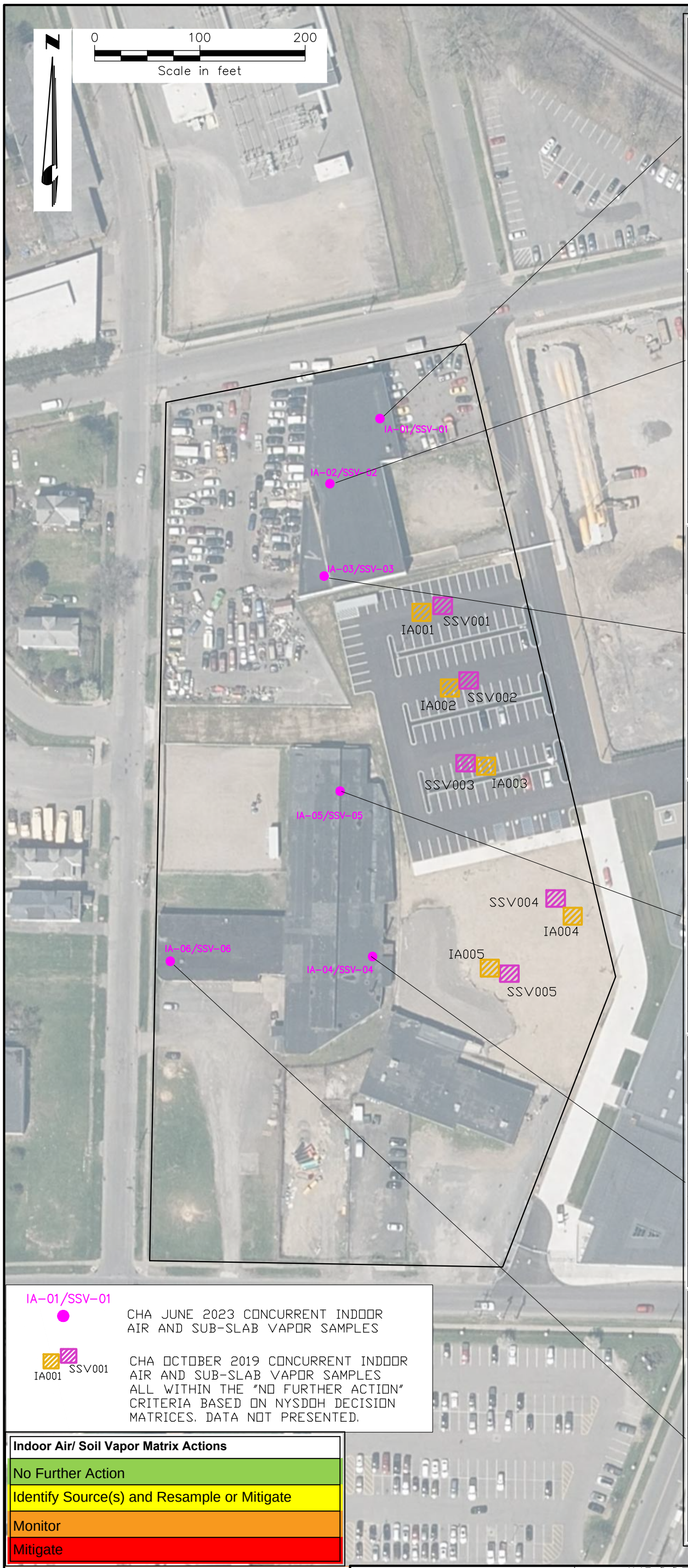
GROUNDWATER MONITORING RESULTS EXCEEDANCES ONLY FROM ALL PREVIOUS INVESTIGATIONS

JMA CAMPUS PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 4



LOCATION	IA-01		SSV-01	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	0.511	U
1,1-Dichloroethene	0.079	U	0.793	U
Methylene chloride	1.74	U	63.9	
cis-1,2-Dichloroethene	0.143		0.793	U
1,1,1-Trichloroethane	0.109	U	38.2	
Carbon tetrachloride	0.359		1.26	U
Trichloroethene	0.769		1.07	U
Tetrachloroethene	14.6		137	

LOCATION	IA-02		SSV-02	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	22.8	U
1,1-Dichloroethene	0.079	U	35.3	U
Methylene chloride	1.74	U	77.5	U
cis-1,2-Dichloroethene	0.159		46.4	
1,1,1-Trichloroethane	0.109	U	48.6	U
Carbon tetrachloride	0.327		56	U
Trichloroethene	0.812		2120	
Tetrachloroethene	11.9		42000	

LOCATION	IA-03		SSV-03	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	0.511	U
1,1-Dichloroethene	0.079	U	0.793	U
Methylene chloride	1.74	U	7.09	
cis-1,2-Dichloroethene	0.139		0.793	U
1,1,1-Trichloroethane	0.109	U	3.24	
Carbon tetrachloride	0.34		4.62	
Trichloroethene	0.672		1.07	U
Tetrachloroethene	9.29		186	

LOCATION	IA-05		SSV-05	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	0.511	U
1,1-Dichloroethene	0.079	U	0.793	U
Methylene chloride	1.74	U	1.74	U
cis-1,2-Dichloroethene	0.079	U	0.793	U
1,1,1-Trichloroethane	0.109	U	1.09	U
Carbon tetrachloride	0.321		1.26	U
Trichloroethene	0.107	U	1.07	U
Tetrachloroethene	0.19		1.39	

LOCATION	IA-04		SSV-04	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	0.511	U
1,1-Dichloroethene	0.079	U	0.793	U
Methylene chloride	1.74	U	1.74	U
cis-1,2-Dichloroethene	0.079	U	0.793	U
1,1,1-Trichloroethane	0.109	U	1.09	U
Carbon tetrachloride	0.283		1.26	U
Trichloroethene	0.107	U	1.07	U
Tetrachloroethene	0.17		71.2	

LOCATION	IA-06		SSV-06	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Vinyl chloride	0.051	U	0.511	U
1,1-Dichloroethene	0.079	U	0.793	U
Methylene chloride	1.74	U	1.74	U
cis-1,2-Dichloroethene	0.079	U	0.793	U
1,1,1-Trichloroethane	0.109	U	1.09	U
Carbon tetrachloride	0.283		1.26	U
Trichloroethene	0.107	U	1.07	U
Tetrachloroethene	0.176		3.01	

IA-01/SSV-01 ● CHA JUNE 2023 CONCURRENT INDOOR AIR AND SUB-SLAB VAPOR SAMPLES

IA001 SSV001 CHA OCTOBER 2019 CONCURRENT INDOOR AIR AND SUB-SLAB VAPOR SAMPLES ALL WITHIN THE "NO FURTHER ACTION" CRITERIA BASED ON NYSDOH DECISION MATRICES. DATA NOT PRESENTED.

Indoor Air/ Soil Vapor Matrix Actions
No Further Action
Identify Source(s) and Resample or Mitigate
Monitor
Mitigate

AIR SAMPLE RESULTS PRESENTED IN UG/M3.
PARAMETERS LISTED ARE EVALUATED USING THE DECISION MATRICES PROVIDED IN THE NYSDOH GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK, OCTOBER 2006 AND SUBSEQUENT UPDATES THROUGH 2017.
U = NON-DETECT

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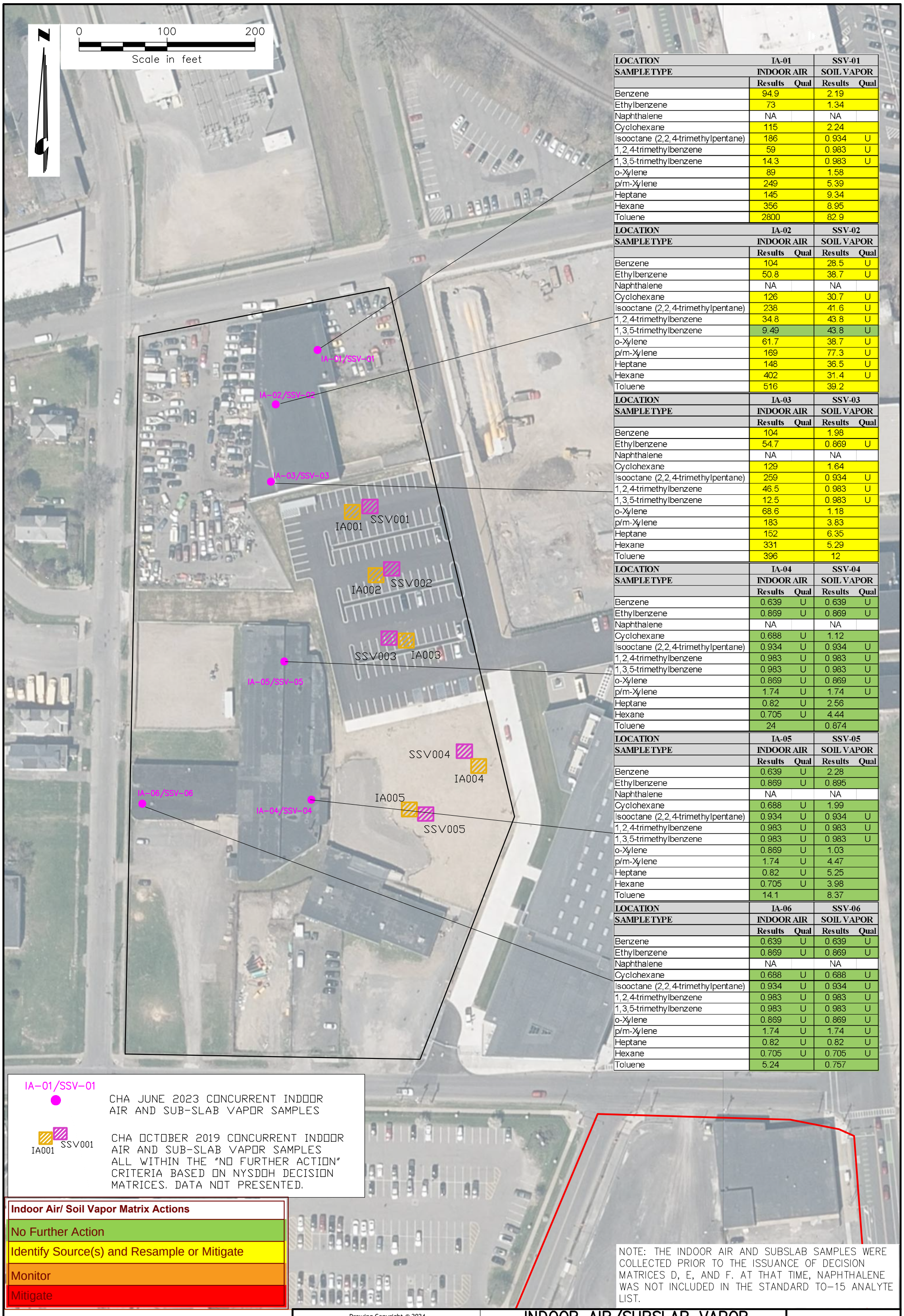
INDOOR AIR/SUBSLAB VAPOR ANALYTICAL RESULTS NYSDOH MATRIX EVALUATION

JMA CAMPUS PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 5



LOCATION	IA-01		SSV-01	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	94.9		2.19	
Ethylbenzene	73		1.34	
Naphthalene	NA		NA	
Cyclohexane	115		2.24	
Isooctane (2,2,4-trimethylpentane)	186		0.934	U
1,2,4-trimethylbenzene	59		0.983	U
1,3,5-trimethylbenzene	14.3		0.983	U
o-Xylene	89		1.58	
p/m-Xylene	249		5.39	
Heptane	145		9.34	
Hexane	356		8.95	
Toluene	2800		82.9	

LOCATION	IA-02		SSV-02	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	104		28.5	U
Ethylbenzene	50.8		38.7	U
Naphthalene	NA		NA	
Cyclohexane	126		30.7	U
Isooctane (2,2,4-trimethylpentane)	238		41.6	U
1,2,4-trimethylbenzene	34.8		43.8	U
1,3,5-trimethylbenzene	9.49		43.8	U
o-Xylene	61.7		38.7	U
p/m-Xylene	169		77.3	U
Heptane	148		36.5	U
Hexane	402		31.4	U
Toluene	516		39.2	

LOCATION	IA-03		SSV-03	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	104		1.98	
Ethylbenzene	54.7		0.869	U
Naphthalene	NA		NA	
Cyclohexane	129		1.64	
Isooctane (2,2,4-trimethylpentane)	259		0.934	U
1,2,4-trimethylbenzene	46.5		0.983	U
1,3,5-trimethylbenzene	12.5		0.983	U
o-Xylene	68.6		1.18	
p/m-Xylene	183		3.83	
Heptane	152		6.35	
Hexane	331		5.29	
Toluene	396		12	

LOCATION	IA-04		SSV-04	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	0.639	U	0.639	U
Ethylbenzene	0.869	U	0.869	U
Naphthalene	NA		NA	
Cyclohexane	0.688	U	1.12	
Isooctane (2,2,4-trimethylpentane)	0.934	U	0.934	U
1,2,4-trimethylbenzene	0.983	U	0.983	U
1,3,5-trimethylbenzene	0.983	U	0.983	U
o-Xylene	0.869	U	0.869	U
p/m-Xylene	1.74	U	1.74	U
Heptane	0.82	U	2.56	
Hexane	0.705	U	4.44	
Toluene	24		0.874	

LOCATION	IA-05		SSV-05	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	0.639	U	2.28	
Ethylbenzene	0.869	U	0.895	
Naphthalene	NA		NA	
Cyclohexane	0.688	U	1.99	
Isooctane (2,2,4-trimethylpentane)	0.934	U	0.934	U
1,2,4-trimethylbenzene	0.983	U	0.983	U
1,3,5-trimethylbenzene	0.983	U	0.983	U
o-Xylene	0.869	U	1.03	
p/m-Xylene	1.74	U	4.47	
Heptane	0.82	U	5.25	
Hexane	0.705	U	3.98	
Toluene	14.1		8.37	

LOCATION	IA-06		SSV-06	
SAMPLE TYPE	INDOOR AIR		SOIL VAPOR	
	Results	Qual	Results	Qual
Benzene	0.639	U	0.639	U
Ethylbenzene	0.869	U	0.869	U
Naphthalene	NA		NA	
Cyclohexane	0.688	U	0.688	U
Isooctane (2,2,4-trimethylpentane)	0.934	U	0.934	U
1,2,4-trimethylbenzene	0.983	U	0.983	U
1,3,5-trimethylbenzene	0.983	U	0.983	U
o-Xylene	0.869	U	0.869	U
p/m-Xylene	1.74	U	1.74	U
Heptane	0.82	U	0.82	U
Hexane	0.705	U	0.705	U
Toluene	5.24		0.757	

IA-01/SSV-01
CHA JUNE 2023 CONCURRENT INDOOR AIR AND SUB-SLAB VAPOR SAMPLES

IA001 SSV001
CHA OCTOBER 2019 CONCURRENT INDOOR AIR AND SUB-SLAB VAPOR SAMPLES ALL WITHIN THE "NO FURTHER ACTION" CRITERIA BASED ON NYSDOH DECISION MATRICES. DATA NOT PRESENTED.

Indoor Air/ Soil Vapor Matrix Actions
No Further Action
Identify Source(s) and Resample or Mitigate
Monitor
Mitigate

NOTE: THE INDOOR AIR AND SUBSLAB SAMPLES WERE COLLECTED PRIOR TO THE ISSUANCE OF DECISION MATRICES D, E, AND F. AT THAT TIME, NAPHTHALENE WAS NOT INCLUDED IN THE STANDARD TO-15 ANALYTE LIST.

AIR SAMPLE RESULTS PRESENTED IN UG/M3.
PARAMETERS LISTED ARE EVALUATED USING THE DECISION MATRICES D, E, AND F PROVIDED IN THE NYSDOH GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK.
U = NON-DETECT
NA = NOT ANALYZED

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INDOOR AIR/SUBSLAB VAPOR ANALYTICAL RESULTS NYSDOH MATRIX EVALUATION

JMA CAMPUS PLAN
REMEDIAL INVESTIGATION WORK PLAN

PROJECT NO. 059294

DATE: 05/2024

FIGURE 6

SECTION V
Requestor Information

Requestor Information

Requestor Name, Address & LLC Information:

JMA Tech Properties, LLC (JMA) is requesting NYSDEC review and approval of the remedial program. Contact information is as follows:

JMA Tech Properties, LLC
PO Box 580
Syracuse, New York 13205
Phone: (315) 431-7248
Email: dpeios@jmawireless.com

Attached is a copy of the NYS Department of State Division of Corporations Business Entity Database Search for the JMA Tech Properties, LLC.

Members/Owners:

In accordance with Section V of the BCP Application, the following information is provided:

JMA Tech Properties, LLC Members/Owners: John Mezzalingua (1%)

JMA Tech Properties Holdings, LLC (99%)

Document Certification:

All documents prepared in final form for submission to NYSDEC for approval will be prepared and certified in accordance with Section 1.5 of DER-10.

Department of State
Division of Corporations

Entity Name History

Return to Results | Return to Search

Entity Details

ENTITY NAME: JMA TECH PROPERTIES, LLC
DOS ID: 5635985
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 10/09/2019
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 10/09/2019
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ONONDAGA
NEXT STATEMENT DUE DATE: 10/31/2025
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Search

File Date	Document Type	Entity Name	File Number
10/09/2019	ARTICLES OF ORGANIZATION	JMA TECH PROPERTIES, LLC	191009010388

Rows per page: 5 | 1-1 of 1

SECTION VI
Requestor Eligibility

Requestor Eligibility

Volunteer Statement

JMA Tech Properties, LLC (JMA) considers itself a volunteer due to their ownership of the property subsequent to the disposal/discharge of Site contaminants, and the cessation of businesses operating on the property. Under ownership of JMA, ongoing Site contamination has ceased, items such as drums which threatened release, have been removed, and exposure to previously released contamination has been limited as the property is now monitored by security personnel on a regular basis.

SECTION VII
Requestor Contact Information

Requestor Contact Information

JMA Tech Properties, LLC contact information is included within the applicable section of the application. The requestors representative is Dino Peios with a mailing address of PO Box 580 in Syracuse, New York 13205. Mr. Peios can be contacted at (315) 431-7248 or dpeios@jmawireless.com

SECTION VIII
Program Fee

Program Fee

JMA Tech Properties, LLC (JMA) is not requesting or applying for a fee waiver. Upon execution of a Brownfield Cleanup Agreement to the Department, JMA is prepared to pay the non-refundable program fee of $50,000.

SECTION IX
Current Property Owner and Operator Information

Current Property Owner and Operator Information

Owner and Operator

In 2023 JMA Tech Properties, LLC purchased and re-subdivided 24 tax parcels to create the project site located at 623 Oneida Street, in the City of Syracuse, New York, making it a single 6.96-acre property (TMP #94.-04-1000). JMA Tech Properties, LLC is the owner and operator of the entire project site and the applicable contact information is provided in the application.

Historical Owners and Operators

Ownership of each of the parcels, prior to JMA Tech Properties, LLC ownership, is listed below:

Former Owner & Operator	Former Tax Map Parcel	Dates of Ownership	Last Known Address & Phone Number	Requestor's Relationship
Catholic Charities of the Roman Catholic Diocese of Syracuse NY, N/F	94.-04-05.2	2016-2023	1654 West Onondaga Street Syracuse, NY 13204 315-424-1800	None
Catholic Charities of the Roman Catholic Diocese of Syracuse NY, N/F	94.-04-05.3	2016-2023	1654 West Onondaga Street Syracuse, NY 13204 315-424-1800	None
Dean Duque	94.-04-16	1/2004-4/2002	351 Springfield Ave Ste 1, Summit, NJ 07901	None
Steve Williams	94.-04-17	8/5/2022	250 S Clinton St #600, Syracuse, NY 13202 (315)474-2911	None
Green Horizons Environmental, LLC N/F dba Tompkins Bros	94.-04-09	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None

Former Owner & Operator	Former Tax Map Parcel	Dates of Ownership	Last Known Address & Phone Number	Requestor's Relationship
Green Horizons Environmental, LLC N/F	94.-04-10	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Green Horizons Environmental, LLC N/F Dba Tompkins Bros	94.-04-111	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Green Horizons Environmental, LLC N/F Dba Tompkins Bros	94.-04-12	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Green Horizons Environmental, LLC N/F Dba Tompkins Bros	94.-04-13	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Green Horizons Environmental, LLC N/F Dba Tompkins Bros	94.-04-14	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None

Former Owner & Operator	Former Tax Map Parcel	Dates of Ownership	Last Known Address & Phone Number	Requestor's Relationship
Green Horizons Environmental, LLC N/F	94.-04-15	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Green Horizons Environmental, LLC N/F Dba Tompkins Bros	94.-04-19	10/24/2004-5/19/2023	5123 Highway 17 Business South, Murrells Inlet, South Carolina 29576 330-376-2004	None
Coyne Industrial Laundry	91.-04-20	1929-12/2015	300 S State St Suite 700, Syracuse, NY 13202	None
Coyne Industrial Laundry	94.-04-01	1929-12/2015	300 S State St Suite 700, Syracuse, NY 13202	None
Coyne Industrial Laundry	94.-04-02	1929-12/2015	300 S State St Suite 700, Syracuse, NY 13202	None
Coyne Industrial Laundry	94.-04-21	1929-12/2015	300 S State St Suite 700, Syracuse, NY 13202	None
South Clinton Realty Assoc 101 (former Syracuse Stamp)	94.-04-03	2/17/1994-12/13/2019	South Clinton Realty Assoc 101 S Salina St #600 315-233-8298	NONE
South Clinton Realty Assoc 101 (former Syracuse Stamp)	94.-04-04	2/17/1994-12/13/2019	South Clinton Realty Assoc 101 S Salina St #600 315-233-8298	NONE

Former Owner & Operator	Former Tax Map Parcel	Dates of Ownership	Last Known Address & Phone Number	Requestor's Relationship
Eno Wade	94.-04-18	7/21/2022-11/18/2022	Taken by Syracuse Land Bank-prior to that Eno Wade Box 27 RR #1 Bentley, Toronto TOCOJ-O / Phone unknown	None
South Clinton Realty Assoc 101 (former Syracuse Stamp)	94.-04-5.1	2/17/1994-12/13/2019	South Clinton Realty Assoc 101 S Salina St #600 315-233-8298	None
South Clinton Realty Assoc 101 (former Syracuse Stamp)	94.-04-5.4	2/17/1994-12/13/2019	South Clinton Realty Assoc 101 S Salina St #600 315-233-8298	None
Coyne Textile	094.-04-06	1929-12/2015	989 James St Apt 3H Syracuse, NY 13203 (315) 685-5651	None
Coyne Textile	094.-04-07	1929-12/2015	989 James St Apt 3H Syracuse, NY 13203 (315) 685-5651	None
Coyne Textile	094.-04-08	1929-12/2015	989 James St Apt 3H Syracuse, NY 13203 (315) 685-5651	None

SECTION X
Property Eligibility Information

Property Eligibility Information

No questions within Section X of the Brownfield Cleanup Program Application have been answered in the affirmative.

SECTION XI
Site Contact List

Site Contact List

Name	Address/ Contact Information
City of Syracuse	
Ben Walsh City of Syracuse Mayor	City Hall 233 East Washington Street Syracuse, New York 13202 (315) 448-8005
Steven Kulick City of Syracuse Planning Commission	City Hall Commons 201 E. Washington Street, Suite 500 Syracuse, New York 13202 zoning@syrgov.net (315) 448-8640
Onondaga County	
Ryan McMahon Onondaga County Executive	John H. Mulroy Civil Center, 14th Floor Syracuse, New York 13202 (315) 435-3516
Dan Kwasnowski Onondaga County Planning Board	335 Montgomery Street, 1st Floor Syracuse, New York 13202 (315) 435-2913
Local News Media	
Local News Outlet	News Channel 9 (315) 446-9900
Public Water	
Central New York Water Authority	200 Northern Concourse Syracuse, New York 13212 (315) 455-7061
Public Repository	
Onondaga Public Library Central Branch	447 South Salina Street Syracuse, New York 13202 reference@onlib.org (315)435-1900
New York State Department of Environmental Conservation	
Michael Belveg Project Manager	5786 Widewaters Parkway Syracuse, NY 13214 (315) 426-7400 Michael.Belveg@dec.ny.gov
New York State Department of Health	
Angela Martin NYSDOH NYSDOH Project Manager	Bureau of Environmental Exposure Empire State Plaza – Corning Tower, Room 1787 Albany, New York 12237 (518) 402-7860

Name	Address/ Contact Information
JMA Tech Properties, LLC	
Dino Peios, Chief Financial Officer	PO Box 580 Syracuse, NY 13205 dpeios@jmawireless.com (315) 431-7248
Ronnie Bouchard, JMA Director of Facilities and Construction	PO Box 580 Syracuse, NY 13205 rbouchard@jmawireless.com (315) 960-3076
Gail Cawley, Owners Rep	168 Brampton Road Syracuse, NY 13205 gcawley@jmawireless.com (315) 569-1482
Environmental Consultant	
Samantha Miller, PE CHA Technical Manager/ Project Coordinator	300 South State Street Syracuse, NY 13202 smiller@chasolutions.com (315) 257-7154
Adjacent Properties	
Syracuse Community Health Center	819 South Salina Street Syracuse, New York 13202
National Grid Electrical Substation	900-40 Clinton Street South & Taylor Street Syracuse, New York 13202
Central New York Regional Transit Authority	200 Cortland Avenue Syracuse, New York 13202
JMA Tech Properties, LLC	PO Box 580 Syracuse, NY 13205
Multi-Family Residence Dwell Equity Group, LLC (landlord)	614-616 Oneida Street Syracuse, New York 13202
Multi-Family Residence Lawrence Werts (Tenant)	610-612 Oneida Street Syracuse, New York 13202
Multi-Family Residence Timon and Emily Woods (Tenants)	522 Oneida Street & King Street Syracuse, New York 13202
Multi-Family Residence Willie and Amelia Manning (Tenants)	508-510 Oneida Street Syracuse, New York 13202

Miller, Samantha

From: Ehmann, Karyn
Sent: Friday, March 1, 2024 9:17 AM
To: Miller, Samantha
Subject: Fwd: [--EXTERNAL--]: Re: Document Repository

Get Outlook for iOS

From: Local History <lhg@onlib.org>
Sent: Friday, March 1, 2024 9:01 AM
To: Ehmann, Karyn <KEhmann@chasolutions.com>
Subject: Re: [--EXTERNAL--]: Re: Document Repository

Hi Karyn:

Sounds good. The Onondaga County Library Central location will serve as the public document repository for your project.

Thanks,

Dan

Local History/Genealogy
Onondaga County Public Library
447 South Salina St
Syracuse NY 13202
(315)435-1900

From: Ehmann, Karyn <KEhmann@chasolutions.com>
Sent: Thursday, February 29, 2024 4:55 PM
To: Local History <lhg@onlib.org>
Subject: RE: [--EXTERNAL--]: Re: Document Repository

Hi Dan,

Fantastic.

The following lists the expected reports put on CDs (3 total CDs anticipated) and the public comment period per NYSDEC:

Remedial Investigation Work Plan, Brownfield Cleanup Program Application	30 day Public Comment
Alternatives Analysis with Selected Remedy Determination and Remedial Action Work Plan	45 day Public Comment
Interim Remedial Measure Work Plan (this may or may not be developed based on site redevelopment schedule)	30 day Public Comment

Karyn Ehmann
Assistant Project Engineer III
CHA
Office: (315) 257-7250
kehmann@chasolutions.com
www.chasolutions.com

Please note my email address has changed

Finding a better way.

From: Local History <lhg@onlib.org>
Sent: Thursday, February 29, 2024 4:41 PM
To: Ehmann, Karyn <KEhmann@chasolutions.com>
Subject: [--EXTERNAL--]: Re: Document Repository

Hi Karyn:

We'd be glad to be a depository but just wondered if you can tell us the length of the required public review period and the anticipated quantity of the documents.

Thank you,

Dan Smith
Librarian

Local History/Genealogy
Onondaga County Public Library
447 South Salina St
Syracuse NY 13202
(315)435-1900

From: Ehmann, Karyn <KEhmann@chasolutions.com>
Sent: Thursday, February 29, 2024 3:28 PM

To: Local History <lhg@onlib.org>
Subject: Document Repository

Dan Smith –

Kim Lighton and I spoke on Tuesday regarding using the Central Library as a document repository for a Brownfield Cleanup Program application. In finalizing our application to the NYSDEC, it appears we need documentation that the library will allow us to use the facility as a document repository. Would be able respond with an email stating something along the lines of :

"The Onondaga County Library Central Location will serve as the public document repository for your project."

I really appreciate the assistance.

Thank you,

Karyn Ehmann
Assistant Project Engineer III
CHA
Office: (315) 257-7250
kehmann@chasolutions.com
www.chasolutions.com

Please note my email address has changed

Finding a better way.

SECTION XII
Statement of Certification and Signature

Statement of Certification and Signatures

Please see Section XII of the Brownfield Cleanup Program Application for the appropriate requestor signatures.

May 29, 2024

New York State Department of Environmental Conservation
Site Control Section
Attn: Jenn Hathaway
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020
Submitted Electronically to: Jennifer.Hathaway@dec.ny.gov

RE: Revised Brownfield Cleanup Program Application
JMA Campus Plan
623 Oneida Street, City of Syracuse, New York
CHA Project No.: 059294.002
NYSDEC Site No.: C734166

Dear Ms. Hathaway,

On behalf of JMA Tech Properties, LLC, please find an enclosed copy of the Revised Brownfield Cleanup Program (BCP) Application for the JMA Campus Plan located at 623 Oneida Street in the City of Syracuse, New York. The document has been revised to reflect the comments provided in the New York State Department of Environmental Conservation's (NYSDEC's) comment letter dated May 17, 2204. The NYSDEC comments and CHA responses are included in the revised application and summarized below:

General Requirements

- Provide a Table of Contents for the application and ensure all sections are accounted for with the appropriate information included in each section (see comments below)

***General Requirements Response**:*
A Table of Contents is provided directly following the NYSDEC BCP Application. Each section is intended to be an appendix to the applicable sections of the application, therefore there are limited page numbers. Please note that the pdf is bookmarked and can be utilized to access the appropriate sections.

Section I: Property Information

1) Item 10 – change the response to "NO" for this question and remove the site code. This is a BCP off-site site code and has therefore not been the subject of a previous BCP application.
2) Item 14 – Narrative – Past Use of Site – please include/identify possible sources of site contamination.
3) Site Map/Tax Map – provide the names and contact info for the adjacent property owners either on the map or as an addendum to the map.
4) Site Map/Tax Map – provide a legend for the various types of boundaries indicated on the map.
5) En-Zone/Disadvantaged Communities Map – provide a legend identifying the various types of boundaries and color coding indicated on the map

6) Section I, Environmental Assessment – Please Compare the sample results for soil vapor and indoor air to the New York State Department of Health (DOH) Soil Vapor/Indoor Air Matrices (including the new matrices D, E, and F).

Section I: Property Information Response:

1) *Item 10 – the response has been changed to "NO" for this question and the site code has been removed.*
2) *Item 14 – The narrative in this section has been updated. Syracuse Stamp, Tompkins USA, Horizon Transport and Coyne Textile Fleet Truck Maintenance Facility each have potential sources of contamination and are briefly described in this section.*
3) *A table providing the information for the adjacent property owners has been created and immediately follows Figure 2 – Site Map/Tax Map.*
4) *A legend has been added to Figure 2 – Site Map/Tax Map which indicates that the boundaries in yellow are site boundaries and those in red are the adjacent parcels.*
5) *A legend has been added to Figure 3 – En-Zone & Disadvantaged Communities which indicates that the yellow is the site boundary, the red is the census tract and the green shading is the enzone and disadvantaged community boundary. As can be inferred from the figure, the entire area is within an enzone.*

Section III: Land Use Factors

1) Item 3 – states the site is currently being used commercially, yet Item 4 narrative indicates operations ceased in 2023. These items need to be in concurrence with one another. Please update per specifications in next bullet point.
2) Item 4 – Summary of current business operations states that operations ceased in 2023. Items 3 & 4 need to be in concurrence with one another. Either update Item 3 to "vacant" or include in the Current Business Operation summary how the site is being utilized commercially.

Section III: Land Use Factors Response:

1) *The property is currently zoned industrial. Since JMA Tech Properties, LLC purchased the property in 2023 the buildings have been vacant, however the parking lot on the east side of the property is being utilized as a parking lot for the existing JMA Facility immediately adjacent to the east.*
2) *The building occupants ceased operations in 2023 and currently sit vacant, however the parking lot is still being utilized. Both industrial and vacant have been selected as site uses for Section 3 and are described in the narrative for Item 4.*

Section IV: Property's Environmental History

1) Item 4 – "Dry Cleaner" is checked yet the site having been utilized as a dry cleaner was not indicated in the Property Description – Past Use of Site Narrative in Section I. Please rectify.
2) Section IV, Property's Environmental History – This section references spill closure and underground storage tank (UST) closure within the proposed BCP boundary. Please provide a brief description of what remedial work was done for the referenced spill and UST closure. Also, please provide a figure showing the location of where the spill and UST were located.

Section IV: Property's Environmental History Response:

1) *Dry cleaner is no longer selected. The property was owned by the former Coyne Textile, which was an industrial dry cleaner, however dry cleaning operations did not take place on the property. The property was utilized for Coyne's fleet truck maintenance.*
2) *In this section, Figure 3. Soil Analytical Results – 2019 and 2020 has been modified to show the boundaries of the excavation that was completed as part of the spill closure and UST removal. Page 4 of Section I describes the Spill Closure and UST closure that was completed in 2021.*

Section V: Requestor Information

1) The supplemental information that should have been included in this section was found in Section VI – requestor Eligibility – of the application. Please move it to the correct section, Section V: Requestor Information.
2) Current Property Owner and Operator information has been included in this section, yet it should be provided in Section IX – Current Property Owner and Operator Information. Please move it to the correct section.

Section V: Requestor Information Response:

1) *The appropriate information for Section V has been moved to this section.*
2) *Current Property Owner and Operator information has been moved to Section IX – Current Property Owner and Operator Information.*

Section VI: Requestor Eligibility

1) Responses for Section V – Requestor information were included in this section and they should be moved to the appropriate section.
2) Item 13 – provide a Volunteer Statement.

Section VI: Requestor Eligibility Response:

1) *The requestor information has been moved to the appropriate section.*
2) *The liability of JMA Tech Properties, LLC arises solely as a result of ownership, therefore a volunteer statement has been included in this section.*

Section IX: Current Property Owner and Operator Information

1) Information found in Section V regarding current and historical property owner and operator information should be moved to this section.
2) Please review the Application Instructions for Section IX – Current property Owner and Operator Information and provide (1) previous property owner list and (1) previous operator list in the prescribed format, including all requested information. The application will not be determined complete without it.

Section IX: Current Property Owner and Operator Information Response

1) *The information regarding current and historical property owner and operator information has been added to this section. The current Owner and Operator is JMA Tech Properties, LLC. The historical owners and operators are provided within a table included in the supporting information for Section IX.*

2) *To the extent feasible, the previous property owners and operators have been provided for the various tax parcels. The dates of ownership and operation, last known contact information and relationship to the requestor have also been included within this table.*

Section XI: Site Contact List

1) Per the application: "All residents, owners, and occupants of property and *adjacent properties* must be included in the Site Contact List." Please include the residents of the multi-family residences of the adjacent properties.

Section XI: Site Contact List Response

1) All residents, owners, and occupants have been listed. The multi-family residences are two family houses. The only information available for tenants is listed within this table as it is not publicly available and may change frequently.

Section XII: Statement of Certification and Signatures

1) Complete the "by requestor other than an individual" section in its entirety.

Section XII: Statement of Certification and Signatures Response

1) The "by requestor other than an individual" section has been updated/completed.

Additional Comments

1) In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the subject line of this letter.

Additional Comments Response:
The application has been revised to indicate that this is the submittal of a revised application and the NYSDEC site code C734166 has been included.

If you have any questions, please do not hesitate to contact me at (315) 257-7145.

Sincerely,

Samantha J. Miller

Samantha J. Miller, P.E.
Project Engineer IV

cc: Mr. Dino Peios, JMA Tech Properties, LLC
Ms. Gail Cawley, JMA/GEC Consulting
Mr. Robert Smith, Costello Cooney & Fearon, PLLC

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