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: Wellington Ward at 1920 Park	
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: C734168	◉ **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 Wellington Ward at 1920 Park

ADDRESS/LOCATION 1920 Park Street

CITY/TOWN Syracuse | ZIP CODE 13210

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

COUNTY Onondaga | SITE SIZE (ACRES) 0.67

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
43	04	17.30	76	09	52.25

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
301 Wolf Street, Syracuse, New York	02	04	10	0.31
1920 Park Street, Syracuse, New York	02	04	02.4	0.29

	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: _____ 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? Mixed Use Transition (MX-3)

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 Wellington Ward LLC			
ADDRESS 100 Windsor Place			
CITY/TOWN Syracuse	STATE NY	ZIP CODE 13210	
PHONE (315) 410-0373	EMAIL jambrownster@gmail.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 Jamin Brown			
ADDRESS 100 Windsor Place			
CITY Syracuse		STATE NY	ZIP CODE 13210
PHONE (315) 410-0373	EMAIL jambrownster@gmail.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Nevin Bradford, P.E.			
COMPANY C&S Engineers, Inc.			
ADDRESS 499 Col. Eileen Collins Blvd.			
CITY Syracuse		STATE NY	ZIP CODE 13212
PHONE (315) 703-4284	EMAIL nbradford@cscos.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Amelia McLean-Robertson			
COMPANY Harris Beach, PLLC			
ADDRESS 333 West Washington Street, Suite 200			
CITY Syracuse		STATE NY	ZIP CODE 13202
PHONE (315) 214-2028	EMAIL arobertson@harrisbeach.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 Wellington Ward LLC			
CONTACT NAME Jamin Brown			
ADDRESS 100 Windsor Place			
CITY Syracuse		STATE NY	ZIP CODE 13210
PHONE (315) 410-0373	EMAIL jambrownster@gmail.com		
OWNERSHIP START DATE December 2, 2022			
CURRENT OPERATOR Same (property is vacant)			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

SECTION X: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	○	◉
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 the Sole Member (title) of Wellington Ward 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: 12/27/2024 Signature: jamin brown Digitally signed by jamin brown Date: 2024.12.27 16:21:25 -05'00'

Print Name: Jamin Brown

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 15

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

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

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

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

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

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

   ◯ Project is an Affordable Housing Project – regulatory agreement attached

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

   ◯ This is not an Affordable Housing Project

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

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

   ◯ Yes – planned renewable energy facility site with documentation

   ◯ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

   ◯ No

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

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

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

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

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

SUBMITTAL INSTRUCTIONS

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

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

VIA EMAIL:

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

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

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

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

SECTION I: Property Information (continued)	
Property Description Narrative	Provide a property description in the format provided below. Each section should be no more than one paragraph long. Location: Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."} Site Features: Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner." Current Zoning and Land Use: (Ensure the current zoning is identified) Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55." Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident). Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells." When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information. Site Geology and Hydrogeology: As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

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

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

SECTION III: Land Use Factors	
In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2). This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.	
Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

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

SECTION V: Requestor Information	
Requestor Name	Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information). The requestor is the person or entity seeking DEC review and approval of the remedial program. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the *NYS Department of State's Corporation & Business Entity Database*. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners must be provided on a separate attachment.
Document Certification	All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of *DER-10*. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include: • New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State; • qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49; • remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or • site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VI: Requestor Eligibility	
As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.	
Volunteer Statement	If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer. Be specific as to the appropriate care taken.
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement **must be provided** that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved.

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

SECTION VIII: Program Fee
If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate financial hardship. To demonstrate financial hardship, the applicant must show that with the payment of the program fee, remediation of the brownfield site would not be economically viable. This documentation may be in the form of federal tax returns with applicable schedules, financial statements and balance sheets, proof that that the applicant has waived its right to tax credits, or any other documentation deemed acceptable by the Department.
If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

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

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

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

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

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

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs[a]	Detections > SCOs[b]	Max. Detection (ppm)[c]	SCO (ppm)[d]	Depth (ft bgs)

Groundwater Table:

Analytes > AWQS[e]	Detections > AWQS[f]	Max. Detection (ppb)[c]	AWQS (ppb)[g]

Soil Gas Table:

Analytes[h]	Total Detections	Max. Detection (ug/m3)[c]	Type[i]

[a] Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

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

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

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

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

[f] Number of detections over AWQS.

[g] List the respective AWQS.

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

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

Example Data Summary Tables

Soil Table:

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

Groundwater Table:

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

Soil Gas Table:

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

DETERMINATION OF A COMPLETE APPLICATION

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

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
    a. include an approved public notice to be sent to all parties on the Contact List included with the application;
    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

New York State Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION

for

Wellington Ward @ 1920 Park
1920 Park Street
City of Syracuse, Onondaga County, New York

December 2024 (Revised March 2025)

BCP APPLICATION – ADDITIONAL INFORMATION

FIGURES

TABLES

ATTACHMENTS

ACRONYM LIST

Acronym	Description
AA	Alternatives Analysis
BCA	Brownfield Cleanup Agreement
BCP	New York State Brownfield Cleanup Program
BCP Site, Site, Project, or Property	301 Wolf Street & 1920 Park Street, Syracuse, NY
bgs	Below Ground Surface
BOA	Brownfield Opportunity Area
City	City of Syracuse
COC	Certificate of Completion
CPP	Citizen Participation Plan
En-zone	Environmental Zone
ESA	Environmental Site Assessment
HFM	Historic Fill Material
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOS	New York State Department of State
PCB	Polychlorinated Biphenyl
PAH	Polynuclear Aromatic Hydrocarbon
PCE	Perchloroethene
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
RIWP	Remedial Investigation Work Plan
SCO	Soil Cleanup Objective
SVI	Soil Vapor Intrusion

Acronym	Description
SVOC	Semi-Volatile Organic Compound
TAL	Target Analyte List
TCE	Trichloroethene
TCL	Target Compound List
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Society
UST	Underground Storage Tank
VOC	Volatile Organic Compound

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

Section I – Property Information

The proposed BCP Site is comprised of two separate tax parcels that are under common ownership of the applicant, Wellington Ward LLC. These parcels are located at 301 Wolf Street (Tax ID No. 002.-04-10.0) and 1920 Park Street (Tax ID No. 002.-04-02.4) in the City of Syracuse, Onondaga County, New York. Wellington Ward LLC purchased both tax parcels on December 2, 2022.

Tax Parcel Information

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

Tax Map Boundaries

The proposed BCP Site boundary corresponds to the existing parcel boundaries for Tax ID No. 002.-04-10.0 and Tax ID No. 002.-04-02.4. The property reports from the Onondaga County Image Mate Online for the parcels are provided in **Attachment A**. Onondaga County Tax Map for Section 002 is provided in **Attachment B**.

A metes and bounds description of the BCP Site boundary and a survey map are provided in **Attachment C.** Furthermore, a map showing the proposed BCP Site boundaries along with the existing tax parcel boundaries is included as **Figure 2**.

Site Map

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

En-Zone

The BCP Site is not within a designated En-Zone. **Figure 5** depicts current En-Zone boundaries near the site.

Disadvantaged Communities

The BCP Site is within a designated Disadvantaged Community. **Figure 6** depicts Disadvantaged Communities.

Brownfield Opportunity Area (BOA)

The BCP Site is within a designated BOA, specifically the Hiawatha-Lodi Brownfield Opportunity Area. **Figure 7** depicts the BOA boundaries in the area of the site.

Property Description Narrative

Location

The Site is located in the Syracuse North Side community. The Site is located within the Hiawatha-Lodi Brownfield Opportunity Area. The site is bounded to the north by a commercial property, to the south by Park Street, to the east by Wolf Street, and to the west by a commercial property.

Site Features

The 301 Wolf Street parcel (002.-04-10.0) and the 1920 Park Street parcel (002.-04-02.4) have two four-story commercial buildings that are connected by an elevated enclosed corridor and a paved asphalt driveway. According to Onondaga County tax records, the building located at 301 Wolf Street is currently owned by Wellington Ward LLC, was built in 1909, and is approximately 37,676 square feet. The building located at 1920 Park Street is currently owned by Wellington Ward LLC, was built in 1940, and is approximately 25,472 square feet. Both properties are currently vacant.

Current Zoning and Land Use

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse's City Zoning Ordinance (March 2023). The Site's current Land Use classification is manufacturing and processing, per the Onondaga County GIS. The properties surrounding the Site are zoned for a combination of Mixed-Use Transition (MX-3), Urban Core (MX-4), Light Industrial and Employment (L1), Open Space (OS), Low Density Residential (R2), and Medium Density Residential. The properties surrounding the Site have a combination of land uses including commercial, industrial / utility, residential, and public service uses.

Past Use of the Site

The Site was occupied by a tin shop, carriage house and several small commercial businesses from at least 1892. Around 1911, the Site had an industrial and commercial presence with the G.H. Rag Warehouse, which had an onsite tin shop and iron storage facility, the H.A. Moyer Automobile Factory and several small commercial businesses. Sometime around 1925, Forget Me Not Potato Chips Manufacturer began operations and the H.A. Moyer Automobile Factory was replaced by Owen Dyneto Corporation. From 1949 – 1993 various electronic and furniture supply companies operated from this location. An electrical company, by the name of Ace Electric Service Company Inc. conducted business from 1964-1978. According to a 1961 deed, there was a 20,000-gallon heating oil tank at the 301 Wolf Street property. According the 1965 fire insurance map a large single-story garage structure was added to the existing three-story building. Burns Electric conducted business from approximately 1983-2020. In December 2020, there was a large warehouse fire at the 1920 Park Street building. The buildings were most recently occupied and utilized by Manco Distributors, Inc. (Manco), a flooring wholesaler. As of the date of the Phase I Environmental Site Assessment in June 2022, Manco still occupied the building at 301 Wolf Street. The buildings have remained vacant since late 2022.

Figure 8 depicts past use of the proposed BCP Site.

Site Geology and Hydrogeology

The Site contains historic fill material across a significant portion of the Site from approximately 2 feet below ground surface (bgs) to approximately 5 feet bgs. Native soil is located below the fill and consists of gray and or brown dense silt. Depth to groundwater and groundwater flow will be evaluated during the Remedial Investigation.

Environmental Assessment

Surface Soil Investigation

Surface and near-surface (12-inch depth) soils were investigated during two separate environmental assessments, one completed by Churchill Environmental, Inc. and the other was completed by C&S Engineers, Inc. A total of 13 soil samples were collected in the grass lot behind 301 Wolf Street and 1920 Park Street. The samples were analyzed for target compound list (TCL) semi volatile organic compounds (SVOCs), Target Analyte List (TAL) metals (including mercury), and polychlorinated biphenyls (PCBs). The principal contaminants found during these investigations were SVOCs, PCBs, and metals, as follows:

- Various SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs) were found above Residential Use SCOs in surface soil across the Site. These compounds are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). Historical manufacturing operations and / or the presence of Historic Fill Material (HFM), may be contributing to the presence of these SVOCs. The PAHs at site that exceed RRSCOs are; Benzo(a)anthracene at a concentration range of (3.2 – 74 mg/kg), Benzo(a)pyrene (1.1 – 64 mg/kg), Benzo(b)fluoranthene (1.5 – 78 mg/kg), Benzo(k)fluoranthene (14 – 23 mg/kg), Chrysene (7.6 – 53 mg/kg), Dibenzo(a,h)anthracene (0.51 – 10 mg/kg), Fluoranthene (130 mg/kg), Indeno(1,2,3-cd)pyrene (1.3 – 48 mg/kg), and Pyrene (100 mg/kg)

- PCBs were detected at concentrations greater than Unrestricted Use SCOs in all sampling locations and above Residential Use SCOs four locations closest to the rear of the building. Historical manufacturing operations may be contributing to the presence of PCBs. The Aroclors at site that exceed RRSCOs are; Aroclor 1254 (1.34 – 11.1 ppb) and Total PCBs (1.02 – 11.1ppb).

- Lead, copper and cadmium were detected at concentrations greater than Residential Use SCOs in soil across the Site, while mercury was only detected above Residential Use SCOs in one location. Mercury, and zinc were detected at concentrations greater than Unrestricted Use SCOs across the site, while silver (behind 1920 Park Street building) and nickel (behind 301 Wolf Street building) were detected above Unrestricted in localized areas. The presence of HFM encountered across the entire investigation area may be contributing to the presence of these metals. The metals at site that exceed RRSCOs are; cadmium (6.18 – 85.5 mg/kg), copper (403 – 934 mg/kg), lead (534 -2,470 mg/kg), mercury (0.963 – 1.54 mg/kg), and nickel (27 mg/kg).

Figure 9 depicts the surface and near-surface (12-inch depth) soil analytical results.

Subsurface Soil Assessment

Based on the Limited Phase II ESA completed by Earth Systems, Inc., the principal contaminants at the site are PCBs and metals. Numerous soil boring samples had PCB concentrations that exceeded Unrestricted Use SCOs, however; these concentrations were below Residential Use SCOs. The soil laboratory analytical results indicated RCRA metal concentrations above Unrestricted Use SCOs in multiple soil boring samples. The metals at the site that exceed RRSCOs are lead (645 – 900 mg/kg) and cadmium (6 – 10.8 mg/kg).

Figure 10 depicts the subsurface soil analytical results.

Soil Vapor Assessment

Sub-slab vapor sampling was conducted by C&S Engineers, Inc. in July 2024. Given the building condition (not heated, affected by the elements), collection of indoor air samples co-located with the sub-slab vapor sampling points would not yield representative and reliable information upon which to base an assessment of vapor intrusion conditions. As such, only sub-slab soil vapor samples and an outdoor air sample were collected from the site.

The sub-slab soil vapor samples contained carbon tetrachloride and trichloroethene (TCE) at concentrations that exceeded the first tier of NYSDOH Decision Matrix A. These compounds were detected in all sub-slab samples collected from both buildings. Concentrations of carbon tetrachloride ranged from 2.1 to 13 $\mu g/m^3$ and concentrations of TCE ranged from 24 to 310 $\mu g/m^3$.

Figure 11 depicts the soil vapor analytical results.

Section II – Project Description

The proposed project will involve the cleanup and redevelopment of the Site located at 301 Wolf Street and 1920 Park Street in the City of Syracuse, Onondaga County, New York. The Site includes two complete tax parcels which total 0.67 acres in land area. The Site is currently developed with a four-story building (25,472 square feet) that connects via an elevated corridor to another four-story building (37,676 square feet). The buildings were historically used for manufacturing and commercial purposes.

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

> *All that tract or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, being part of Lot Nos. 5 and 13 in Block No. 14 in said City, being part of lands conveyed Wellington Ward LLC by deeds recorded in the Onondaga County Clerk's Office as Instrument Nos. 2022-49201 and 2022-49202, respectively, bounded and described as follows:*
>
> *Beginning at a point in the northeasterly boundary of Park Street at its intersection with the northwesterly boundary of Wolf Street; running thence N 61°45'40" W along said northeasterly boundary of Park Street, a distance of 262.09 feet to a point in the southeasterly boundary of lands conveyed to GMT Property Holding LLC by deed recorded in the Onondaga County Clerk's Office in Book 5170 of Deeds at page 143; thence N 28°12'10" E along said southeasterly boundary of lands conveyed to GMT Property Holding LLC, a distance of 130.00 feet to a point in the southwesterly boundary of lands conveyed to P&D Realty LLC by deed recorded in the Onondaga County Clerk's Office in Book 4794 of Deeds at page 334; thence S 61°45'40" E along said southwesterly boundary of lands conveyed to P&D Realty LLC, a distance of 163.16 feet to the northwesterly boundary of lands conveyed to 300 Wolf Street, LLC by deed recorded in the Onondaga County Clerk's Office in Book 4235 of Deeds at page 270; thence S 28°15'30" W along said northwesterly boundary of lands conveyed to 300 Wolf Street, LLC, a distance of 48.50 feet to the westerly most corner thereof; thence S 61°45'40" E along the southwesterly boundary of said lands conveyed to 300 Wolf Street, LLC, a distance of 99.05 feet to said northwesterly boundary of Wolf Street; thence S 28°15'30" W along said southwesterly boundary of Wolf Street, a distance of 81.50 feet to the point of beginning.*
>
> *Subject to any easements and restrictions of record.*

The current survey map of the proposed BCP Site and a metes and bounds description is provided as **Attachment C. Figure 1** depicts the proposed BCP Site on a USGS 7.5-minute quadrangle map.

The proposed project involves the rehabilitation and adaptive reuse of two historic industrial buildings, dating back to circa 1910, located on a 0.67-acre parcel. This development will transform the existing structures into a vibrant mixed-use facility, contributing to the revitalization of the area.

Key features of the project include:

- **Residential Units**: A total of 59 dwelling units, comprising studio, 1-bedroom, and 2-bedroom apartments. Of these, 6 units will be designated as affordable housing, while 53 units will be market-rate.

- **Commercial Spaces**: Two commercial tenant spaces to support local businesses and provide amenities for residents and the community.

- **Parking**: A combination of 23 surface parking spaces and 18 below-ground parking spaces to accommodate residents and visitors.

This development aims to preserve the historical character of the buildings while integrating modern amenities and fostering a mixed-use community.

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

The site is bounded to the north by commercial properties, to the south by Park Street, to the east by Wolf Street, and to the west by a commercial property. Properties surrounding the Site are a mix of commercial, mixed-use (multi-family residential and commercial), and former industrial in nature.

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

Estimated Project Schedule:

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

Section III – Land Use Factors

Current Zoning

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

Current Uses: Summary of Business Operations

The Site is located at 301 Wolf Street and 1920 Park Street on the north side of the City of Syracuse, New York. The Site includes two complete tax parcels which total 0.67 acres in land area. The Site is developed with three total structures that total approximately 72,052 square feet. The buildings were historically used for manufacturing purposes but have most recently been used for various commercial uses. Manufacturing uses included the G.H. Rag Warehouse, the H.A. Moyer Automobile Factory, Forget Me Not Potato Chips Manufacturer, and Owen Dyneto Corporation. Commercial uses included various electronic and furniture supply companies, Ace Electric Service Company Inc., Burns Electric, and most recently, Manco (flooring wholesaler). The buildings have remained vacant since late 2022. The proposed BCP Boundary aligns with tax parcel boundaries.

Intended Use – Post Remediation

The anticipated post remediation use of the site is a mixed-use/mixed-income residential / commercial building. The completed project is expected to provide a total of 59 dwellings with 6 of those being at affordable housing rates, as well as two commercial tenant spaces. Additionally, a combination of 23 surface parking spaces and 18 below-ground parking spaces to accommodate residents and visitors.

Current, Historical and/or Recent Development Patterns

Population, housing values, and the number of manufacturing jobs have declined since the 1970s. As such, the area in which the proposed BCP Site is located in has been the focus of public interest concerning the stabilization of existing neighborhoods and plan for future growth. Due to these concerns, the area including and surrounding the Site has been designated as the Hi-Lo BOA.

The City of Syracuse received a BOA grant for planning and assessments that are integral to appropriately redeveloping the Hi-Lo BOA. The BOA includes 140 acres of industrial, commercial, and residential areas, including several probable "Brownfield" sites. In addition, the boundary is characterized by its adjacency to a number of highly visible regional attractions and emerging developments, including the Inner Harbor, Destiny USA, the Central New York Regional Market, the Regional Transportation Center, and NBT Bank Stadium. Redevelopment of the Site could trigger additional development in this area, which has seen much decline.

Consistency with Zoning

The Site is currently zoned for Mixed-Use Transition (MX-3) under the City of Syracuse's City Zoning Ordinance (March 2023). The purpose of the MX-3 district is to provide pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. The intent of the MX-3 district is to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector street. A range of residential housing types and live-work units is allowed. The use of the site as commercial is permitted and welcomed by the City of Syracuse. The completed project is expected to provide a total of 59 dwellings with 6 of these being at affordable housing rates, as well as two commercial tenant spaces. Additionally, a combination of 23 surface parking spaces and 18 below-ground parking spaces to accommodate residents and visitors. The planned development is consistent with the current zoning.

Consistency with Plans

The proposed BCP Site is located within the Hi-Lo BOA. The BOA planning efforts provide a revitalization vision for the area. The primary revitalization goal discussed in the Hi-Lo BOA Nomination Study is to advance a vision for the future of the Hi-Lo BOA that is compatible with the needs and desires of community members, responsive to market opportunities, and in keeping with the goals in the BOA program. The implementation strategy will focus on techniques to ensure anticipated investment and redevelopment, including: actively improve public safety and security; develop a capital improvement plan; modify zoning and land use regulations; design economic development incentives for this BOA; utilize existing development incentives, programs, and tools; generate strategic partnerships, and develop a marketing plan. [1]

Within the BOA, many properties have fallen into disrepair, and the concentrated nature of blighted properties has impacted the area's viability to support residential and commercial uses and stands as a barrier to improvement. As such, the redevelopment of the Property for both commercial and residential purposes, closely aligns with the intent of the revitalization vision to redevelop an underutilized site, as well as to provide housing.

Section IV – Property's Environmental History

Environmental Reports

Environmental information currently exists for the Site:

- Property title records maintained at the Onondaga County Clerk's office in Syracuse, New York
- Phase I Environmental Site Assessment (ESA) Report, completed by Earth Systems, Inc., dated, July 2022
- Phase II ESA Report, completed by Earth Systems, Inc., dated September 2022
- PCB/RCRA Soil Sampling Report, completed by Churchill Environmental, Inc, dated July 2022
- Limited Phase II ESA Report, completed by C&S Engineers, Inc., dated July 2024

Property Title Records

Property title records from the 1960s refer to a Right of Way that was granted to allow access to *"keep, maintain, repair or replace, if necessary, the 20 thousand gallon oil tank and lines from said tank to the boiler room of p[remises located at 301 Wolf Street and the right to keep, maintain, repair or replace, if necessary, the pump house used tin connection with said oil tank".* This language is recorded in the property records for the 1920 Park Street parcel. Historic fire insurance maps contained in the Earth Systems, Inc. Phase I ESA report discussed below indicate that the former boiler house and pump house were located just northeast of the current 301 Wolf parcel. No other records of a former oil tank or of its removal or closure have been identified to date. Based on this information, it is suspected that an abandoned underground heating oil tank may exist on the 301 Wolf Street parcel. There has been no field investigation to date to verify the presence or location of this potential UST.

Phase I ESA Report, Earth Systems, Inc. – July 2022

The Phase I ESA revealed that the existing building on the 301 Wolf Street property was constructed in 1909, is approximately 37,676 square feet in area, and was occupied by Manco Distributors, Inc. a flooring wholesaler, at the time of the assessment. The 1920 Park Street building was built in 1940, is approximately 25,472 square feet in area, and was vacant at the time of the assessment. These properties were originally developed in at least (or earlier than) the 1890s and original use consisted of a store, salon, carriage house, tin shop, and warehouse. In 1909, the property was occupied by the H.A. Moyer Automobile Factory (301 Wolf Street); the C.H. Fisk warehouse and tin shop remained on the 1920 Park Street parcel. In the 1920s, the property was occupied by Auto Lite Battery Corp., Owen Dyneto Division, which connected the two structures with the existing connecting corridor. The property was used for the manufacture of auto parts until the late 1950s, after which it was used as a furniture store and wholesale flooring distribution.

The Phase I ESA identified the following Recognized Environmental Conditions (RECs) associated with the Subject Property:

- The property has been used for the manufacturing of automobiles, and then auto parts between 1909 and the 1950s. Recent shallow soil sampling conducted by Churchill Environmental, Inc., identified the presence of metals above New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives. These findings warrant a further investigation of the Subject Property.

- A filling station was located at 300 Wolf Street (across Wolf Street from the Subject Property) where Roma Tile & Marble Company is currently located. The filling station was in operation from at least 1950 through the mid-1980s. There could be undocumented historic spills, releases and or leaking underground storage tanks that could have adversely impacted the Subject Property.

Historic fire insurance maps from 1892, 1911, 1950, 1953, 1965, 1968, 1971, and 1990. These maps depict the following:

- A machine shop was located on the northeastern section of the 301 Wolf Street property in the 1950s when the property was owned and operated by Auto Lite Battery Corp.
- The H.A. Moyer Automobile Factory that historically operated in the 301 Wolf Street building included a machine shop, painting operations, and grinding operations in the southeast portion of building. Forging and drilling operations were conducted on the northeastern portion of the property.
- C.H. Fisk operated a "Rag Warehouse" and a tin shop on the 1920 Park parcel in the late 1800s and early 1900s. These operations also included an iron storage building.

Based on these findings, Earth Systems, Inc. recommended that a Phase II ESA be performed.

PCB/RCRA Soil Sampling Report, Churchill Environmental, Inc. – July 2022

A limited soil sampling event was conducted on June 3, 2022 by Churchill Environmental, Inc. The sampling was performed in the grass lot behind 301 Wolf Street and 1920 Park Street buildings. The investigation included a total of fourteen (14) soil samples collected at an approximate depth of 12" below ground surface (bgs). While not technically "surface" samples, these samples were collected within the upper 12 inches of soil. Samples were analyzed for PCBs and RCRA metals. The principal contaminants at the site are PCBs and metals, as follows:

- Numerous soil samples contained PCB concentrations above NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, however; these concentrations were below Residential Use SCOs. The PCB congeners were Aroclor 1254 and 1260. Concentrations ranged from 0.12 to 0.83 mg/Kg or parts-per-million.

- Soil laboratory analytical results indicated RCRA metal concentrations above Unrestricted Use SCOs in multiple soil samples. Additionally, lead and cadmium concentrations in multiple soil samples were above Restricted Residential Use SCOs.

Phase II ESA Report, Earth Systems, Inc. – September 2022

The Phase II ESA (i.e., Investigation) recommended by Earth Systems, Inc. in the June 2022 Phase I ESA report was completed by Earth Systems, Inc. in August 2022. The Investigation was performed consistent with industry standards by environmental professionals in accordance with established specific regulatory requirements and standards. The investigation included the flowing:

- A subsurface investigation, which included the advancement of ten soil borings across the Subject Property. Overburden deposits observed during drilling activities consisted of hard fill from grade to five feet bgs, then dense silt to 19 feet bgs where sampler refusal was encountered. Groundwater was not encountered in any of the soil borings.

- At least one soil sample was collected from each of the soil borings, based on field observations or soil boring completion depth. Samples collected at the completion depth were analyzed for Volatile Organic Compounds (VOCs); select borings were analyzed for SVOCs; and samples collected within the hard fill layer were analyzed for RCRA metals and PCBs.

This sampling identified the following contaminants at the site:

- Numerous soil boring samples contained PCB concentrations above NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs; however; these concentrations were below Residential Use SCOs.

- The soil laboratory analytical results indicated RCRA metal concentrations above Unrestricted Use SCOs in multiple soil boring samples. Additionally, lead and cadmium concentrations in multiple soil boring samples were above Restricted Residential Use SCOs.

Surface Soil and Sub-Slab Soil Vapor Sampling, C&S Engineers – September 2024

C&S conducted sampling of surface soil across the northern and western (exterior) areas of the property and sub-slab soil vapor beneath the existing buildings in September 2024. This sampling was performed to obtain data on current surface soil conditions(as previous sampling focused on near surface soil at 12 inches in depth or subsurface fill and native soil), and to determine if sub-slab soil vapor beneath the buildings contained VOC at concentrations that may present a potential vapor intrusion condition.

<u>Surface Soil Investigation</u>

Eight surface soil samples were collected from the grassy lot north and west of the 301 Wolf Street and 1920 Park Street buildings for analysis of TCL SVOCs, TCL metals (including mercury, hexavalent chromium, and total cyanide), and PCBs. The samples were collected from the upper two inches of soil beneath any vegetation or cover. Laboratory analysis of these samples identified the following contaminants to be present in surface soil:

- Various SVOCs, specifically polynuclear aromatic hydrocarbons (PAHs), are present at concentrations above Residential Use SCOs in surface soil across the Site. These compounds are typically associated with petroleum products (diesel, fuel oil,

waste/motor oil), coal, and combustion byproducts of burned organic material (i.e., wood). Historical manufacturing operations and / or the presence of HFM, may be contributing to the presence of these SVOCs.

- PCBs were detected at concentrations greater than Unrestricted Use SCOs in all sampling locations and above Residential Use SCOs in three locations closest to the rear of the building. Historical manufacturing operations may be contributing to the presence of PCBs.

- Lead, copper and cadmium were detected at concentrations greater than Residential Use SCOs in soil across the Site, while mercury was only detected above Residential Use SCOs in one location. Mercury and zinc were detected at concentrations greater than Unrestricted Use SCOs across the site, and silver (behind 1920 Park Street building) and nickel (behind 301 Wolf Street building) were detected above Unrestricted Use SCOs in localized areas. Historic waste disposal practices and / or the presence of HFM area may be contributing to the presence of these metals.

Vapor Investigation

Due to the condition of the property (vacant, unheated buildings), a complete assessment of vapor intrusion risk was not possible. Sub-slab soil vapors were collected from beneath each building to assess concentrations of VOCs in soil vapor. Although a full vapor intrusion assessment would require more extensive sampling of both sub-slab soil vapor and indoor air, the data associated with the sub-slab soil vapor samples was compared to the NYSDOH Decision Matrices to determine the potential soil vapor intrusion risk. The comparison indicated the following:

- The concentration of TCE in SSA-02, SSA-03, SSA-04, and SSA-05 fell within the third tier of Decision Matrix A (>60 $\mu g/m^3$), indicating that mitigation will be required regardless of the indoor air concentrations. The concentration of TCE in SSA-01 fell within the second tier of Decision Matrix A (6 to <60 $\mu g/m^3$), indicating that mitigation may be required depending on indoor air concentrations.

- The concentration of carbon tetrachloride in SSA-04 and SSA-05 fell within the second tier of Decision Matrix A (6 to <60 $\mu g/m^3$), indicating that mitigation may be required depending on indoor air concentrations.

- The concentrations of remaining Decision Matrix compounds fell within the first tier of their respective Decision Matrix, indicating that mitigation likely will not be required, however, is dependent on indoor air concentrations.

The elevated levels of TCE observed in the sub-slab indicate that a vapor intrusion risk exists regardless of indoor air concentrations. Indoor air values are required for the remaining analytes to make final mitigation decisions based on the applicable NYSDOH Decision Matrix, however, the presence of other analytes in the sub-slab soil vapor pose the potential for impacting indoor air at concentrations that warrant mitigation.

Sampling Data

Analytical sample results from the previous environmental studies are summarized in further detail below. Summaries of the laboratory data are provided as **Table 1 (Surface Soil Data Summary), Table 2 (Subsurface Soil Data Summary)**, and **Table 3 (Soil Vapor Data Summary)**, attached to this application.

Surface Soil Data Summary:

Throughout the previous environmental studies, a total of 13 surface (or near surface, at 12 inches in depth) soil samples were collected from the Subject Property. The soil samples were analyzed for Part 375 SVOCs, PCBs, and Part 375 / RCRA Metals (including mercury).

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

Table IV.1 Surface Soil Data Summary Table

Analytes > USCOs and CSCOs	Detections > USCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	USCO (mg/kg)	RRSCO (mg/kg)	Depth (feet bgs)
3-Methylphenol/4-Methylphenol	2	0	0.9	0.33	100	0 – 0.5
Benzo(a)anthracene	0	4	74	1	1	0 – 0.5
Benzo(a)pyrene	0	5	64	1	1	0 – 0.5
Benzo(b)fluoranthene	0	5	78	1	1	0 – 0.5
Benzo(k)fluoranthene	2	2	23	0.8	3.9	0 – 0.5
Chrysene	1	3	53	1	3.9	0 – 0.5
Dibenzo(a,h)anthracene	0	4	10	0.33	0.33	0 – 0.5
Fluoranthene	0	1	130	100	100	0 – 0.5
Indeno(1,2,3-cd)pyrene	0	5	48	0.5	0.5	0 – 0.5
Phenol	1	0	0.55	0.33	100	0 – 0.5
Pyrene	0	1	100	100	100	0 – 0.5
Cadmium	1	8	85.5	2.5	4.3	0 – 0.5
Copper	0	6	934	50	270	0 – 0.5
Lead	5	8	2,470	63	400	0 – 0.5
Mercury	9	2	0.963	0.18	0.81	0 – 0.5
Nickel	2	0	95.6	30	310	0 – 0.5
Silver	4	0	2.65	2	180	0 – 0.5
Zinc	6	0	1,160	109	10,000	0 – 0.5
Aroclor 1254	7	3	11.1	0.1	1	0 – 0.5
Aroclor 1260	6	0	0.1	0.1	1	0 – 0.5
Aroclor 1268	1	0	0.218	0.1	1	0 – 0.5
PCBs, Total	4	3	11.1	0.1	1	0 – 0.5

USCOs – Unrestricted Use SCOs
RRSCOs – Restricted Residential Use SCOs
mg/kg – milligrams per kilogram
bgs – Below ground surface

The SVOCs identified in the table above are typically associated with petroleum products (diesel, fuel oil, waste/motor oil), coal, and burned organic material (i.e., wood). Historic operations and

waste disposal practices, and / or the presence of historic fill may be contributing to the presence of both SVOCs, PCBs, metals.

Subsurface Soil Data Summary:

During the Earth Systems, Inc. Phase II ESA, a total of ten subsurface soil samples were collected from Subject Property. The soil samples were analyzed for Part 375 SVOCs, Part 375 VOCs, PCBs, and RCRA Metals (including mercury).

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

Table IV.2 Subsurface Soil Data Summary Table

Analytes > USCOs and CSCOs	Detections > USCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	USCO (mg/kg)	RRSCO (mg/kg)	Depth (feet bgs)
Cadmium	1	2	10.8	2.5	4.3	0 – 0.5
Lead	3	3	900	63	400	0 – 0.5
Mercury	2	0	0.46	0.18	0.81	0 – 0.5
Aroclor 1254	4	0	0.465	0.1	1	0 – 0.5

USCOs – Unrestricted Use SCOs
RRSCOs – Restricted Residential Use SCOs
mg/kg – Milligrams per kilogram
bgs – Below ground surface

Historic waste disposal practices and / or the presence of historic fill material encountered across the entire investigation area may be contributing to the presence of both SVOCs, PCBs, metals.

Table IV.3 Soil Vapor Data Summary Table

Analytes	Total Detections	Max. Detection ($\mu g/m^3$)	Type
1,1,1-Trichloroethane	3	10	Soil Vapor
1,2,4-Trichlorobenzene	1	2.6	Soil Vapor
1,2,4-Trimethylbenzene	5	1.9	Soil Vapor
1,3,5-Trimethylbenzene	3	1.4	Soil Vapor
Acetone	5	44	Soil Vapor
Benzene	5	6.7	Soil Vapor
Bromodichloromethane	1	0.74	Soil Vapor
Bromomethane	1	0.43	Soil Vapor
Carbon disulfide	5	30	Soil Vapor
Carbon tetrachloride	5	13	Soil Vapor
Chloroform	5	35	Soil Vapor
cis-1,2-Dichloroethene	5	1.9	Soil Vapor
Cyclohexane	5	6.9	Soil Vapor
Ethyl acetate	3	0.58	Soil Vapor
Ethylbenzene	3	0.69	Soil Vapor

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Freon 11	5	1.8	Soil Vapor
Freon 12	5	2.9	Soil Vapor
Heptane	3	13	Soil Vapor
Hexane	5	11	Soil Vapor
Isopropyl alcohol	2	3.8	Soil Vapor
m&p-Xylene	5	1.7	Soil Vapor
Methyl Ethyl Ketone	5	6.2	Soil Vapor
Methyl Isobutyl Ketone	4	0.78	Soil Vapor
Methylene chloride	5	23	Soil Vapor
o-Xylene	5	0.74	Soil Vapor
Styrene	5	1.2	Soil Vapor
Tetrachloroethylene (PCE)	5	62	Soil Vapor
Toluene	5	22	Soil Vapor
Trichloroethene (TCE)	5	310	Soil Vapor

µg/m³ – Micrograms per cubic meter

The elevated concentrations of PCE, TCE, and carbon tetrachloride found in soil vapor are likely attributable to a historical industrial activities and operations at and near the Site. Specifically:

- Historic on-site operations under the ownership and operation of H.A. Moyer Automobile Factory (early 1900s) and Auto Lite Battery Corp. (mid 1900s) included machine shop operations. PCE, TCE, and carbon tetrachloride have historically been used in various industrial processes, such as degreasing metals, cleaning machinery, and manufacturing. Historic leaks and spoils and / or historic waste disposal practices during these operations may have resulted in subsurface contamination and associated soil vapor impacts at the site.

- Adjacent dry cleaning operations that historically used PCE as a primary solvent. Improper handling, storage, or disposal of PCE during operations could lead to spills or leakage into the ground. Additionally, older dry-cleaning machines and waste disposal practices were less regulated, exacerbating contamination risks.

- The northerly adjacent property is currently occupied by the Rudy Schmidt Total Car Care automotive repair and autobody facility. Auto body operations have occurred at that location since some time between 1953 and 1965. Facilities of this nature have commonly used various industrial solvents in their operations.

Site Figures

The surface soil, subsurface soil, and soil vapor analytical results are presented on **Figure 9, Figure 10,** and **Figure 11,** respectively.

Past Land Uses

The proposed BCP Site was historically used for various commercial applications including a tin shop, manufacturing of automobiles / parts, and a flooring / furniture wholesaler. Around 1892 the

Site was occupied by a store, saloon, carriage house, stable and a tin shop. In the early 1900's the H.A. Moyer Automobile Factory operated on the 301 Wolf Street portion of the Site. This operation included a machine shop, painting shop, and a forging and drilling shop. In 1950, the entire Site was listed as the Auto Lite Battery Corporation and the buildings were connected by a raised corridor. These operations also included the use of a machine shop. According to a 1961 deed, there was a 20,000-gallon heating oil tank associated with a boiler house and pump house at the 301 Wolf Street property. The previous boiler house and pump house appear to have been located near the northeastern edge of the current Subject Property. In 1965, the property was listed as a flooring and furniture wholesale warehouse. In December 2020, there was a large warehouse fire at the 1920 Park Street building.

Figure 8 depicts past use of the proposed BCP Site.

Adjacent Usage

Historical documentation from as early as 1892 indicates the surrounding areas have a long history of commercial and industrial type uses, such as various manufacturing, machining, warehouses, and filling stations. Around 1892, the property to the west (across Park Street) various commercial properties existed and the property directly to the west was listed as the H.A. Moyer Carriage Manufacturers. In 1950, the property once listed as the H.A. Moyer Carriage Manufactures was listed as the Porter-Cable Machine Company and a filling station operated on the corner of Wolf and Park Street. In 1965, the Porter-Cable Machine Company was listed as the Penfield Manufacturing Company. The northerly adjacent property has been used as an auto body and automotive repair facility since the late 1950s or early 1960s.

Section V – Requestor Information

The requestor is:

Wellington Ward LLC
100 Windsor Place
Syracuse, New York 13210

Authorized Representative: Dr. Jamin Brown
Phone: (315) 410-0373
Fax: (315) 410-0375
Email: jambrownster@gmail.com

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

- Jamin Brown

An executed corporate resolution from Wellington Ward LLC authorizing Jamin Brown to act as representative in BCP application is also located in **Attachment D**.

Section VI – Requestor Eligibility

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

Section VII – Requestor Contact Information

No additional information is required.

Requestor's Authorized Representative:	Dr. Jamin Brown Wellington Ward LLC 100 Windsor Place Syracuse, New York, 13210 Phone: (315)410-0373 Fax: (315)410-0375 jambrownster@gmail.com
Requestor's Consultant:	Nevin Bradford, P.E. C&S Engineers, Inc. 499 Col. Eileen Collins Blvd. Syracuse, NY 13212 Phone: (315) 703-4284 Fax: (315) 703-9667 nbradford@cscos.com
Requestor's Attorney:	Amelia McLean-Robertson Harris Beach, PLLC 333 West Washington Street, Suite 200 Syracuse, New York 13202 Phone: (315) 214-2028 Fax: (315) 422-9331 arobertson@harrisbeach.com

Section VIII – Program Fee

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

Section IX – Current Property Owner and Operator Information

Owner and Operator Information

Parcel SBL:	002.-04-10.0
Parcel Address:	301 Wolf Street, Syracuse, New York
Owner / Operator:	Wellington Ward LLC
Ownership Start Date:	December 2, 2022
Owner Address:	100 Windsor Place, Syracuse, Onondaga County, New York 13210
Phone:	(315) 410-0373
Fax:	(315) 410-0375
Email:	jambrownster@gmail.com

Parcel SBL:	002.-04-02.4
Parcel Address:	1920 Park Street, Syracuse, New York
Owner / Operator:	Wellington Ward LLC
Ownership Start Date:	December 2, 2022
Owner Address:	100 Windsor Place, Syracuse, Onondaga County, New York 13210
Phone:	(315) 410-0373
Fax:	(315) 410-0375
Email:	jambrownster@gmail.com

Historical Owners and Operators

Ownership history back to 1889 (including last known address and/or phone number of each owner) is available in **Table 1A and Table 2A** . The Requestor does not have a relationship with the prior owners. The most current deeds are provided in **Attachment E.**

Based on the city directory reports provided in the Phase I ESA, the historical occupants of the Site are available in **Table 1B and Table 2B** (including last known address and/or phone number of each occupant).

Table 1A - Historic Ownership: 301 Wolf Street

Owner and Last Known Address	Last Known Address	Last Known Phone	From	To
Wellington Ward LLC	100 Windsor Place Syracuse, New York 13210	(315)410-0373	December 2, 2022	Present
Reggie Real Estate, Inc.	301 Wolf Street Syracuse, New York 13208	Unknown	September 8, 1995	December 2, 2022
Manco Distributors, Inc.	301 Wolf Street Syracuse, New York 13208	(315)422-6151	December 17, 1979	September 8, 1995
David L. Schmucker	117 North Townsend Street Syracuse, New York	Unknown	December 14, 1979	December 17, 1979
Manco Distributors, Inc.	301 Wolf Street	(315)422-6151	January 28, 1964	December 14, 1979

Table 1A - Historic Ownership: 301 Wolf Street

Owner and Last Known Address	Last Known Address	Last Known Phone	From	To
	Syracuse, New York 13208			
Fayette-Warren Building, Inc.	135 Dewitt Street Syracuse, New York	Unknown	August 26, 1957	January 28, 1964
The Electric Auto-Lite Company (an Ohio Corporation)	1201 Champlain Street Toledo, Ohio 43604	Unknown	December 30, 1955	August 26, 1957
Auto-Lite Battery Corporation (a California Corporation)	1201 Champlain Street Toledo, Ohio 43604	Unknown	June 19, 1953	December 30, 1955
USL Battery Corporation (name changed to Auto-Lite Battery Corporation on June 19, 1953)	Niagara Falls, New York	Unknown	June 30, 1938	June 19, 1953
Owen-Dyneto Corporation	Syracuse, New York	Unknown	July 11, 1934	June 30, 1938
USL Battery Corporation	Niagara Falls, New York	Unknown	July 10, 1934	July 11, 1934
Remowen Corporation (formerly Owen Dyneto Corporation, Incorporated July 5, 1934) / Owen Dyneto Corporation	Manhattan, New York	Unknown	November 1, 1922	July 10, 1934
Dyneto Electric Corporation	Syracuse, New York	Unknown	December 29, 1916	November 1, 1922
Dyneto Electric Co. (Incorporated December 7, 1910)	Syracuse, New York	Unknown	October 31, 1917	December 29, 1916
Portion of Parcel				
Mary Alice Brown (portion of parcel)	Unknown	Unknown	October 29, 1915	October 31, 1917
Charles H. Fisk and Pauline Fisk (wife)	Unknown	Unknown	Prior to October 29, 1915	October 29, 1915
Portion of Parcel				
Harvey A. Moyer and Rosamond (wife)	Unknown	Unknown	June 9, 1909	December 31, 1915
Charles Klein	Unknown	Unknown	June 8, 1909	June 9, 1909
Willard E. Hookway and Anna M. Hookway (wife)	Unknown	Unknown	Prior to June 8, 1909	June 8, 1909
Portion of Parcel				
Harvey A. Moyer and Rosamond (wife)	Unknown	Unknown	May 17, 1909	December 31, 1915
Charles Klein	Unknown	Unknown	May 17, 1909	May 17, 1909
Anna C. Draper	Unknown	Unknown	January 23, 1909	May 17, 1909
Chas. R. Fergerson and Laura M. Fergerson (wife)	Unknown	Unknown	Prior to January 23, 1909	January 23, 1909

Table 1B - Historical Occupants: 301 Wolf Street

Year	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
2023	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2020	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2016	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2011	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2007	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2003	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
2000	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1998	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1993	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1988	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1983	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1977	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1973	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1968	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None
1964	Manco Distributors Inc	1510 N Salina Street Syracuse, NY 13208	(315) 422-6151	None

Table 2A - Historic Ownership: 1920 Park Street

Owner and Last Known Address	Last Known Address	Last Known Phone	From	To
Wellington Ward LLC	100 Windsor Place Syracuse, New York 13210	(315)410-0373	December 2, 2022	Present
Sabacuse, LLC	4783 Huntswood Path Manlius, New York 13104	Unknown	May 11, 2018	December 2, 2022
P & D Realty, LLC	228 East Hiawatha Boulevard Syracuse, New York	Unknown	November 26, 1996	May 11, 2018
Robert Besdin (aka Robert H. Besdin) and Richard Shiffner (aka	39 Ely Road Fayetteville, New York 13066	Unknown	October 1, 1961	November 26, 1996

Table 2A - Historic Ownership: 1920 Park Street

Owner and Last Known Address	Last Known Address	Last Known Phone	From	To
Richard H. Shiffner), d/b/a Elvy Realty Co.				
Fayette-Warren Building, Inc.	135 Dewitt Street Syracuse, New York	Unknown	August 26, 1957	October 1, 1961
The Electric Auto-Lite Company	1201 Champlain Street Toledo, Ohio 43604	Unknown	December 30, 1955	August 26, 1957
Auto-Lite Battery Corporation (a California Corporation)	1201 Champlain Street Toledo, Ohio 43604	Unknown	June 19, 1953	December 30, 1955
USL Battery Corporation (name changed to Auto-Lite Battery Corporation on June 19, 1953)	Niagara Falls, New York	Unknown	June 30, 1938	June 19, 1953
Owen-Dyneto Corporation	Syracuse, New York	Unknown	July 11, 1934	June 30, 1938
USL Battery Corporation	Niagara Falls, New York	Unknown	July 10, 1934	July 11, 1934
Remowen Corporation (formerly Owen Dyneto Corporation) / Owen Dyneto Corporation	Manhattan, New York	Unknown	November 1, 1922	July 10, 1934
Dyneto Electric Corporation	Syracuse, New York	Unknown	December 29, 1916	November 1, 1922
Dyneto Electric Co. (Incorporated December 7, 1910)	Syracuse, New York	Unknown	December 31, 1915	December 29, 1916
Harvey A. Moyer and Rosamond (wife)	Unknown	Unknown	June 14, 1909	December 31, 1915
Charles Klein	Unknown	Unknown	June 9, 1909	June 14, 1909
Empire Foundry Co.	Unknown	Unknown	January 2, 1909	June 9, 1909
Grant D. Green and Louise K. (wife)	Unknown	Unknown	October 3, 1905	January 2, 1909
George D. Chapman	Unknown	Unknown	February 15, 1905	October 3, 1905

Table 2A - Historic Ownership: 1920 Park Street

Owner and Last Known Address	Last Known Address	Last Known Phone	From	To
Grant D. Green & Louise K. (wife) and Willis B. Burns and Fanny (wife)	Unknown	Unknown	May 20, 1904	February 15, 1905
Levi Plant and Etta	Unknown	Unknown	February 8, 1902	May 20, 1904
J. Peter Pinzer and Carrie (wife), William Dopffel and Joanna (wife), and Alexander E. Oberlander and Anna M. (wife)	Unknown	Unknown	January 3, 1901	February 8, 1902
John Lohrman and Lena (wife)	Unknown	Unknown	January 3, 1901	January 3, 1901
Robert H. Wickert, as referee in foreclosure of mortgage of Edward Roy	Unknown	Unknown	January 3, 1901	January 3, 1901
Edward Roy	Unknown	Unknown	June 6, 1894	January 3, 1901
Sarah Roy	Unknown	Unknown	September 8, 1893	June 6, 1894
Peter Lougnol / Peter Lougnal and Margaret Lougnol, son and widow of Peter Lougnol (deceased)	Unknown	Unknown	July 21, 1870	September 8, 1893
Garrett Doyle, Thomas Doyle, and John J. Doyle and Isabel (wife)	Unknown	Unknown	December 30, 1852	July 21, 1870
Abraham West	Unknown	Unknown	September 15, 1842	December 30, 1852
Ashbel Kellogg and Susan (wife) Town of Salina, New York	Unknown	Unknown	December 23, 1830	September 15, 1842
Sylvester Clark and Nancy (wife) Town of Salina, New York	Unknown	Unknown	February 25, 1829	December 23, 1830
George Clark Town of Marcellus, New York	Unknown	Unknown	September 29, 1827	February 25, 1829
Ashbel Kellogg, Freeman Hughes and James Luther, Trustees of the Gospel & School Lots, Town of Salina, New York	Unknown	Unknown	Prior to September 29, 1827	September 29, 1827

Table 2B - Historical Occupants: 1920 Park Street

Year	Occupant	Last Known Address	Last Known Phone	Relationship to Requestor
2003	Ken & Nikki Nail Salon	1920 Park Street, Syracuse, NY 13208	(315) 477-1006	None
2000	Ken & Nikki Nail Salon	1920 Park Street, Syracuse, NY 13208	(315) 477-1006	None
1993	Metro Mattress Corporation	3545 John Glenn Blvd, Syracuse, NY 13209	(315) 218-1212	None
1988	Metro Mattress (Division of Besdin Furniture Corporation)	3545 John Glenn Blvd, Syracuse, NY 13209	(315) 218-1212	None
1983	Metro Mattress (Division of Besdin Furniture Corporation)	3545 John Glenn Blvd, Syracuse, NY 13209	(315) 218-1212	None
1977	Besdin Furniture Corporation	1920 Park Street, Syracuse, NY 13208	(315) 479-5551	None
1973	Besdin Furniture Corporation	1920 Park Street, Syracuse, NY 13208	(315) 479-5551	None
	Goldcrest Electronic Supply Inc	1920 Park Street, Syracuse, NY 13208	(315) 471-7115	None
1968	Besdin Furniture Corporation	1920 Park Street, Syracuse, NY 13208	(315) 479-5551	None
	Goldcrest Electronic Supply Inc	1920 Park Street, Syracuse, NY 13208	(315) 471-7115	None
1964	Besdin Furniture Corporation	1920 Park Street, Syracuse, NY 13208	(315) 479-5551	None
1959	Martisco Corporation	107 Terminal Road East Syracuse, NY 13088	(315) 471-3181	None
1954	Auto-Lite Battery Corporation	1920 Park Street, Syracuse, NY 13208	None	None
1949	Owen Dyneto Corporation (The Auto-Lite Battery Corporation)	1920 Park Street, Syracuse, NY 13208	None	None
1944	Owen Dyneto Corporation	1920 Park Street, Syracuse, NY 13208	None	None
	McCaffrey Geo L Purchasing	1920 Park Street, Syracuse, NY 13208	None	None
1939	Owen Dyneto Corporation	1920 Park Street, Syracuse, NY 13208	None	None

Section X - Property Eligibility Information

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

Section XI – Site Contact List

Local Government

City of Syracuse:

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

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

Onondaga County:

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

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

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

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

Adjacent landowners are listed below and shown on **Figure 3**.

Tax Parcel 002.-04-13.0
GMT Property Holding LLC
1926 Park Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-04-02.3
P&D Realty LLC
228 Hiawatha Blvd E
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-04-08.3
300 Wolf St LLC
3 Wolf Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-04-09.0
300 Wolf St LLC
306 Wolf Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-09-02.0
SVN Realty LLC
306 Wolf Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-09-01.0
SVN Realty LLC
306 Wolf Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-12-10.1

Tax Parcel 002.-02-02.0

Nicholas Angarano
210 Wolf Street
Syracuse, New York 13208
Tel: Not Available

Bodow Realty
1925 Park Street
Syracuse, New York 13208
Tel: Not Available

Tax Parcel 002.-03-05.1
Moyer Carriage Lofts
Housing Dev
c/o Housing Visions
1201 E Fayette St Ste 26
Syracuse, New York 13210
Tel: (315)472-3820

Local Media

Local Newspaper:

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

Local Television:

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

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

Radio:

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

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

Local Water Supplier

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

Persons Requesting to be Placed on Contact List

To be completed as necessary.

School and Day Care Facilities:

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

Schools:

Ihsan School of Excellence
1406 Park Street
Syracuse, NY 13208
Principal: Mrs. Emily Reilly

Grant Middle School
2400 Grant Blvd.
Syracuse, NY 13208
Superintendent: Jaime Alicea

Franklin Elementary School
Syracuse CSD
428 South Alvord Street
Syracuse, New York 13208
Principal: Laura Mitchell
Tel: (315) 435-4550

Lemoyne Elementary School
Syracuse CSD
1528 Lemoyne Ave
Syracuse, New York 13208
Principal: Jonathan Hawa
Tel: (315) 435-4590

Daycares:

Rainbow Daycare
620 Wolf Street
Syracuse, NY 13208
Director: Mayra N. Solermo

Little Giants
104 Delong Ave
Syracuse, NY 13208
Director: Unknown

Yoli's Day Care WeeCare
219 Craig Street
Syracuse, NY 13208
Director: Yolennis Amat

Minor League Day Care
113 KappesDaycaser Street
Syracuse, NY 13208
Administrator: Unknown

Building Bonds Daycare
306 Kenwood Ave
Syracuse, New York 13208
Administrator: Unknown
Tel: (315) 882-9166

Bumble Bee Daycare
817 Turtle Street
Syracuse, NY 13028

THE3LITTLEBEARS Daycare
2343 Grant Blvd.
Syracuse, NY 13208
Director: Audrey

Just Like Family Gfdc Daycare
217 Lilac Street, Apartment 2
Syracuse, NY 13208
Director: Unknown

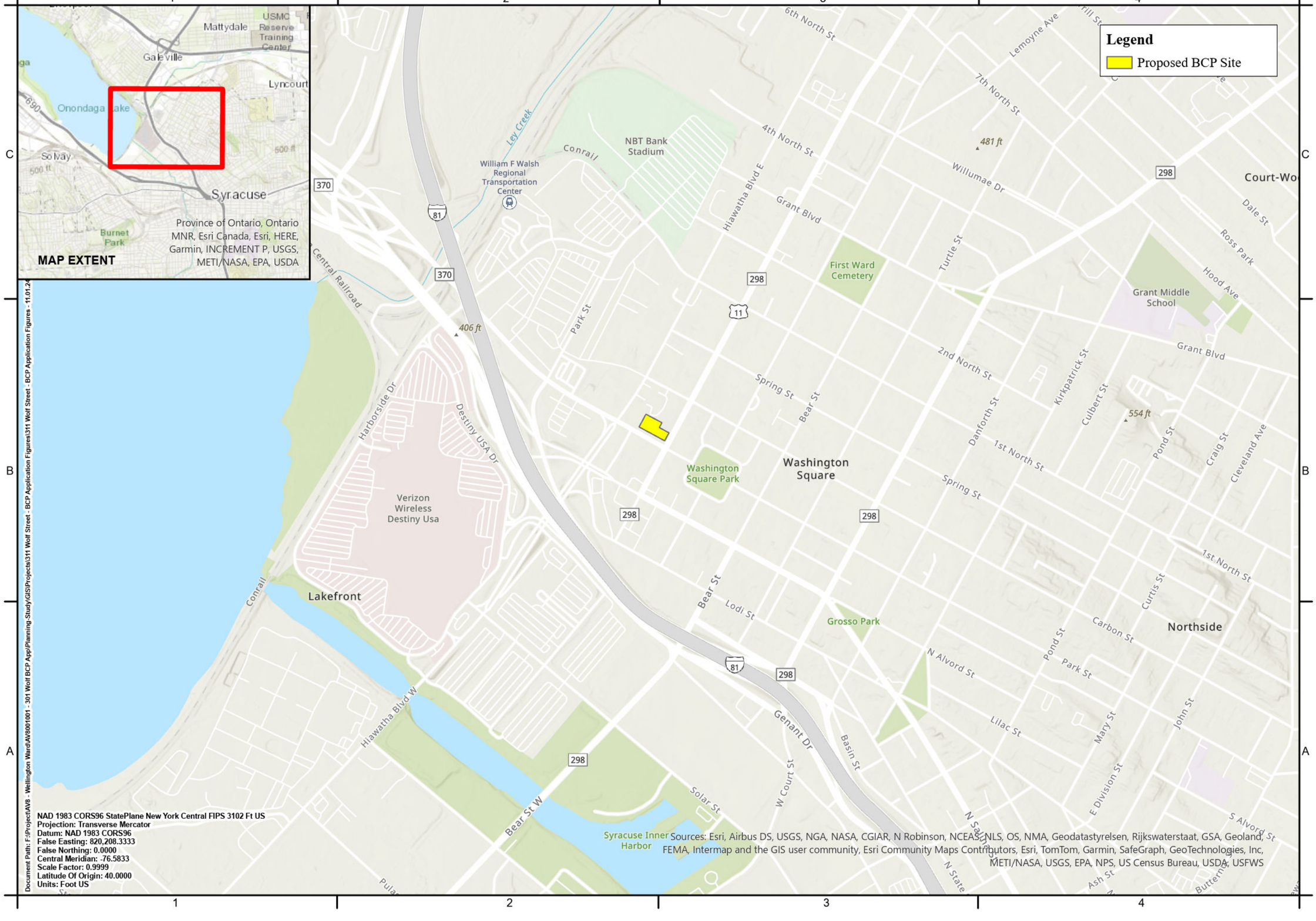
Document Repositories:

The Mundy Branch Library was identified as a document repository due to its proximity to the Site and flexible hours. The address is 1204 South Geddes Street, Syracuse, New York 13204. C&S requested repository duties from the Mundy Branch Library on December 18, 2024. The Mundy Branch Library agreed to repository duties on December 19, 2024. A copy of the correspondence with the Mundy Branch Library indicating that they agree to act as the repository for the project is provided in **Attachment G.**

FIGURES

FIGURE 1

Site Location / USGS Topographic Map



C&S COMPANIES
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Brownfield Cleanup Program (BCP) Application
Wellington Ward @ 1920 Park
301 Wolf Street and 1920 Park Street
Syracuse, Onondaga County, New York

PROJECT NO:	AV8.001.001
DATE:	December 2024
SCALE:	AS SHOWN
DRAWN BY:	CND
DESIGNED BY:	CND
CHECKED BY:	HNB

Modified: 12/20/2024 @ 2:55 PM

USGS TOPOGRAPHIC MAP

FIGURE 1

FIGURE 2

Site Layout Map

Note:
The proposed BCP Site aligns with tax parcel boundaries.

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C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

N

0 30 Feet
1 inch equals 30 feet

Brownfield Cleanup Program (BCP) Application
Wellington Ward @ 1920 Park
301 Wolf Street and 1920 Park Street
Syracuse, Onondaga County, New York

PROJECT NO:	AV8.001.001
DATE:	December 2024
SCALE:	AS SHOWN
DRAWN BY:	CND
DESIGNED BY:	CND
CHECKED BY:	HNB

Modified: 12/20/2024 @ 2:55 PM

SITE LAYOUT MAP

FIGURE 2

FIGURE 3

Adjacent Property Map

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

C&S COMPANIES®
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

N

0 100 Feet
1 inch equals 100 feet

Brownfield Cleanup Program (BCP) Application
Wellington Ward @ 1920 Park
301 Wolf Street and 1920 Park Street
Syracuse, Onondaga County, New York

PROJECT NO:	AV8.001.001
DATE:	February 2025
SCALE:	AS SHOWN
DRAWN BY:	CND
DESIGNED BY:	CND
CHECKED BY:	HNB

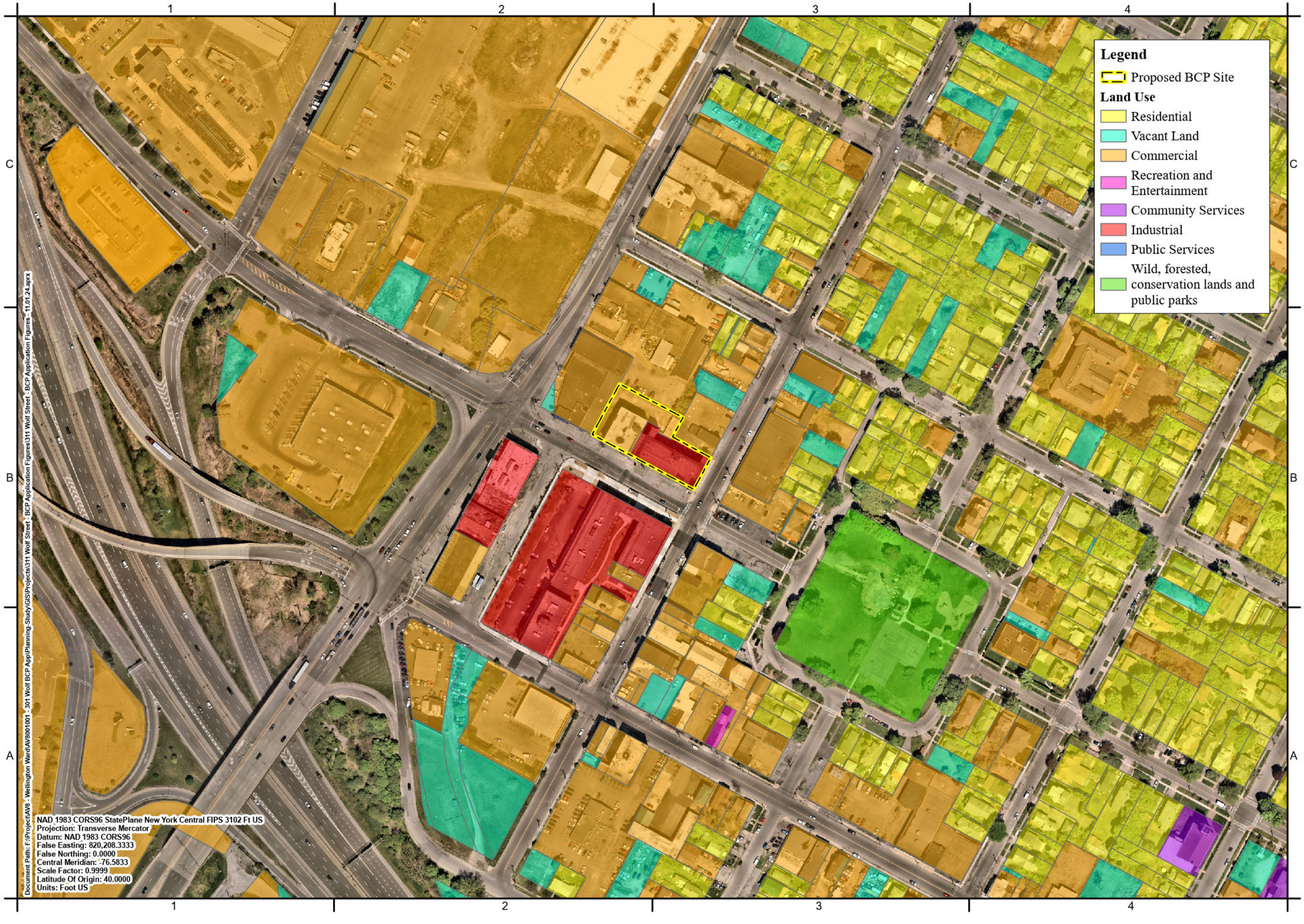
Modified: 2/6/2025 @ 3:37 PM

ADJACENT PROPERTIES MAP

FIGURE 3

FIGURE 4

Existing Land Use Map



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C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

N

0 200 Feet

1 inch equals 200 feet

Brownfield Cleanup Program (BCP) Application
Wellington Ward @ 1920 Park
301 Wolf Street and 1920 Park Street
Syracuse, Onondaga County, New York

PROJECT NO:	AV8.001.001
DATE:	December 2024
SCALE:	AS SHOWN
DRAWN BY:	CND
DESIGNED BY:	CND
CHECKED BY:	HNB

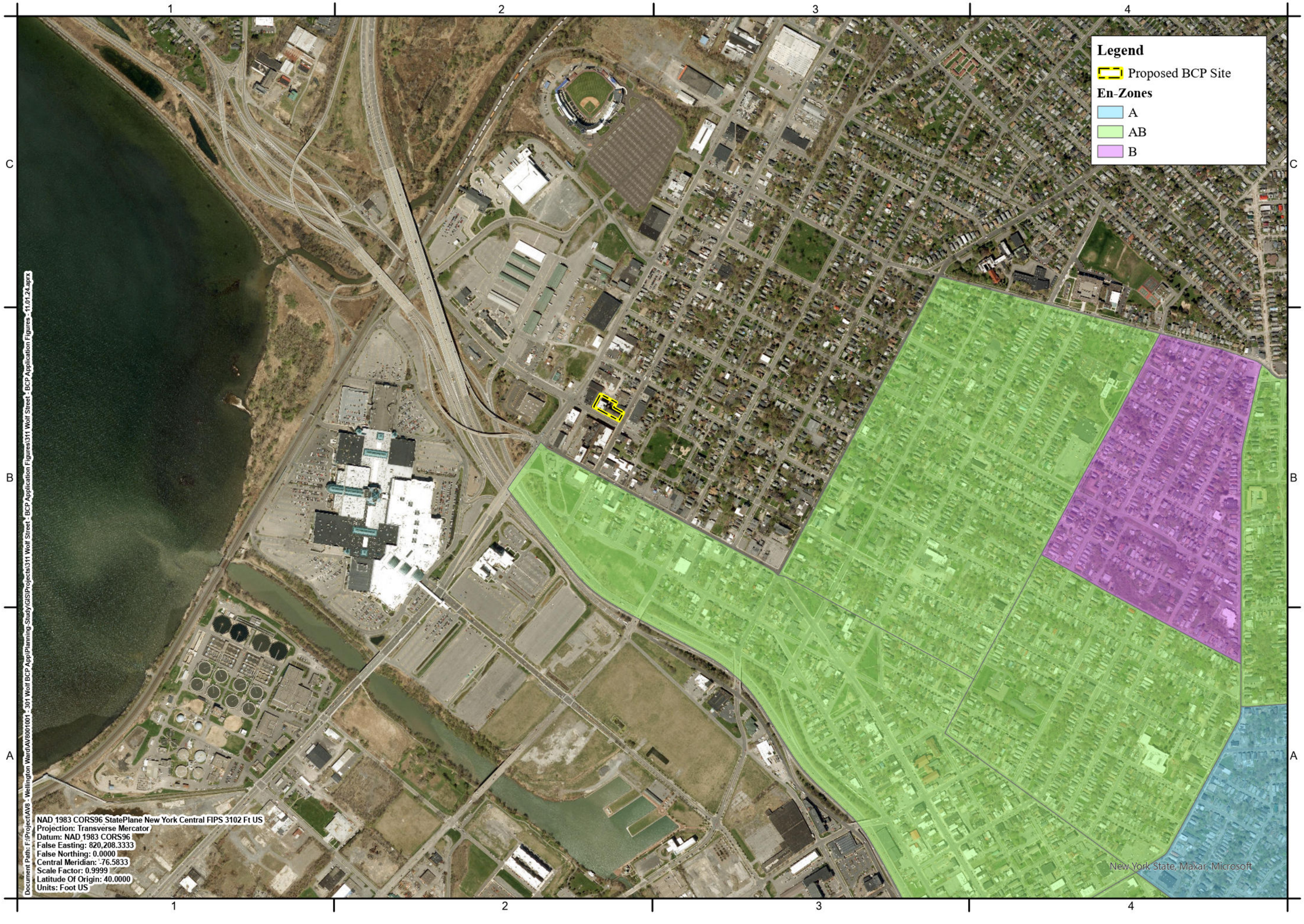
Modified: 12/20/2024 @ 2:56 PM

EXISTING LAND USE MAP

FIGURE 4

FIGURE 5

EN-ZONE Map



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N

0 800 Feet

1 inch equals 800 feet

Brownfield Cleanup Program (BCP) Application
Wellington Ward @ 1920 Park
301 Wolf Street and 1920 Park Street
Syracuse, Onondaga County, New York

PROJECT NO:	AV8.001.001
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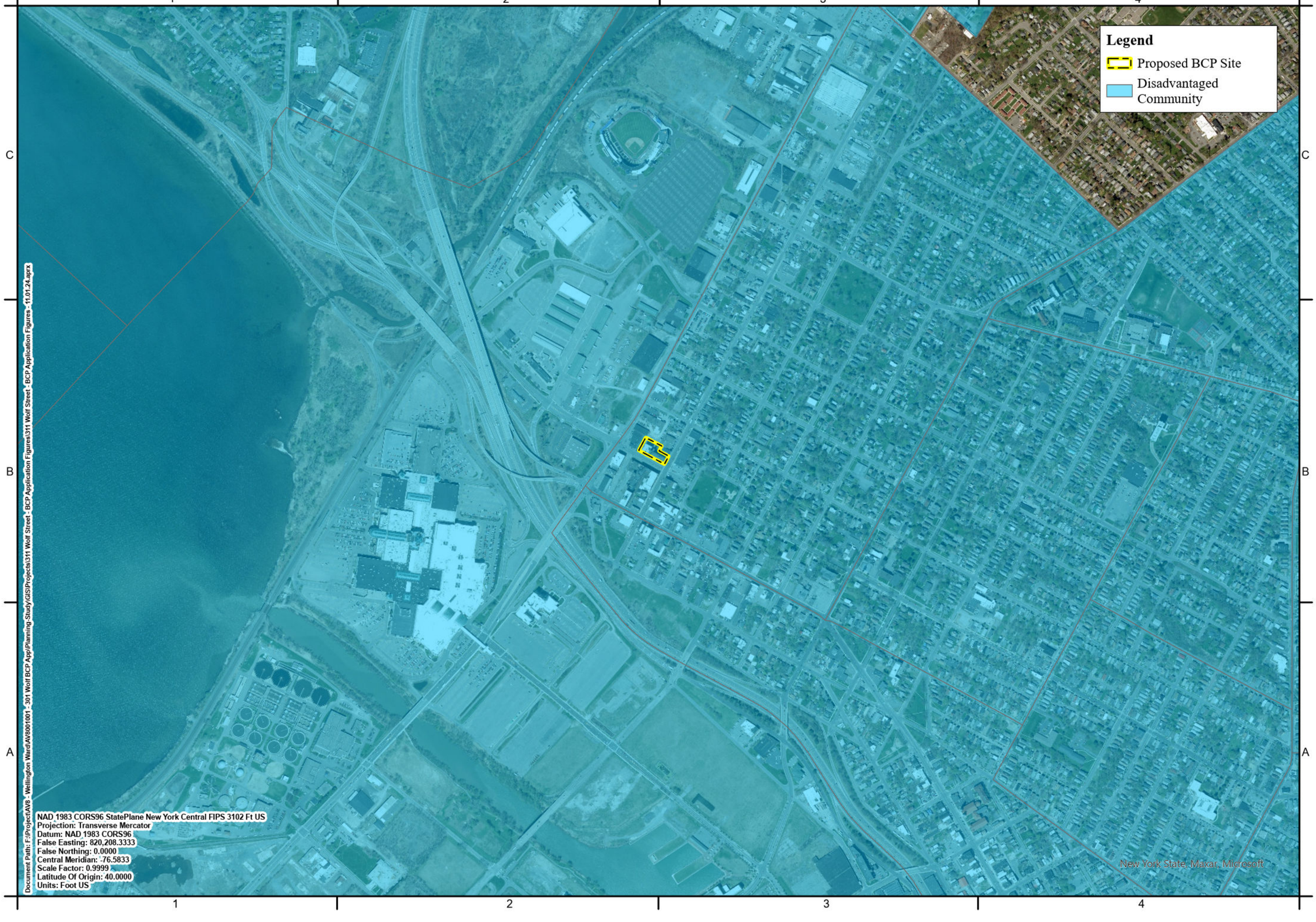
EN-ZONE MAP

FIGURE 5

FIGURE 6

Disadvantaged Community Map



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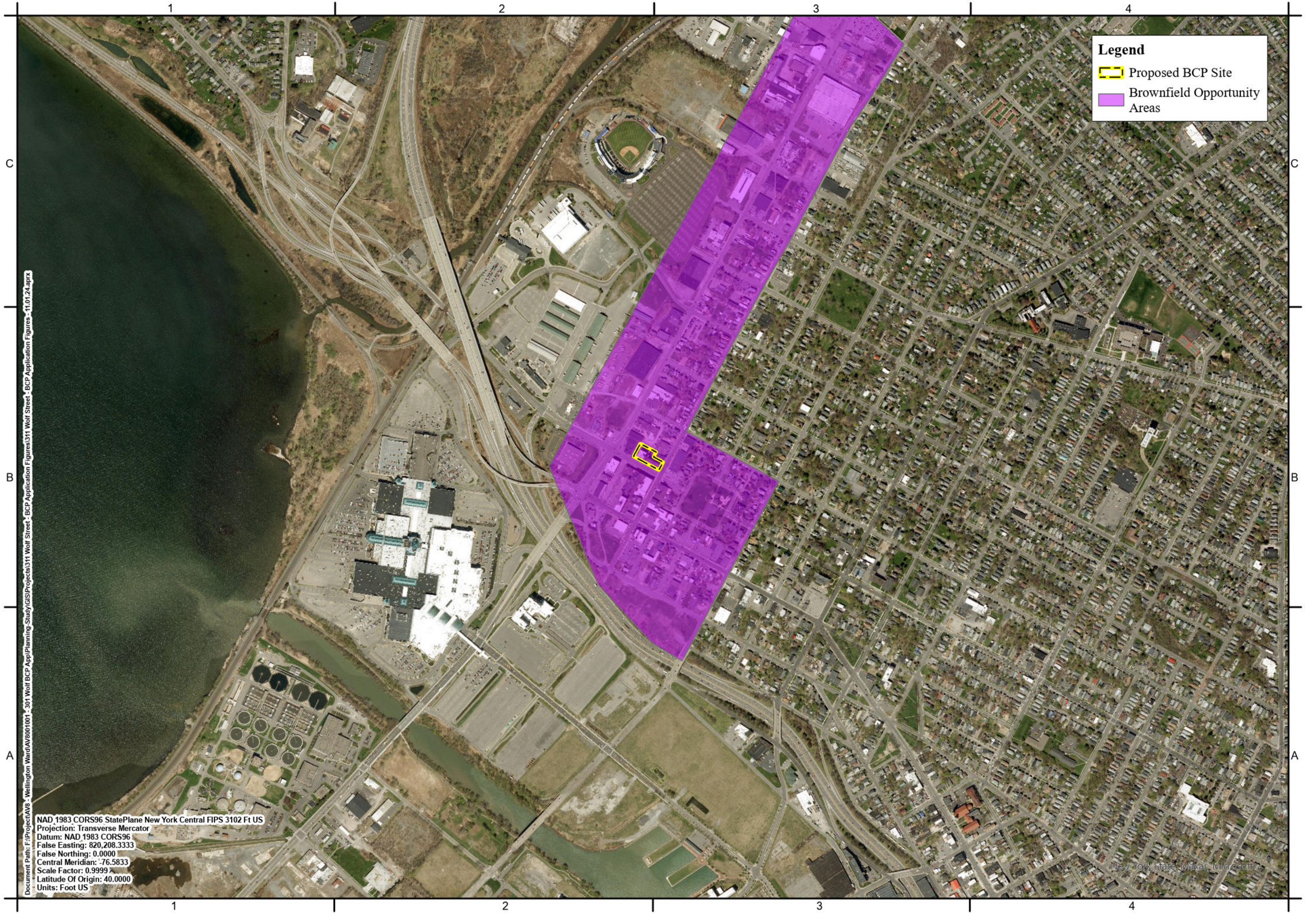
DISADVANTAGED COMMUNITIES MAP

FIGURE 6

FIGURE 7

Brownfield Opportunity Areas Map



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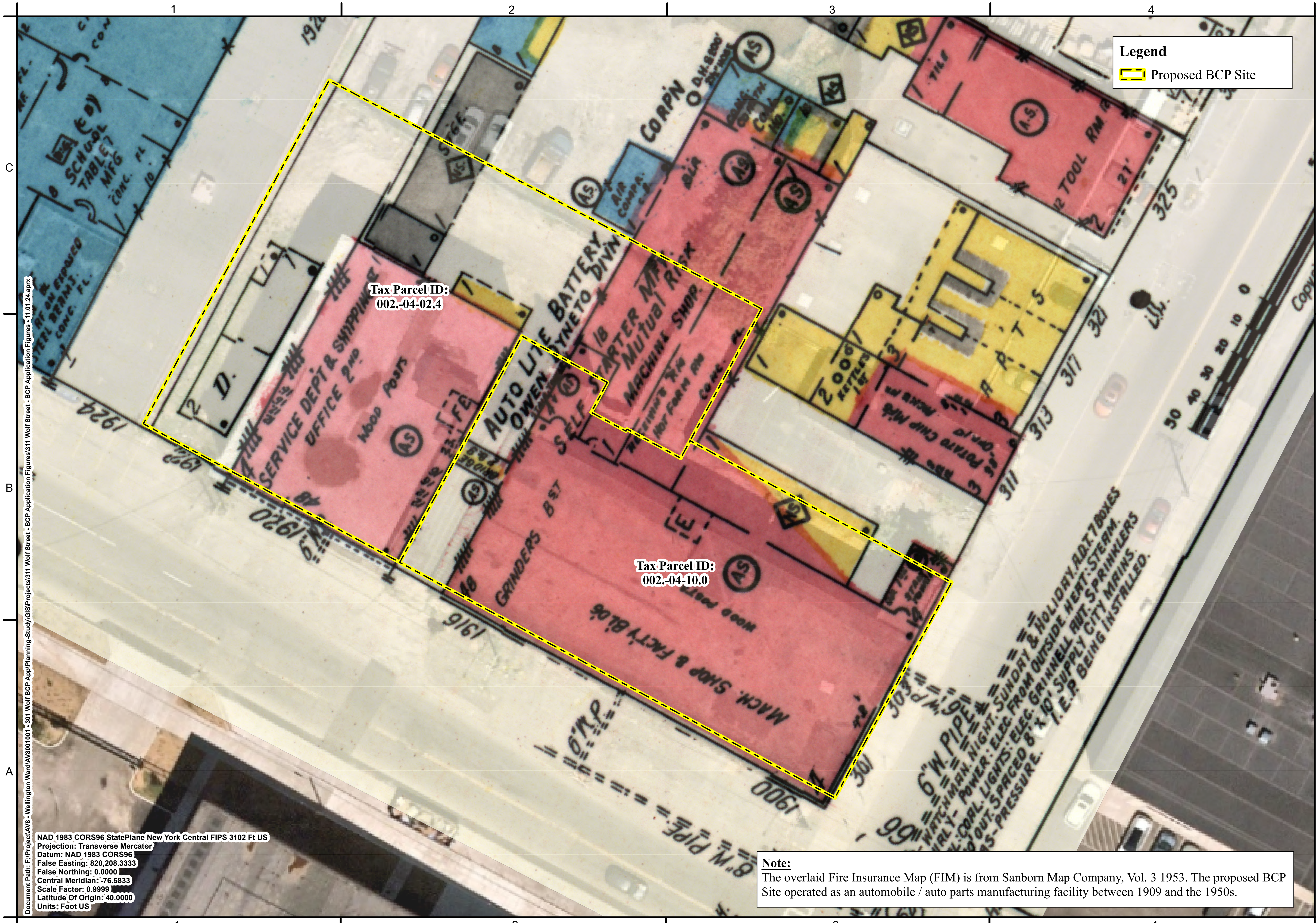
BROWNFIELD OPPORTUNITY AREAS MAP

FIGURE 7

FIGURE 8

Past Site Use Map



Note:
The overlaid Fire Insurance Map (FIM) is from Sanborn Map Company, Vol. 3 1953. The proposed BCP Site operated as an automobile / auto parts manufacturing facility between 1909 and the 1950s.

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PAST SITE USE MAP

FIGURE 8

FIGURE 9

Existing Surface Soil Data

Soil Cleanup Objectives - 6 NYCRR Part 375		
Analyte	**Unrestricted Use SCO**	**Restricted Residential Use**
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenzo(a,h)anthracene	0.33	0.33
Fluoranthene	100	100
Indeno(1,2,3-cd)pyrene	0.5	0.5
Pyrene	100	100
Cadmium, Total	2.5	4.3
Copper, Total	50	270
Lead, Total	63	400
Mercury, Total	0.18	0.81
Nickel, Total	30	310
PCBs, Total	0.1	1

Legend

Proposed BCP Site

Surface Soil Sample Locations

- One or more analyte exceeds Restricted Residential Use SCOs
- One or more analyte exceeds Unrestricted SCO but no exceedances of Restricted Residential
- No analytes exceed Unrestricted Use SCOs

Notes:
- Surface soil sampling was conducted on June 3, 2022 (PCB-1/RCRA-8 through PCB-7/RCRA-14) and July 15, 2024 (SS-01 through SS-08).
- Only analytes that exceed Unrestricted Use or Restricted Residential Use SCOs are displayed. Colored text indicates which SCO was exceeded.
- All units in milligrams per kilogram (mg/kg) or parts per million (ppm).

PCB-3/RCRA-10 (12")

SS-03 (0-2")

PCB-4/RCRA-11 (12")

SS-07 (0-2")

PCB-2/RCRA-9 (12")

SS-02 (0-2")

PCB-5/RCRA-12 (12"):
Cadmium - 12
Lead - 534
Total PCBs - 1.02

PCB-5/RCRA-12 (12")

SS-05 (0 - 2"):
Cadmium - 6.18
Copper - 439
Lead - 657

SS-05 (0-2")

SS-04 (0-2")

SS-06 (0-2")

PCB-6/RCRA-13 (12")

Tax Parcel ID: 002.-04-02.4

SS-02 (0 - 2"):
Benzo(a)anthracene - 40
Benzo(a)pyrene - 38
Benzo(b)fluoranthene - 49
Benzo(k)fluoranthene - 14
Chrysene - 40
Dibenzo(a,h)anthracene - 6.5
Indeno(1,2,3-cd)pyrene - 31
Cadmium - 10.2
Copper - 934

PCB-1/RCRA-8 (12")

SS-04 (0 - 2"):
Benzo(a)pyrene - 1.1
Benzo(b)fluoranthene - 1.5
Indeno(1,2,3-cd)pyrene - 1.3
Cadmium - 28.8
Copper - 926
Lead - 2470
Mercury - 0.963
Total PCBs - 11.1

SS-08 (0-2")

PCB-7/RCRA-14 (12")

PCB-6/RCRA-13 (12"):
Cadmium - 9.2
Lead - 561
Mercury - 1.54

SS-07 (0 - 2"):
Benzo(a)anthracene - 74
Benzo(a)pyrene - 64
Benzo(b)fluoranthene - 78
Benzo(k)fluoranthene - 23
Chrysene - 53
Dibenzo(a,h)anthracene - 10
Fluoranthene - 130
Indeno(1,2,3-cd)pyrene - 48
Pyrene - 100
Cadmium - 85.5
Copper - 596
Lead - 1270
Total PCBs - 1.34

PCB-7/RCRA-14 (12"):
Cadmium - 16.6
Lead - 653

SS-06 (0 - 2"):
Benzo(a)anthracene - 3.2
Benzo(a)pyrene - 3.1
Benzo(b)fluoranthene - 4.4
Dibenzo(a,h)anthracene - 0.51
Indeno(1,2,3-cd)pyrene - 2
Copper - 403
Lead - 629
Total PCBs - 1.42

SS-01 (0-2")

SS-01 (0 - 2"):
Benzo(a)anthracene - 8.6
Benzo(a)pyrene - 7.1
Benzo(b)fluoranthene - 9.6
Chrysene - 7.6
Dibenzo(a,h)anthracene - 1
Indeno(1,2,3-cd)pyrene - 4.7
Cadmium - 9.69
Copper - 786
Lead - 568

Tax Parcel ID: 002.-04-10.0

Park St

Park St

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

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0 20 Feet

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Brownfield Cleanup Program (BCP) Application
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EXISTING SURFACE SOIL DATA

FIGURE 9

FIGURE 10

Existing Subsurface Soil Data

Soil Cleanup Objectives - 6 NYCRR Part 375		
Analyte	**Unrestricted Use SCO**	**Restricted Residential Use**
Cadmium, Total	2.5	4.3
Lead, Total	63	400

Legend

- Proposed BCP Site

Soil Boring Locations

- One or more analyte exceeds Restricted Residential Use SCOs
- One or more analyte exceeds Unrestricted SCO but no exceedances of Restricted Residential
- All analytes are below Unrestricted Use SCOs

Notes:

- Sub-surface soil sampling was conducted in August 2022.
- Only analytes that exceed Unrestricted Use or Restricted Residential Use SCOs are displayed. Colored text indicates which SCO was exceeded.
- All units in milligrams per kilogram (mg/kg) or parts per million (ppm).

SB-6
SB-7
SB-8 (3 ft):
Lead - 900
SB-8
SB-9
SB-5
Tax Parcel ID:
002.-04-02.4
SB-9 (3 ft):
Cadmium - 6
Lead - 645
SB-10
SB-4
Anticipated Groundwater
Flow Direction
SB-10 (3 ft):
Cadmium - 10.8
Lead - 770
SB-3
Park St
Tax Parcel ID:
002.-04-10.0
SB-2
Park St
SB-1
Wolf St
11
11

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

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EXISTING SUB-SURFACE SOIL DATA

FIGURE 10

FIGURE 11

Existing Soil Vapor Data

NYSDOH SOIL VAPOR/INDOOR AIR DECISION MATRICES

Analytes Assigned:
Trichloroethene (TCE), *cis*-1,2-Dichloroethene (*c*-1,2-DCE), 1,1-Dichloroethene (1,1-DCE), Carbon Tetrachloride

MATRIX A

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 0.2	0.2 to < 1	1 and above
< 6	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
6 to < 60	4. No further action	5. MONITOR	6. MITIGATE
60 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

mcg/m³ = micrograms per cubic meter

Analytes Assigned:
Tetrachloroethene (PCE), 1,1,1-Trichloroethane (1,1,1-TCA), Methylene Chloride

MATRIX B

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 3	3 to < 10	10 and above
< 100	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
100 to < 1,000	4. No further action	5. MONITOR	6. MITIGATE
1,000 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

mcg/m³ = micrograms per cubic meter

Analytes Assigned:
Vinyl Chloride

MATRIX C

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 0.2	0.2 and above
< 6	1. No further action	3. IDENTIFY SOURCE(S) and RESAMPLE or MITIGATE
6 to < 60	4. MONITOR	6. MITIGATE
60 and above	7. MITIGATE	9. MITIGATE

mcg/m³ = micrograms per cubic meter

Analytes Assigned:
Benzene, ethylbenzene, naphthalene, cyclohexane, isooctane (2,2,4-trimethylpentane), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene

MATRIX D

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 2	2 to < 10	10 and above
< 60	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) or RESAMPLE or MITIGATE
60 to < 600	4. No further action	5. MONITOR	6. MITIGATE
600 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

mcg/m³ = micrograms per cubic meter

Analytes Assigned:
m,p-xylene, heptane, hexane

MATRIX E

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 6	6 to < 20	20 and above
< 200	1. No further action	2. No Further Action	3. IDENTIFY SOURCE(S) or RESAMPLE or MITIGATE
200 to < 2,000	4. No further action	5. MONITOR	6. MITIGATE
2,000 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

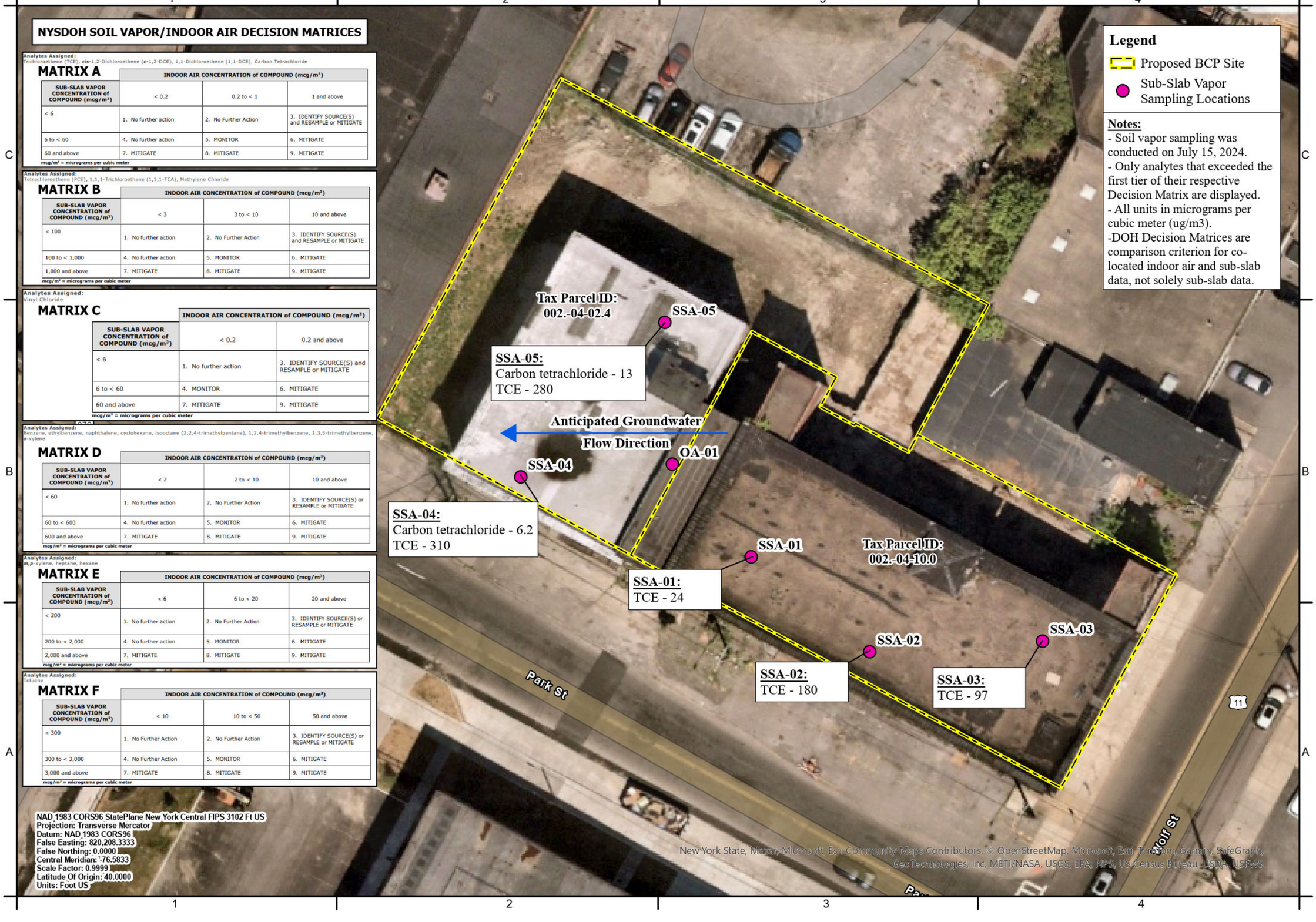
mcg/m³ = micrograms per cubic meter

Analytes Assigned:
Toluene

MATRIX F

SUB-SLAB VAPOR CONCENTRATION of COMPOUND (mcg/m³)	INDOOR AIR CONCENTRATION of COMPOUND (mcg/m³) < 10	10 to < 50	50 and above
< 300	1. No Further Action	2. No Further Action	3. IDENTIFY SOURCE(S) or RESAMPLE or MITIGATE
300 to < 3,000	4. No Further Action	5. MONITOR	6. MITIGATE
3,000 and above	7. MITIGATE	8. MITIGATE	9. MITIGATE

mcg/m³ = micrograms per cubic meter



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

Legend

- Proposed BCP Site
- Sub-Slab Vapor Sampling Locations

Notes:
- Soil vapor sampling was conducted on July 15, 2024.
- Only analytes that exceeded the first tier of their respective Decision Matrix are displayed.
- All units in micrograms per cubic meter (ug/m3).
-DOH Decision Matrices are comparison criterion for co-located indoor air and sub-slab data, not solely sub-slab data.

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EXISTING SOIL VAPOR DATA

FIGURE 11

TABLES

TABLE 1

Surface Soil Data Summary Table

Table 1 - Surface Soil Data Summary

Vacant Commercial Properties

301 Wolf Street and 1920 Park Street, Syracuse, New York

		LOCATION	SS-01		SS-02		SS-03		SS-04		SS-05		SS-06		SS-07		SS-08		PCB-1/RCRA-8		PCB-2/RCRA-9		PCB-3/RCRA-10		PCB-4/RCRA-11		PCB-5/RCRA-12		PCB-6/RCRA-13		PCB-7/RCRA-14	
		SAMPLING DATE	7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022	
		LAB SAMPLE ID	L2439692-01		L2439692-02		L2439692-03		L2439692-04		L2439692-05		L2439692-06		L2439692-07		L2439692-08		70217802001		70217802002		70217802003		70217802004		70217802005		70217802006		70217802007	
		SAMPLE TYPE	Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil	
		SAMPLE DEPTH (ft.)	0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"	
Analyte	Unrestricted Use	Restricted Residential Use	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL	Results	RL
Semivolatile Organics by GC/MS			Semivolatile Organics by GC/MS																											
1,2,4,5-Tetrachlorobenzene			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,3,4,6-Tetrachlorophenol			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4,5-Trichlorophenol			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4,6-Trichlorophenol			ND	0.53	ND	2.1	ND	0.11	ND	0.11	ND	0.11	ND	0.11	ND	2.1	ND	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4-Dichlorophenol			ND	0.79	ND	3.1	ND	0.17	ND	0.16	ND	0.16	ND	0.17	ND	3.1	ND	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4-Dimethylphenol			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4-Dinitrophenol			ND	4.2	ND	17	ND	0.9	ND	0.86	ND	0.88	ND	0.9	ND	17	ND	0.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,4-Dinitrotoluene			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2,6-Dinitrotoluene			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Chloronaphthalene			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Chlorophenol			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Methylnaphthalene			**0.45J**	1	**1.7J**	4.2	ND	0.22	**0.11J**	0.21	ND	0.22	**0.23**	0.22	**0.8J**	4.2	ND	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Methylphenol	0.33	100	ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Nitroaniline			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-Nitrophenol			ND	1.9	ND	7.5	ND	0.4	ND	0.38	ND	0.4	ND	0.4	ND	7.5	ND	0.37	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3,3'-Dichlorobenzidine			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3-Methylphenol/4-Methylphenol	0.33	100	**0.16J**	1.3	**0.19J**	5	ND	0.27	**0.053J**	0.26	ND	0.26	**0.098J**	0.27	**0.86J**	5	ND	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3-Nitroaniline			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4,6-Dinitro-o-cresol			ND	2.3	ND	9	ND	0.49	ND	0.46	ND	0.48	ND	0.49	ND	9	ND	0.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-Bromophenyl phenyl ether			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-Chloroaniline			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-Chlorophenyl phenyl ether			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-Nitroaniline			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-Nitrophenol			ND	1.2	ND	4.8	ND	0.26	ND	0.25	ND	0.26	ND	0.26	ND	4.9	ND	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acenaphthene	20	100	**1**	0.7	**3.2**	2.8	**0.076J**	0.15	**0.046J**	0.14	ND	0.15	**0.3**	0.15	**1.3J**	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acenaphthylene	100	100	**0.72**	0.7	**1.8J**	2.8	**0.032J**	0.15	**0.23**	0.14	ND	0.15	**0.55**	0.15	**5.4**	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Acetophenone			ND	0.88	ND	3.5	ND	0.19	**0.14J**	0.18	ND	0.18	**0.053J**	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Anthracene	100	100	**5.4**	0.53	**10**	2.1	**0.12**	0.11	**0.34**	0.11	ND	0.11	**1.3**	0.11	**16**	2.1	**0.06J**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Atrazine			ND	0.7	ND	2.8	ND	0.15	ND	0.14	ND	0.15	ND	0.15	ND	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzaldehyde			ND	1.2	ND	4.6	ND	0.25	**0.39**	0.24	ND	0.24	**0.18J**	0.25	ND	4.6	ND	0.22	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)anthracene	1	1	**8.6**	0.53	**40**	2.1	**0.41**	0.11	**0.78**	0.11	**0.09J**	0.11	**3.2**	0.11	**74**	2.1	**0.18**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)pyrene	1	1	**7.1**	0.7	**38**	2.8	**0.44**	0.15	**1.1**	0.14	**0.094J**	0.15	**3.1**	0.15	**64**	2.8	**0.18**	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(b)fluoranthene	1	1	**9.6**	0.53	**49**	2.1	**0.59**	0.11	**1.5**	0.11	**0.12**	0.11	**4.4**	0.11	**78**	2.1	**0.32**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(ghi)perylene	100	100	**5.7**	0.7	**35**	2.8	**0.3**	0.15	**1.4**	0.14	**0.074J**	0.15	**2.1**	0.15	**46**	2.8	**0.15**	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	0.8	3.9	**3**	0.53	**14**	2.1	**0.19**	0.11	**0.44**	0.11	**0.038J**	0.11	**1.1**	0.11	**23**	2.1	**0.084J**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Biphenyl			**0.14J**	2	ND	7.9	ND	0.43	**0.025J**	0.41	ND	0.42	**0.065J**	0.43	ND	7.9	ND	0.39	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bis(2-chloroethoxy)methane			ND	0.95	ND	3.7	ND	0.2	ND	0.19	ND	0.2	ND	0.2	ND	3.8	ND	0.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bis(2-chloroethyl)ether			ND	0.79	ND	3.1	ND	0.17	ND	0.16	ND	0.16	ND	0.17	ND	3.1	ND	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bis(2-chloroisopropyl)ether			ND	1	ND	4.2	ND	0.22	ND	0.21	ND	0.22	ND	0.22	ND	4.2	ND	0.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bis(2-ethylhexyl)phthalate			ND	0.88	ND	3.5	ND	0.19	**0.11J**	0.18	**0.18**	0.18	**0.085J**	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Butyl benzyl phthalate			ND	0.88	ND	3.5	ND	0.19	**0.093J**	0.18	ND	0.18	**0.2**	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Caprolactam			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carbazole			**2.6**	0.88	**5**	3.5	**0.092J**	0.19	**0.1J**	0.18	ND	0.18	**0.64**	0.19	**2.3J**	3.5	**0.032J**	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrysene	1	3.9	**7.6**	0.53	**40**	2.1	**0.45**	0.11	**0.83**	0.11	**0.096J**	0.11	**3.2**	0.11	**53**	2.1	0.22	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Di-n-butylphthalate			ND	0.88	ND	3.5	ND	0.19	**0.27**	0.18	ND	0.18	**0.087J**	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Di-n-octylphthalate			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dibenzo(a,h)anthracene	0.33	0.33	**1**	0.53	**6.5**	2.1	**0.075J**	0.11	**0.28**	0.11	ND	0.11	**0.51**	0.11	**10**	2.1	**0.037J**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dibenzofuran	7	59	**1.2**	0.88	**3J**	3.5	**0.039J**	0.19	**0.065J**	0.18	ND	0.18	**0.32**	0.19	**1.3J**	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diethyl phthalate			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dimethyl phthalate			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluoranthene	100	100	**18**	0.53	**91**	2.1	**0.95**	0.11	**1.3**	0.11	**0.18**	0.11	**6.4**	0.11	**130**	2.1	**0.39**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fluorene	30	100	**1.8**	0.88	**3.1J**	3.5	**0.063J**	0.19	**0.066J**	0.18	ND	0.18	**0.41**	0.19	**2.1J**	3.5	**0.017J**	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hexachlorobenzene	0.33	1.2	ND	0.53	ND	2.1	ND	0.11	ND	0.11	ND	0.11	ND	0.11	ND	2.1	ND	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hexachlorobutadiene			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hexachlorocyclopentadiene			ND	2.5	ND	9.9	ND	0.54	ND	0.51	ND	0.53	ND	0.54	ND	9.9	ND	0.49	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hexachloroethane			ND	0.7	ND	2.8	ND	0.15	ND	0.14	ND	0.15	ND	0.15	ND	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.5	0.5	**4.7**	0.7	**31**	2.8	**0.28**	0.15	**1.3**	0.14	**0.064J**	0.15	**2**	0.15	**48**	2.8	**0.14**	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Isophorone			ND	0.79	ND	3.1	ND	0.17	ND	0.16	ND	0.16	ND	0.17	ND	3.1	ND	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
n-Nitrosodi-n-propylamine			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Naphthalene	12	100	**0.76J**	0.88	**5.2**	3.5	**0.028J**	0.19	**0.18**	0.18	ND	0.18	**0.45**	0.19	**3.8**	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table 1 - Surface Soil Data Summary
Vacant Commercial Properties
301 Wolf Street and 1920 Park Street, Syracuse, New York

		LOCATION	SS-01		SS-02		SS-03		SS-04		SS-05		SS-06		SS-07		SS-08		PCB-1/RCRA-8		PCB-2/RCRA-9		PCB-3/RCRA-10		PCB-4/RCRA-11		PCB-5/RCRA-12		PCB-6/RCRA-13		PCB-7/RCRA-14	
		SAMPLING DATE	7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		7/15/2024		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022		6/3/2022	
		LAB SAMPLE ID	L2439692-01		L2439692-02		L2439692-03		L2439692-04		L2439692-05		L2439692-06		L2439692-07		L2439692-08		70217802001		70217802002		70217802003		70217802004		70217802005		70217802006		70217802007	
		SAMPLE TYPE	Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil	
		SAMPLE DEPTH (ft.)	0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		0-2"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"		Estimated 12"	
Analyte	**Unrestricted Use**	**Restricted Residential Use**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**
NDPA/DPA			ND	0.7	ND	2.8	ND	0.15	ND	0.14	ND	0.15	ND	0.15	ND	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Nitrobenzene			ND	0.79	**ND**	3.1	ND	0.17	ND	0.16	ND	0.16	ND	0.17	ND	3.1	ND	0.15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
p-Chloro-m-cresol			ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	ND	0.19	ND	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pentachlorophenol	0.8	6.7	ND	0.7	ND	2.8	ND	0.15	ND	0.14	ND	0.15	ND	0.15	ND	2.8	ND	0.14	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phenanthrene	100	100	**16**	0.53	**43**	2.1	**0.68**	0.11	**0.65**	0.11	**0.092J**	0.11	**4.9**	0.11	**25**	2.1	**0.19**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phenol	0.33	100	ND	0.88	ND	3.5	ND	0.19	ND	0.18	ND	0.18	**0.063J**	0.19	**0.55J**	3.5	ND	0.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pyrene	100	100	**14**	0.53	**92**	2.1	**0.79**	0.11	**1.3**	0.11	**0.17**	0.11	**5.4**	0.11	**100**	2.1	**0.34**	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Polychlorinated Biphenyls by GC																																
Aroclor 1016	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1221	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1232	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1242	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1248	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1254	0.1	1	ND	0.0524	**0.0826IP**	0.0498	ND	0.0539	**11.1**	0.991	**0.39**	0.0515	**1.42**	0.277	**1.34**	0.248	**0.282**	0.0485	ND	0.053	ND	0.052	ND	0.057	**0.18**	0.054	**0.83**	0.051	**0.13**	0.053	**0.5**	0.051
Aroclor 1260	0.1	1	**0.0304J**	0.0524	**0.071**	0.0498	**0.0731**	0.0539	ND	0.991	**0.1**	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	**0.25**	0.057	ND	0.054	**0.19**	0.051	**0.12**	0.053	**0.34**	0.051
Aroclor 1262	0.1	1	ND	0.0524	ND	0.0498	ND	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
Aroclor 1268	0.1	1	ND	0.0524	ND	0.0498	**0.218**	0.0539	ND	0.991	ND	0.0515	ND	0.277	ND	0.248	ND	0.0485	ND	0.053	ND	0.052	ND	0.057	ND	0.054	ND	0.051	ND	0.053	ND	0.051
PCBs, Total	0.1	1	**0.0304J**	0.0524	**0.154**	0.0498	**0.291**	0.0539	**11.1**	0.991	**0.49**	0.0515	**1.42**	0.277	**1.34**	0.248	**0.282**	0.0485	ND	0.053	ND	0.052	**0.25**	0.057	**0.18**	0.054	**1.02**	0.051	**0.25**	0.053	**0.84**	0.051
Total Metals																																
Aluminum, Total			**2060**	16.9	**2240**	16.7	**3900**	17.1	**1760**	32.6	**7320**	17.4	**3150**	8.54	**1880**	31.8	**3120**	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Antimony, Total			**2.13J**	8.46	**4.4J**	8.34	ND	8.56	**31.3**	16.3	**3.36J**	8.71	**3.94J**	4.27	**12.2J**	15.9	**1.33J**	8.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Arsenic, Total	13	16	**10.7**	1.69	**7.5**	1.67	**1.86**	1.71	**7.42**	3.26	**5.64**	1.74	**5.9**	0.854	**9.11**	3.18	**0.972J**	1.6	ND	2.7	ND	2.7	**7.8**	2.5	**7.1**	2.5	**3.3**	2.2	**8.8**	2.6	**5.4**	2.3
Barium, Total	350	400	**114**	1.69	**138**	1.67	**71.6**	1.71	**279**	3.26	**146**	1.74	**148**	0.854	**90.7**	3.18	**65**	1.6	**85.3**	53.8	**107**	53.4	**128**	49.1	**246**	50.9	**152**	43.4	**116**	51.5	ND	2.8
Beryllium, Total	7.2	72	**0.314J**	0.846	**0.212J**	0.834	**0.31J**	0.856	**0.219J**	1.63	**0.423J**	0.871	**0.191J**	0.427	**0.185J**	1.59	**0.157J**	0.801	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cadmium, Total	2.5	4.3	**9.69**	1.69	**10.2**	1.67	**0.18J**	1.71	**28.8**	3.26	**6.18**	1.74	**4.05**	0.854	**85.5**	3.18	**0.226J**	1.6	ND	0.67	ND	0.67	**1.6**	0.61	**0.69**	0.64	**12**	0.54	**9.2**	0.64	**16.6**	0.58
Calcium, Total			**153000**	16.9	**112000**	16.7	**125000**	17.1	**214000**	32.6	**109000**	17.4	**47800**	8.54	**173000**	31.8	**146000**	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chromium, Total			**10.6**	1.69	**20.8**	1.67	**11.7**	1.71	**20.8**	3.26	**28.7**	1.74	**17.5**	0.854	**27.7**	3.18	**9.26**	1.6	**15.4**	2.7	**18.6**	2.7	**30.5**	2.5	**22**	2.5	**19.1**	2.2	**11.8**	2.6	**9.3**	2.3
Cobalt, Total			**4.63**	3.38	**6.21**	3.34	**4.7**	3.42	**5.41J**	6.52	**10.3**	3.48	**5.39**	1.71	**6J**	6.37	**3.18J**	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Copper, Total	50	270	**786**	1.69	**934**	1.67	**19**	1.71	**926**	3.26	**439**	1.74	**403**	0.854	**596**	3.18	**17.2**	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Iron, Total			**19700**	8.46	**21100**	8.34	**8910**	8.56	**23300**	16.3	**32200**	8.71	**30900**	4.27	**33400**	15.9	**6410**	8.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lead, Total	63	400	**568**	8.46	**318**	8.34	**41.4**	8.56	**2470**	16.3	**657**	8.71	**629**	4.27	**1270**	15.9	**174**	8.01	**23.3**	1.3	**116**	1.3	**368**	1.2	**305**	1.3	**534**	1.1	**561**	1.3	**653**	1.2
Magnesium, Total			**7300**	16.9	**23800**	16.7	**50200**	17.1	**9610**	32.6	**12500**	17.4	**8940**	8.54	**10600**	31.8	**28600**	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manganese, Total	1600	2000	**260**	1.69	**196**	1.67	**180**	1.71	**317**	3.26	**484**	1.74	**272**	0.854	**310**	3.18	**142**	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mercury, Total	0.18	0.81	**0.458**	0.077	**0.694**	0.081	ND	0.082	**0.963**	0.077	**0.694**	0.081	**0.469**	0.086	**0.431**	0.08	ND	0.08	ND	0.041	**0.071**	0.043	**0.36**	0.042	**0.58**	0.04	**0.65**	0.037	**1.54**	0.036	**0.49**	0.038
Nickel, Total	30	310	**17.2**	4.23	**23.6**	4.17	**15.7**	4.28	**24.1**	8.15	**95.6**	4.35	**78.2**	2.14	**27**	7.96	**7.23**	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Potassium, Total			**309J**	423	**292J**	417	**888**	428	**237J**	815	**815**	435	**412**	214	**245J**	796	**507**	400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Selenium, Total	3.9	180	**0.696J**	3.38	**0.574J**	3.34	ND	3.42	ND	6.52	**0.6J**	3.48	**0.424J**	1.71	ND	6.37	ND	3.2	ND	2.7	ND	2.7	ND	2.5	ND	2.5	ND	2.2	ND	2.6	ND	2.3
Silver, Total	2	180	ND	0.846	ND	0.834	ND	0.856	**2.01**	1.63	ND	0.871	**0.585**	0.427	**2.65**	1.59	ND	0.801	ND	2.7	ND	2.7	ND	2.5	ND	2.5	**2.4**	2.2	ND	2.6	**3.1**	2.3
Sodium, Total			**186J**	338	**123J**	334	**136J**	342	**124J**	652	**182J**	348	**149J**	171	**113J**	637	**105J**	320	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thallium, Total			ND	3.38	ND	3.34	ND	3.42	ND	6.52	ND	3.48	ND	1.71	ND	6.37	ND	3.2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vanadium, Total			**9.33**	1.69	**16.4**	1.67	**8.95**	1.71	**11.5**	3.26	**35.7**	1.74	**11.5**	0.854	**8.35**	3.18	**11.7**	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zinc, Total	109	10000	**428**	8.46	**354**	8.34	**55.1**	8.56	**1160**	16.3	**332**	8.71	**340**	4.27	**954**	15.9	**34.2**	8.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Chemistry																																
Chromium, Hexavalent	1	110	0.217J	0.87	ND	0.838	ND	0.903	ND	0.865	ND	0.886	ND	0.906	ND	0.841	ND	0.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chromium, Trivalent	30	180	10.4J	1.69	20.8	1.67	11.7	1.71	20.8	3.26	28.7	1.74	17.5	0.906	27.7	3.18	9.26	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cyanide, Total	27	27	ND	1	ND	1	ND	1.1	1.4	1	ND	1.1	2.5	1.1	12	0.96	ND	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Solids, Total			92	0.1	95.4	0.1	88.6	0.1	92.5	0.1	90.3	0.1	88.3	0.1	95.1	0.1	96.4	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes:
- Analytes compared to New York 6 NYCRR Part 375 Environmental Remediation Programs
- Results and soil cleanup objectives (SCO) in mg/kg
- Gray Shading = The analyte reporting limit is higher than the SCO. Analyte was not detected but could exceed SCO.
- Highlighted Color = The respective use SCO(s) was exceeded. Use type SCOs are listed from left to right from most restrictive to least restrictive.
- **BOLD** = The analyte was detected above the reporting limit (RL).
- ND = The analyte was not detected above the RL.
- Blank space = SCO does not exist for the respective analyte.
- J = Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-
- "-" = Not Analyzed / No Value

TABLE 2

Subsurface Soil Data Summary Table

Table 2 - Sub-Surface Soil Data Summary

Vacant Commercial Properties

301 Wolf Street 1920 Park Street, Syracuse, New York

		LOCATION	SB-1		SB-2		SB-2		SB-3		SB-4		SB-4		SB-5		SB-5		SB-6		SB-6		SB-7		SB-7		SB-8		SB-8		SB-9		SB-9		SB-10		SB-10	
		SAMPLING DATE	8/23/2022		8/22/2022		8/23/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022	
		SAMPLE TYPE	Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil	
		SAMPLE DEPTH (ft.)	12'		3'		12'		12'		3'		12'		3'		12'		3'		12'		3'		12'		3'		19'		3'		16'		3		16'	
Analyte	**Unrestricted Use**	**Restricted Residential Use**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**
Volatile Organics (SW846 8260C)			**Volatile Organics (SW846 8260C)**																																	
Acetone	0.05	100	ND	0.0396	-	-	ND	0.0782	ND	0.0776	-	-	ND	0.0568	-	-	ND	0.0613	-	-	ND	0.0686	-	-	ND	0.0813	-	-	ND	0.0693	-	-	ND	0.0973	-	-	ND	0.127
Benzene	0.06	4.8	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Bromochloromethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Bromodichloromethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Bromoform			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Bromomethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
2-Butanone	0.12	100	ND	0.0079	-	-	ND	0.0156	ND	0.0155	-	-	ND	0.0114	-	-	ND	0.0123	-	-	ND	0.0137	-	-	ND	0.0163	-	-	ND	0.0139	-	-	ND	0.0195	-	-	ND	0.0253
Carbon Disulfide			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Carbon Tetrachloride	0.76	2.4	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Chlorobenzene	1.1	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
chloroethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Chloroform	0.37	49	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Chloromethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Dibromochloromethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2-Dichlorobenzene	1.1	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,3-Dichlorobenzene	2.4	49	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,4-Dichlorobenzene	1.8	13	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,1-Dichloroethane	0.27	26	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2-Dichloroethane	0.02	3.1	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2-Dichloroethane (Total)	0.19	100	ND	0.0079	-	-	ND	0.0156	ND	0.0155	-	-	ND	0.0114	-	-	ND	0.0123	-	-	ND	0.0137	-	-	ND	0.0163	-	-	ND	0.0139	-	-	ND	0.0195	-	-	ND	0.0253
1,1-Dichloroethene	0.33	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
cis-1,2-Dichloroethene	0.25	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
trans-1,2-Dichloroethene	0.19	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2-dichloropropane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
cis-1,3-dichloropropane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
trans-1,3-dichloropropane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Ethylbenzene	1	41	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
2-Hexanone			ND	0.0079	-	-	ND	0.0156	ND	0.0155	-	-	ND	0.0114	-	-	ND	0.0123	-	-	ND	0.0137	-	-	ND	0.0163	-	-	ND	0.0139	-	-	ND	0.0195	-	-	ND	0.0253
Isopropylbenzene			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Methylene chloride	0.05	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
4-methyl-2-pentanone			ND	0.0079	-	-	ND	0.0156	ND	0.0155	-	-	ND	0.0114	-	-	ND	0.0123	-	-	ND	0.0137	-	-	ND	0.0163	-	-	ND	0.0139	-	-	ND	0.0195	-	-	ND	0.0253
Methyl tert-butyl ether	0.93	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Naphthalene	12	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Styrene			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,1,2,2-Tetrachloroethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Tetrachloroethene	1.3	19	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Toluene	0.7	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2,4-Trichlorobenzene	3.6	52	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,1,1-Trichloroethane	0.68	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,1,2-Trichloroethane			ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	**0.0138**	0.0097	-	-	ND	0.0127
Trichloroethene	0.47	21	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,2,4-Trimethylbenzene	3.6	52	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
1,3,5-Trimethylbenzene	8.4	52	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Vinyl chloride	0.02	0.9	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127
Xylene Total	0.26	100	ND	0.0119	-	-	ND	0.0235	ND	0.0233	-	-	ND	0.017	-	-	ND	0.0184	-	-	ND	0.0206	-	-	ND	0.0244	-	-	ND	0.0208	-	-	ND	0.0292	-	-	ND	0.038
m,p-Xylene	0.26	100	ND	0.0079	-	-	ND	0.0156	ND	0.0155	-	-	ND	0.0114	-	-	ND	0.0123	-	-	ND	0.0137	-	-	ND	0.0163	-	-	ND	0.0139	-	-	ND	0.0195	-	-	ND	0.0253
o-Xylene	0.26	100	ND	0.004	-	-	ND	0.0078	ND	0.0078	-	-	ND	0.0057	-	-	ND	0.0061	-	-	ND	0.0069	-	-	ND	0.0081	-	-	ND	0.0069	-	-	ND	0.0097	-	-	ND	0.0127

Table 2 - Sub-Surface Soil Data Summary

Vacant Commercial Properties

301 Wolf Street 1920 Park Street, Syracuse, New York

			LOCATION	SB-1		SB-2		SB-2		SB-3		SB-4		SB-4		SB-5		SB-5		SB-6		SB-6		SB-7		SB-7		SB-8		SB-8		SB-9		SB-9		SB-10		SB-10	
			SAMPLING DATE	8/23/2022		8/22/2022		8/23/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022	
			SAMPLE TYPE	Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil	
			SAMPLE DEPTH (ft.)	12'		3'		12'		12'		3'		12'		3'		12'		3'		12'		3'		12'		3'		19'		3'		16'		3		16'	
Analyte	**Unrestricted Use**	**Restricted Residential Use**		**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**
Semi Volatile Organics (SW846 8270D)				**Semi Volatile Organics (SW846 8270D)**																																		
Acenaphthene	20	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Acenaphthylene	100	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Anthracene	100	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Azobenzene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzo(a)anthracene	1	1		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzo(a)pyrene	1	1		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzo(b)fluoranthene	1	1		**0.412**	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzo(ghi)perylene	100	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	0.8	3.9		**0.398**	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Benzoic acid				ND	5.66	-	-	-	-	ND	5.73	-	-	-	-	-	-	ND	5.96	-	-	-	-	-	-	-	-	ND	5.63	-	-	-	-	-	-	-	-
Benzyl alcohol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
4-Bromophenyl-phenyl				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Butylbenzylphthalate				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Carbazole				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
4 Chloro 3 methylphenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
4 Chloroaniline				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
bis 2-Chloroethoxy methane				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
bis 2 Chloroethyl ether				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
bis 2 Chloroisopropyl ether				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2-Chloronaphthalene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2-Chlorophenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
4-Chlorophenyl phenyl ether				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Chrysene	1	3.9		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Dibenzo(a,h)anthracene	0.33	0.33		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Dibenzofuran	7	59		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
1,2-Dichlorobenzene	1.1	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
1,3-Dichlorobenzene	2.4	49		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
1,4-Dichlorobenzene	1.8	13		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
3,3-Dichlorobenzidine				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2,4-Dichlorophenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Diethyl phthalate				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2,4-Dimethylphenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Dimethylphthalate				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Di-n-butylphthalate				ND	2.97	-	-	-	-	ND	3.06	-	-	-	-	-	-	ND	3.18	-	-	-	-	-	-	-	-	ND	3	-	-	-	-	-	-	-	-
4 6-Dinitro-2-methylphenol				ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
2,4-Dinitrophenol				ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
2,4-Dinitrotoluene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2,6-Dinitrotoluene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Di-n-octylphthalate				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
bis 2-Ethylhexylphthalate				**1.07**	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Fluoranthene	100	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Fluorene	30	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Hexachloro-1 3-butadiene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Hexachlorobenzene	0.33	1.2		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Hexachlorocyclopentadiene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Hexachloroethane				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	0.5	0.5		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Isophorone				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
1-Methylnaphthalene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2-Methylnaphthalene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2-Methylphenol (o-cresol)	0.33	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
3&4 Methylphenol (m&p cresol)	0.33	100		ND	0.742	-	-	-	-	ND	0.764	-	-	-	-	-	-	ND	0.795	-	-	-	-	-	-	-	-	ND	0.75	-	-	-	-	-	-	-	-
Naphthalene	12	100		ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2-Nitroaniline				ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
3-Nitroaniline				ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
4-Nitroaniline				ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
Nitrobenzene				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2 Nitrophenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
4 Nitrophenol				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
n-Nitrosodimethylamine				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
n Nitrosodipheypropylamine				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
n Nitrosodinpropylamine				ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Pentachlorophenol	0.8	6.7		ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-

Table 2 - Sub-Surface Soil Data Summary
Vacant Commercial Properties
301 Wolf Street 1920 Park Street, Syracuse, New York

		LOCATION	SB-1		SB-2		SB-2		SB-3		SB-4		SB-4		SB-5		SB-5		SB-6		SB-6		SB-7		SB-7		SB-8		SB-8		SB-9		SB-9		SB-10		SB-10	
		SAMPLING DATE	8/23/2022		8/22/2022		8/23/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/23/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022		8/22/2022	
		SAMPLE TYPE	Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil		Sub-Surface Soil	
		SAMPLE DEPTH (ft.)	12'		3'		12'		12'		3'		12'		3'		12'		3'		12'		3'		12'		3'		19'		3'		16'		3		16'	
Analyte	**Unrestricted Use**	**Restricted Residential Use**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**	**Results**	**RL**
Phenanthrene	100	100	ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Phenol	0.33	100	ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Pyrene	100	100	ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
1,2,4-Trichlorobenzene			ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
2,4,5-Trichlorophenol			ND	0.928	-	-	-	-	ND	0.955	-	-	-	-	-	-	ND	0.994	-	-	-	-	-	-	-	-	-	-	ND	0.938	-	-	-	-	-	-	-	-
2,4,6-Trichlorophenol			ND	0.371	-	-	-	-	ND	0.382	-	-	-	-	-	-	ND	0.397	-	-	-	-	-	-	-	-	-	-	ND	0.375	-	-	-	-	-	-	-	-
Polychlorinated Biphenyls (SW846 8082A)			**Polychlorinated Biphenyls (SW846 8082A)**																																			
Aroclor 1016	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0183	-	-	ND	0.0184	-	-	ND	0.0913	-	-	ND	0.0181	-	-
Aroclor 1221	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0183	-	-	ND	0.0184	-	-	ND	0.0913	-	-	ND	0.0181	-	-
Aroclor 1232	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0183	-	-	ND	0.0184	-	-	ND	0.0913	-	-	ND	0.0181	-	-
Aroclor 1242	0.1	1	-	-	ND	0.0376	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0366	-	-	ND	0.0369	-	-	ND	0.183	-	-	ND	0.0362	-	-
Aroclor 1248	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0183	-	-	ND	0.0184	-	-	ND	0.0913	-	-	ND	0.0181	-	-
Aroclor 1254	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.253**	0.0183	-	-	**0.246**	0.0184	-	-	**0.465**	0.0913	-	-	**0.191**	0.0181	-	-
Aroclor 1260	0.1	1	-	-	ND	0.0376	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND	0.0366	-	-	ND	0.0369	-	-	ND	0.183	-	-	ND	0.0362	-	-
PCBs, Total	0.1	1	-	-	ND	0.0188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**0.253**	0.0183	-	-	**0.248**	0.0184	-	-	**0.465**	0.0913	-	-	**0.191**	0.0181	-	-
Total Metals			**Total Metals**																																			
Arsenic, Total	13	16	-	-	**2.8**		-	-	-	-	**3.2**		-	-	**1.5**		-		**2.2**		-	-	**1.9**		-	-	**9.3**		-	-	**11.2**		-	-	**9.2**		-	-
Barium, Total	350	400	-	-	**206**		-	-	-	-	**36**		-	-	**100**		-	-	**88.8**		-	-	**38.5**		-	-	**199**		-	-	**205**		-	-	**116**		-	-
Cadmium, Total	2.5	4.3	-	-	**0.42**		-	-	-	-	ND	0.14	-	-	ND	0.13	-	-	**0.15**		-	-	**0.18**		-	-	**4.2**		-	-	**6**		-	-	**10.8**		-	-
Chromium, Total			-	-	**6.6**		-	-	-	-	**9.7**		-	-	**9.7**		-	-	**45.9**		-	-	**6**		-	-	**34.2**		-	-	**23.3**		-	-	**18.4**		-	-
Lead, Total	63	400	-	-	**79.7**		-	-	-	-	**18.1**		-	-	**37.1**		-	-	**65.7**		-	-	**65.1**		-	-	**900**		-	-	**645**		-	-	**770**		-	-
Mercury, Total	0.18	0.81	-	-	**0.05**		-	-	-	-	**0.079**		-	-	**0.092**		-	-	**0.11**		-	-	**0.15**		-	-	**0.14**		-	-	**0.18**		-	-	**0.46**		-	-
Selenium, Total	3.9	180	-	-	ND	0.56	-	-	-	-	**1.2**	0.55	-	-	ND	0.53	-	-	ND	0.51	-	-	ND	0.54	-	-	ND	0.55	-	-	ND	0.53	-	-	**1.1**		-	-
Silver, Total	2	180	-	-	ND	0.56	-	-	-	-	ND	0.55	-	-	ND	0.53	-	-	ND	0.51	-	-	ND	0.54	-	-	**0.91**	0.55	-	-	ND	0.53	-	-	**1**		-	-
General Chemistry			**General Chemistry**																																			
Percent Moisture			11.4		12.2		12.4		12.9		16.8		12.3		17.6		16.9		11.3		18.1		9.6		16.9		10.3		11.8		10.1		16.3		9.3		14.4	

Notes:
- Analytes compared to New York 6 NYCRR Part 375 Environmental Remediation Programs
- Results and soil cleanup objectives (SCO) in mg/kg
- Gray Shading = The analyte reporting limit is higher than the SCO. Analyte was not detected but could exceed SCO.
- Highlighted Color = The respective use SCO(s) was exceeded. Use type SCOs are listed from left to right from most restrictive to least restrictive.
- **BOLD** = The analyte was detected above the reporting limit (RL).
- ND = The analyte was not detected above the RL.
- Blank space = SCO does not exist for the respective analyte.
- J = Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL)
- "-" = Not Analyzed / No Value

TABLE 3

Soil Vapor Data Summary Table

Table 3 - Vapor Data Summary
Vacant Commercial Properties
301 Wolf Street 1920 Park Street, Syracuse, New York

				LOCATION	SSA-01	SSA-02	SSA-03	SSA-04	SSA-05	OA-01
				SAMPLING DATE	7/15/2024	7/15/2024	7/15/2024	7/15/2024	7/15/2024	7/15/2024
				METHOD	TO-15	TO-15	TO-15	TO-15	TO-15	TO-15
				SAMPLE TYPE	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Sub-Slab	Outdoor Air
Analyte	**NY Decision Matrix Tier 1 (Sub-Slab)**	**NY Decision Matrix Tier 2 (Sub-Slab)**	**NY Decision Matrix Tier 3 (Sub-Slab)**	**R_Units**	**Results**	**Results**	**Results**	**Results**	**Results**	**Results**
1,1,1-Trichloroethane	<100	100 to <1,000	1,000+	ug/M3	ND	**1.4**	ND	**8.2**	**10**	ND
1,1,2,2-Tetrachloroethane				ug/M3	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane				ug/M3	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane				ug/M3	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	<6	6 to <60	60+	ug/M3	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene				ug/M3	ND	ND	ND	**2.6**	ND	ND
1,2,4-Trimethylbenzene	<60	60 to <600	600+	ug/M3	**1.6**	**1.4**	**1.5**	**1.2**	**1.9**	ND
1,2-Dibromoethane				ug/M3	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene				ug/M3	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane				ug/M3	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane				ug/M3	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	<60	60 to <600	600+	ug/M3	ND	**1.2**	**1.1**	ND	**1.4**	ND
1,3-butadiene				ug/M3	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene				ug/M3	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene				ug/M3	ND	ND	ND	ND	ND	ND
1,4-Dioxane				ug/M3	ND	ND	ND	ND	ND	ND
2,2,4-trimethylpentane	<60	60 to <600	600+	ug/M3	ND	ND	ND	ND	ND	ND
4-ethyltoluene				ug/M3	ND	ND	ND	ND	ND	ND
Acetone				ug/M3	**9**	**23**	**44**	**43**	**15**	**26**
Allyl chloride				ug/M3	ND	ND	ND	ND	ND	ND
Benzene	<60	60 to <600	600+	ug/M3	**1.1**	**4.7**	**6.3**	**1.9**	**6.7**	**0.38**
Benzyl chloride				ug/M3	ND	ND	ND	ND	ND	ND
Bromodichloromethane				ug/M3	ND	ND	ND	**0.74**	ND	ND
Bromoform				ug/M3	ND	ND	ND	ND	ND	ND
Bromomethane				ug/M3	ND	ND	ND	**0.43**	ND	ND
Carbon disulfide				ug/M3	**1.7**	**5.1**	**4.9**	**30**	**5.7**	ND
Carbon tetrachloride	<6	6 to <60	60+	ug/M3	**2.5**	**5.9**	**2.1**	**6.2**	**13**	ND
Chlorobenzene				ug/M3	ND	ND	ND	ND	ND	ND
Chloroethane				ug/M3	ND	ND	ND	ND	ND	ND
Chloroform				ug/M3	**1.6**	**14**	**7.8**	**15**	**35**	ND
Chloromethane				ug/M3	ND	ND	ND	**31**	**0.47**	**1**
cis-1,2-Dichloroethene	<6	6 to <60	60+	ug/M3	**0.91**	**1.5**	**1.7**	**1.3**	**1.9**	ND
cis-1,3-Dichloropropene				ug/M3	ND	ND	ND	ND	ND	ND
Cyclohexane	<60	60 to <600	600+	ug/M3	**0.52**	**4.8**	**6.9**	**4.3**	**2.9**	ND
Dibromochloromethane				ug/M3	ND	ND	ND	ND	ND	ND

Table 3 - Vapor Data Summary
Vacant Commercial Properties
301 Wolf Street 1920 Park Street, Syracuse, New York

				LOCATION	**SSA-01**	**SSA-02**	**SSA-03**	**SSA-04**	**SSA-05**	**OA-01**
				SAMPLING DATE	**7/15/2024**	**7/15/2024**	**7/15/2024**	**7/15/2024**	**7/15/2024**	**7/15/2024**
				METHOD	**TO-15**	**TO-15**	**TO-15**	**TO-15**	**TO-15**	**TO-15**
				SAMPLE TYPE	**Sub-Slab**	**Sub-Slab**	**Sub-Slab**	**Sub-Slab**	**Sub-Slab**	**Outdoor Air**
Analyte	**NY Decision Matrix Tier 1 (Sub-Slab)**	**NY Decision Matrix Tier 2 (Sub-Slab)**	**NY Decision Matrix Tier 3 (Sub-Slab)**	**R_Units**	**Results**	**Results**	**Results**	**Results**	**Results**	**Results**
Ethyl acetate				ug/M3	ND	**0.36**	ND	**0.47**	**0.58**	ND
Ethylbenzene	<60	60 to <600	600+	ug/M3	**0.48**	**0.69**	ND	ND	**0.52**	ND
Freon 11				ug/M3	**1.6**	**1.4**	**1.8**	**1.5**	**1.7**	**1.4**
Freon 113				ug/M3	ND	ND	ND	ND	ND	ND
Freon 114				ug/M3	ND	ND	ND	ND	ND	ND
Freon 12				ug/M3	**2.8**	**2.6**	**2.9**	**2.6**	**2.9**	**2.4**
Heptane	<200	200 to <2,000	2,000+	ug/M3	ND	**13**	**7.8**	**6.4**	ND	ND
Hexachloro-1,3-butadiene				ug/M3	ND	ND	ND	ND	ND	ND
Hexane	<200	200 to <2,000	2,000+	ug/M3	**1.2**	**11**	**9.5**	**6.2**	**2.2**	**0.53**
Isopropyl alcohol				ug/M3	**1.9**	ND	ND	ND	**3.8**	ND
m&p-Xylene	<200	200 to <2,000	2,000+	ug/M3	**1.4**	**2**	**1.2**	**1.1**	**1.7**	**0.48**
Methyl Butyl Ketone				ug/M3	ND	ND	ND	ND	ND	ND
Methyl Ethyl Ketone				ug/M3	**1.4**	**5.5**	**6.2**	**5.3**	**2.4**	**1.5**
Methyl Isobutyl Ketone				ug/M3	ND	**0.78**	**0.78**	**0.74**	**0.57**	ND
Methyl tert-butyl ether				ug/M3	ND	ND	ND	ND	ND	ND
Methylene chloride	<100	100 to <1,000	1,000+	ug/M3	**11**	**17**	**21**	**17**	**23**	**23**
o-Xylene	<60	60 to <600	600+	ug/M3	**0.65**	**0.69**	**0.52**	**0.48**	**0.74**	ND
Propylene				ug/M3	ND	ND	ND	ND	ND	ND
Styrene				ug/M3	**0.94**	**0.98**	**0.85**	**0.6**	**1.2**	ND
Tetrachloroethylene (PCE)	<100	100 to <1,000	1,000+	ug/M3	**9.5**	**62**	**1.2**	**50**	**52**	ND
Tetrahydrofuran				ug/M3	ND	ND	ND	ND	ND	ND
Toluene	<300	300 to <3,000	3,000+	ug/M3	**21**	**22**	**18**	**2.8**	**1.9**	**0.9**
trans-1,2-Dichloroethene				ug/M3	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene				ug/M3	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	<6	6 to <60	60+	ug/M3	**24**	**180**	**97**	**310**	**280**	**2.1**
Vinyl acetate				ug/M3	ND	ND	ND	ND	ND	ND
Vinyl Bromide				ug/M3	ND	ND	ND	ND	ND	ND
Vinyl chloride	<6	6 to <60	60+	ug/M3	ND	ND	ND	ND	ND	ND

Notes:
ND - Non Detect
BOLD - Sample concentration was detected above the laboratory detection limit
BOLD RED TEXT - Compound associated with the NYSDOH Matrices
Green Highlight - Most likely won't require mitigation; however, final mitigation decision is dependent on indoor air value
Orange Highlight - May require mitigation; however, final mitigation decision is dependent on indoor air value
Red Highlight - Requires mitigation; regardless of indoor air value
NYSDOH Decision Matrix Values are used as a guide to determine the potential soil vapor intrusion risk. Indoor air values are required to make final mitigation decisions.
Please note that only sub-slab samples were collected and analyzed.

APPENDIX A

Onondaga County Property Records

Property Description Report For: 301 Wolf St & Park St, Municipality of City of Syracuse

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	311500
		Tax Map ID #:	002.-04-10.0
		Property #:	0198002000
		Property Class:	710 - Manufacture
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	710 - Manufacture
		Zoning Code:	022
		Neighborhood Code:	15940
Total Acreage/Size:	81.62 x 165.14	**School District:**	Syracuse
Land Assessment:	2024 - $33,300	**Total Assessment:**	2024 - $289,000
Full Market Value:	2024 - $462,400		
Equalization Rate:	----	**Property Desc:**	Lot P 13 Bl 14 81.62x165.14 Br Bld
Deed Book:	2022	**Deed Page:**	49201
Grid East:	611791	**Grid North:**	1119328

Owners

Wellington Ward LLC
100 Windsor Pl
Syracuse NY 13210

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/2/2022	$1,150,000	710 - Manufacture	Land & Building	Reggie Real Estate Inc	No	No	No	2022/49201
9/8/1995	$36,000	710 - Manufacture	Land & Building	Manco Distributors Inc	No	Yes	No	4026/72

Utilities

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

Inventory

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

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	100	100	1	Unfinished	1909		Normal	Average	37676	4	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Non-contrib	9,188	0
Row storage	37,676	0

Improvements

Structure	Size	Grade	Condition	Year

Land Types

Type	Size
Primary	13,348.00 sq ft

Special Districts for 2024

Description	Units	Percent	Type	Value
CSW16-Onon Co Comm Consump	1	0%		0
FL001-Sweeping	165	0%		0
CWR40-County water	0	0%		0
SKC02-Com NW Sidewalk	1	0%		0

Exemptions

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

Taxes

Year	Description	Amount

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

Property Description Report For: 1920 Park St, Municipality of City of Syracuse

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	311500
		Tax Map ID #:	002.-04-02.4
		Property #:	0168000305
		Property Class:	481 - Att row bldg
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	481 - Att row bldg
		Zoning Code:	010
		Neighborhood Code:	15940
Total Acreage/Size:	97.09 x 130	**School District:**	Syracuse
Land Assessment:	2024 - $39,000	**Total Assessment:**	2024 - $39,500
Full Market Value:	2024 - $63,200		
Equalization Rate:	----	**Property Desc:**	Newlot 1A-1 Schmid Resub 2 97.09x130 Br Bldg Unfin
Deed Book:	2022	**Deed Page:**	49202
Grid East:	611701	**Grid North:**	1119415

Owners

Wellington Ward LLC
100 Windsor Pl
Syracuse NY 13210

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/2/2022	$600,000	481 - Att row bldg	Land & Building	Sabacuse, LLC	No	No	No	2022/49202

Utilities

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

Inventory

Overall Eff Year Built:	1940	**Overall Condition:**	Normal
Overall Grade:	Average	**Overall Desirability:**	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	100	0	1			1940	Fair	Average	25472	4	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Row storage	25,472	0

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	2,600.00 sq ft	Average	Normal	1940
Ld dock-wood	234.00 sq ft	Average	Normal	1940
Fence-chn lk	60 × 6	Average	Normal	1970

Land Types

Type	Size
Primary	16,024.00 sq ft

Special Districts for 2024

Description	Units	Percent	Type	Value
FL001-Sweeping	97	0%		0
CWR40-County water	0	0%		0
WF002-Water Frontage-NV	97.09	0%		0
SKC02-Com NW Sidewalk	1	0%		0
CSW16-Onon Co Comm Consump	1	0%		0

Exemptions

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

Taxes

Year	Description	Amount

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

APPENDIX B

Onondaga County Tax Map

PREPARED JANUARY 1, 2024

DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION	
SCHOOL	CITY OF SYRACUSE
FIRE	CITY OF SYRACUSE

LEGEND

PROPERTY PARCEL LINE	CITY LINE	PARCEL NUMBER	24
ORIGINAL LOT LINE	BLOCK BOUNDARY	DEED AREA	(D)
ROAD OR RAILROAD RIGHT-OF-WAY LINE	STREET ADDRESS SHOWN WITHIN R.O.W.	CALCULATED AREA	(C)
STREAM	STREAM AND PARCEL LINE	DEED DIMENSION	(d)
RAILROAD TRACK		SCALED DIMENSION	(s)
		DEED LOT NUMBER	#

BLOCK NUMBER	(2)
DEED BLOCK NUMBER	(3)
PROPERTY CONNECTION SYMBOL	7 / 7
ADJACENT SECTION MAP	25

SCALE : 1"= 100'

100' 0 100'

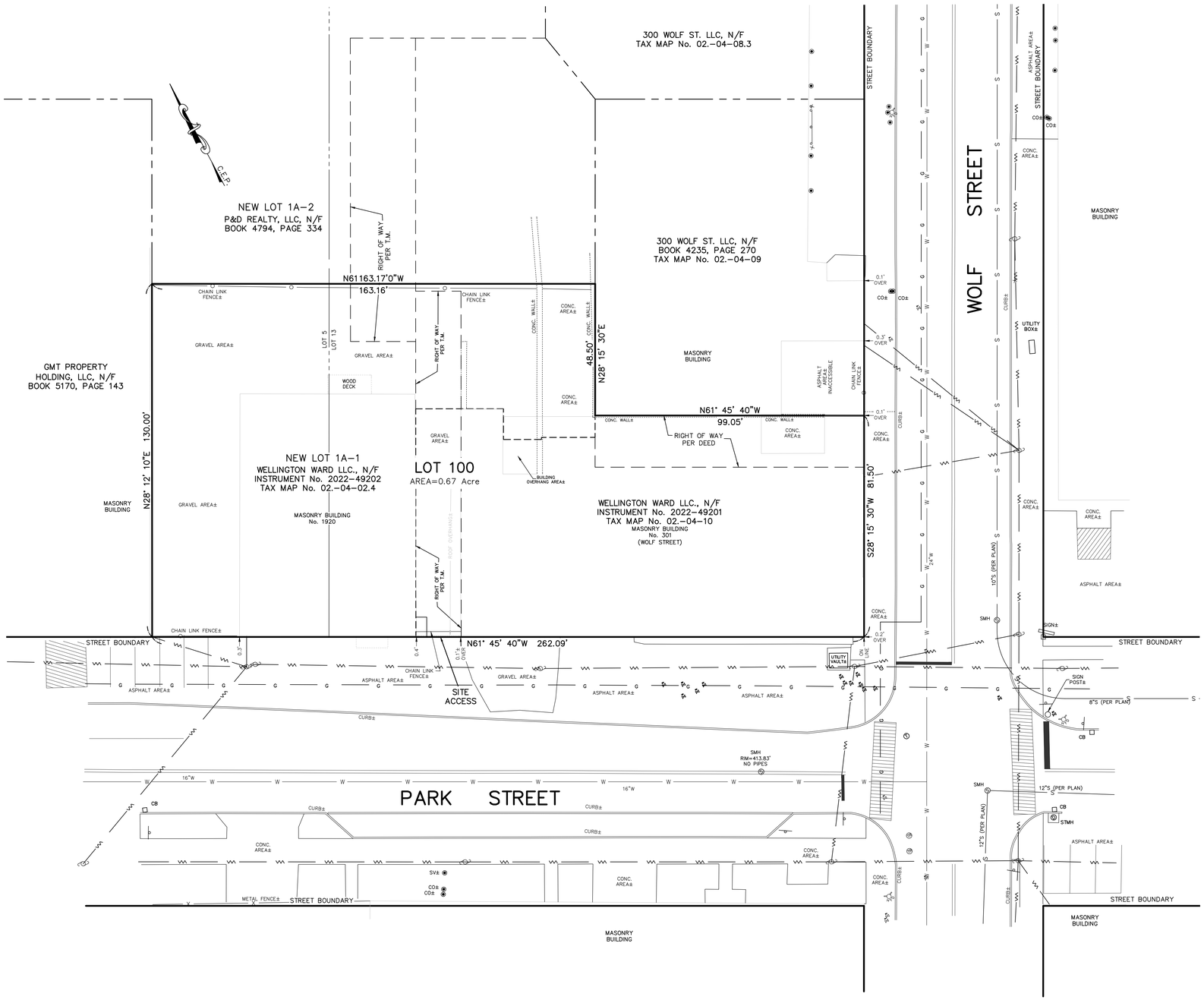
GRAPHIC SCALE

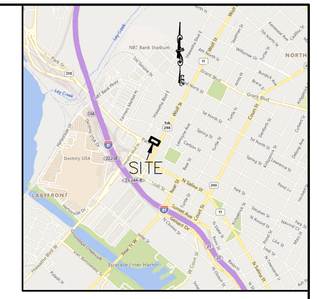
FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 02
CITY OF SYRACUSE
ONONDAGA COUNTY, NY

APPENDIX C

Property Survey Map





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Present Zone: Industrial District, Class A (IA).
Yard requirements: None
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, effective date: November 4, 2016.
Tax Map Nos. 02.-04-02.4 & 10

LEGEND:

- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

TRACT MAP

BY: CHRISTOPHERSON LAND SURVEYING
FILED: MARCH 12, 2018
MAP No. 12543

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

C.E.P. 505

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.

\\rserver\Civil 3D Projects\ONONDAGA COUNTY\TRACTS\SCHMID SUBDIVISION 2\DWG\SCHMID SUB 2 AMD_r1.dwg

CITY OF SYRACUSE ASSESSMENT	CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDACA COUNTY HEALTH DEPT.

REVISIONS	12-30-2024

FINAL PLAN

SCHMID SUBDIVISION 2

AMENDED
PART OF LOT Nos. 5 & 13 BLOCK No. 14
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK · TIMOTHY J. FOTER · No. 050668 · LICENSED LAND SURVEYOR

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

DATE: OCTOBER 30, 2024
SCALE: 1" = 20'
FILE No.: 12132.003
SHEET No.
F.B. No. 1729

12132.003
AD
12-10-2024
Rev: 12-30-2024

LOT No. 100

SCHMID SUBDIVISION 2

AMENDED

PART OF LOT Nos. 5 & 13

BLOCK No. 14

CITY OF SYRACUSE

All that tract or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, being part of Lot Nos. 5 and 13 in Block No. 14 in said City, being part of lands conveyed Wellington Ward LLC by deeds recorded in the Onondaga County Clerk's Office as Instrument Nos. 2022-49201 and 2022-49202, respectively, bounded and described as follows:

Beginning at a point in the northeasterly boundary of Park Street at its intersection with the northwesterly boundary of Wolf Street; running thence N 61°45'40" W along said northeasterly boundary of Park Street, a distance of 262.09 feet to a point in the southeasterly boundary of lands conveyed to GMT Property Holding LLC by deed recorded in the Onondaga County Clerk's Office in Book 5170 of Deeds at page 143; thence N 28°12'10" E along said southeasterly boundary of lands conveyed to GMT Property Holding LLC, a distance of 130.00 feet to a point in the southwesterly boundary of lands conveyed to P&D Realty LLC by deed recorded in the Onondaga County Clerk's Office in Book 4794 of Deeds at page 334; thence S 61°45'40" E along said southwesterly boundary of lands conveyed to P&D Realty LLC, a distance of 163.16 feet to the northwesterly boundary of lands conveyed to 300 Wolf Street, LLC by deed recorded in the Onondaga County Clerk's Office in Book 4235 of Deeds at page 270; thence S 28°15'30" W along said northwesterly boundary of lands conveyed to 300 Wolf Street, LLC, a distance of 48.50 feet to the westerly most corner thereof; thence S 61°45'40" E along the southwesterly boundary of said lands conveyed to 300 Wolf Street, LLC, a distance of 99.05 feet to said northwesterly boundary of Wolf Street; thence S

28°15’30” W along said southwesterly boundary of Wolf Street, a distance of 81.50 feet to the point of beginning.

Subject to any easements and restrictions of record.

APPENDIX D

New York State Department of State Division of Corporations Entity Database Printout

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: WELLINGTON WARD LLC

DOS ID: 6606952

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/03/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/03/2022

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: ONONDAGA

NEXT STATEMENT DUE DATE: 10/31/2024

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: THE LLC

Address: 100 WINDSOR PL, SYRACUSE, NY, UNITED STATES, 13210

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

WRITTEN CONSENT

The undersigned, being the sole and managing member of Wellington Ward LLC, a New York limited liability company (the "Company") does consent to the adoption of the following resolution and directs that this Consent be filed with the minutes of the Company:

RESOLVED, that Jamin Brown (an "Authorized Person") be, and hereby is, authorized, directed, and empowered, acting alone in the name or on behalf of the Company, to execute the Brownfield Cleanup Program ("BCP") Application, the BCP Agreement, or any other documents or agreements necessary to enter and participate in the New York State Department of Environmental Conservation's Brownfield Cleanup Program for property located at 301 Wolf Street, 311 Wolf Street, and 1920 Park Street, Syracuse, New York; and be it further

RESOLVED, that the Authorized Person is hereby authorized, empowered and directed to take all such action on behalf of the Company as they may deem necessary, appropriate or advisable to carry out the intent and purposes of the foregoing resolutions; and be it further

RESOLVED, that any acts of any officer of the Company and of any persons designated and authorized to act by any such officer of the Company, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of such resolutions, are hereby severally ratified, confirmed, approved and adopted as acts of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent on this 31 day of December 2024.

Jamin Brown

Member of Wellington Ward, LLC

APPENDIX E

Current Property Deeds

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
CSC

Return To :
CSC

Method Returned : ERECORDING

First PARTY 1
SABACUSE LLC

First PARTY 2
WELLINGTON WARD LLC

Index Type : Land Records

Instr Number : 2022-00049202

Book : **Page :**

Type of Instrument : Deed
Type of Transaction : Deed Comm Or Vacant
Recording Fee: $310.50

Recording Pages : 3

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

Real Estate Transfer Tax	
RETT # :	4897
Deed Amount :	$600,000.00
RETT Amount :	$2,400.00
Total Fees :	$2,710.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 12/09/2022

At (Recorded Time) : 9:10:36 AM

Lisa Dell, County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 2nd day of December, 2022.

BETWEEN:

SABACUSE, LLC, *a New York Limited Liability Company*,
4783 Huntwood Path, Manlius, New York 13104,

Grantor,

AND:

WELLINGTON WARD LLC, *a New York Limited Liability Company*,
100 Windsor Place, Syracuse, New York 13210,

Grantee,

WITNESSETH, that the Grantor, in consideration of One Dollar ($1.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, being part of Block 14 (Salina), and being more particularly bounded and described as follows:

BEGINNING at a point in the northerly street line of Park Street at its intersection with the easterly line of lands of GMT Property Holding, LLC (Book 5170 of Deeds, Page 143), said point also being S. 61° 45' 40" E. 133 feet from the intersection of the northerly street line of Park Street with the easterly street line of Hiawatha Boulevard East; running thence S. 61° 45' 40" E. along said northerly street line of Park Street, a distance of 97.09 feet to the northwest corner of lands of Reggie Real Estate, Inc. (Book 4026 of Deeds, Page 72); thence the following six (6) courses along the perimeter of said lands of Reggie Real Estate, Inc.: 1) N. 28° 12' 10" E., a distance of 83.98 feet to a point; 2) S. 61° 47' 50" E., a distance of 32.30 feet to a point; 3) S, 28° 12' 10" W., a distance of 11.30 feet to a point; 4) S. 61° 47' 50" E., a distance of 13.98 feet; 5) N. 28° 12' 10" E., a distance of 0.75 feet to a point; and 6) S. 61° 47' 50" E., a distance of 19.74 feet to a point; thence N. 28° 15' 30" E. along the westerly line of said lands of Reggie Real Estate, Inc. and continuing along a portion of the westerly line of lands of 311 Wolf Street, LLC (Book 4235 of Deeds at Page 270), a distance of 56.53 feet to a point; thence N. 61° 45' 40" W., a distance of 163.16 feet to a point in said easterly line of lands of GMT Property Holding, LLC; thence S. 28° 12' 10" W. along said easterly line, a distance of 130.00 feet to the point of beginning, containing 0.4± acres of land.

Said premises being known as New Lot 1A-1 as shown on a map made by Christopherson Land Surveying dated August 8, 2017, entitled Re-Subdivision Map, Schmid Subdivision 2 and filed in the Onondaga County Clerk's Office on March 12, 2018, as Map Number 12543.

For Reference Only:	Tax Map No.:	002.-04-02.4
	Property Address:	1920 Park Street, City of Syracuse, New York
	Tax Mailing Address:	100 Windsor Place, Syracuse, New York 13210

SUBJECT to easements, covenants and restrictions of record, if any.

BEING the same premises conveyed to Sabacuse, LLC by Bargain and Sale Deed dated May 11, 2018 and recorded in the Onondaga County Clerk's Office on May 11, 2018 as Instrument No.: 2018-20179.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof, **TOGETHER** with the appurtenances and all the estate and rights of the Grantor in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

SABACUSE, LLC

By: Vivianne Saba
Vivianne Saba, Sole Member

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

On the 2nd day of DECEMBER in the year 2022 before me, the undersigned, personally appeared **VIVIANNE SABA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

Daniel K. Mannion
Notary Public, State of New York
Qualified in Onondaga Co., No. 02MA6257771
My Commission Expires 3/19/24

Record and Return to:

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
CSC

Return To :
CSC

Method Returned : ERECORDING

First PARTY 1
REGGIE REAL ESTATE INC

First PARTY 2
WELLINGTON WARD LLC

Index Type : Land Records

Instr Number : 2022-00049201

Book : **Page :**

Type of Instrument : Deed
Type of Transaction : Deed Comm Or Vacant
Recording Fee: $310.50

Recording Pages : 3

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

Real Estate Transfer Tax

RETT # :	4896
Deed Amount :	$1,150,000.00
RETT Amount :	$4,600.00
Total Fees :	$4,910.50

State of New York

County of Onondaga

I hereby certify that the within and foregoing was recorded in the Clerk's office for Onondaga County, New York

On (Recorded Date) : 12/09/2022

At (Recorded Time) : 9:09:29 AM

Lisa Dell, County Clerk

This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: RSWEENIE Printed On : 12/09/2022 At : 9:12:25 AM **File Number: 2022-00049201 Seq: 1**

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 2nd day of December, 2022.

BETWEEN:

REGGIE REAL ESTATE INC., *a New York Corporation*,
301 Wolf Street, Syracuse, New York 13208,

Grantor,

AND:

WELLINGTON WARD LLC, *a New York Limited Liability Company*,
100 Windsor Place, Syracuse, New York 13210,

Grantee.

WITNESSETH, that the Grantor, in consideration of One Dollar ($1.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, being a part of Lot #13, Block #14 in said City and being more particularly described as follows:

BEGINNING at a point in the northerly line of Park Street, said point being S. 61° 45' 40" E., measured along said northerly line of Park Street a distance of 230.09 feet from the easterly line of Hiawatha Blvd.; thence N. 28° 12' 10" E. along the easterly line of the existing brick building a distance of 83.98 feet to a point; thence easterly at right angles to said existing brick building, across an existing driveway and continuing along the north line of an existing stair-well, a distance of 32.3 feet to a point; thence southerly at right angles and along the easterly line of said existing stair-well, a distance of 11.30 feet to a point in an existing brick wall; thence easterly at right angles to said wall and along an existing brick wall, a distance of 13.98 feet to an angle point in said wall; thence northerly at right angles 0.75 feet to a point; thence easterly at right angles and along a brick wall, a distance of 20.30 feet to a brick wall; thence northerly at right angles and along a brick wall, a distance of 6.60 feet to a point in a brick wall; thence S. 61° 45' 40" E. along a brick wall and its easterly prolongation, a distance of 99 feet to a point in the westerly line of Wolf Street; thence S 28° 15' 30" W. along said line of Wolf Street; a distance of 81.62 feet to a point in said northerly line of Park Street; thence N 61° 45' 40" W. along said line of Park Street a distance of 165.14 feet to the place of beginning.

For Reference Only: Tax Map No. 002.-04-10.0
Property Address: 301 Wolf Street, City of Syracuse, New York
Tax Mailing Address: 100 Windsor Place, Syracuse, New York 13210

SUBJECT to easements, covenants and restrictions of record, if any.

BEING the same premises conveyed to Reggie Real Estate, Inc. by Warranty Deed dated September 8, 1995 and recorded in the Onondaga County Clerk's Office on September 13, 1995 in Book 4026 at Page 72 &c.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof, **TOGETHER** with the appurtenances and all the estate and rights of the Grantor in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the

Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

REGGIE REAL ESTATE INC.

By: _____
Marc Adler, President

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

On the 2nd day of December in the year 2022 before me, the undersigned, personally appeared **MARC ADLER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

Daniel K. Mannion
Notary Public, State of New York
Qualified in Onondaga Co., No. 02MA6257771
My Commission Expires 3/19/24

Record and Return to:

APPENDIX F

Anticipated Development Plan

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

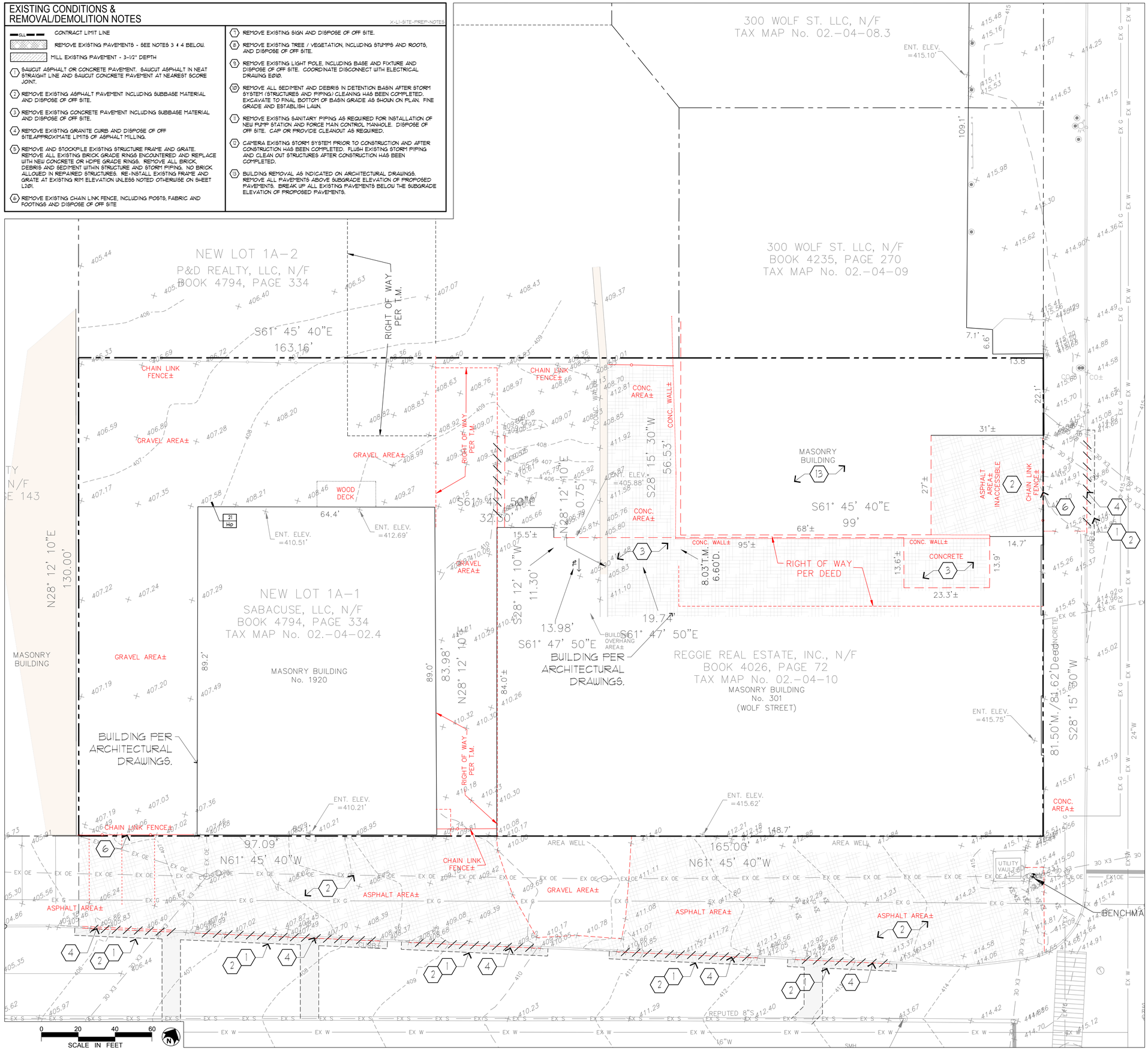
X-LI-SITE-FREEP-NOTES

CL — CONTRACT LIMIT LINE

REMOVE EXISTING PAVEMENTS - SEE NOTES 3 & 4 BELOW.

MILL EXISTING PAVEMENT - 3-1/2" DEPTH

1. SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
2. REMOVE EXISTING ASPHALT PAVEMENT INCLUDING SUBBASE MATERIAL AND DISPOSE OF OFF SITE.
3. REMOVE EXISTING CONCRETE PAVEMENT INCLUDING SUBBASE MATERIAL AND DISPOSE OF OFF SITE.
4. REMOVE EXISTING GRANITE CURB AND DISPOSE OF OFF SITE.APPROXIMATE LIMITS OF ASPHALT MILLING.
5. REMOVE AND STOCKPILE EXISTING STRUCTURE FRAME AND GRATE. REMOVE ALL EXISTING BRICK GRADE RINGS ENCOUNTERED AND REPLACE WITH NEW CONCRETE OR HDPE GRADE RINGS. REMOVE ALL BRICK DEBRIS AND SEDIMENT WITHIN STRUCTURE AND STORM PIPING. NO BRICK ALLOWED IN REPAIRED STRUCTURES. RE-INSTALL EXISTING FRAME AND GRATE AT EXISTING RIM ELEVATION UNLESS NOTED OTHERWISE ON SHEET L2Ø1.
6. REMOVE EXISTING CHAIN LINK FENCE, INCLUDING POSTS, FABRIC AND FOOTINGS AND DISPOSE OF OFF SITE
7. REMOVE EXISTING SIGN AND DISPOSE OF OFF SITE.
8. REMOVE EXISTING TREE / VEGETATION, INCLUDING STUMPS AND ROOTS, AND DISPOSE OF OFF SITE.
9. REMOVE EXISTING LIGHT POLE, INCLUDING BASE AND FIXTURE AND DISPOSE OF OFF SITE. COORDINATE DISCONNECT WITH ELECTRICAL DRAWING E0Ø.
10. REMOVE ALL SEDIMENT AND DEBRIS IN DETENTION BASIN AFTER STORM SYSTEM (STRUCTURES AND PIPING) CLEANING HAS BEEN COMPLETED. EXCAVATE TO FINAL BOTTOM OF BASIN GRADE AS SHOWN ON PLAN. FINE GRADE AND ESTABLISH LAWN.
11. REMOVE EXISTING SANITARY PIPING AS REQUIRED FOR INSTALLATION OF NEW PUMP STATION AND FORCE MAIN CONTROL MANHOLE. DISPOSE OF OFF SITE. CAP OR PROVIDE CLEANOUT AS REQUIRED.
12. CAMERA EXISTING STORM SYSTEM PRIOR TO CONSTRUCTION AND AFTER CONSTRUCTION HAS BEEN COMPLETED. FLUSH EXISTING STORM PIPING AND CLEAN OUT STRUCTURES AFTER CONSTRUCTION HAS BEEN COMPLETED.
13. BUILDING REMOVAL AS INDICATED ON ARCHITECTURAL DRAWINGS. REMOVE ALL PAVEMENTS ABOVE SUBGRADE ELEVATION OF PROPOSED PAVEMENTS. BREAK UP ALL EXISTING PAVEMENTS BELOW THE SUBGRADE ELEVATION OF PROPOSED PAVEMENTS.



GENERAL NOTES

X-HCSD-JrSr-GEN NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY IANUZI & ROMANS LAND SURVEYING, P.C. OF NORTH SYRACUSE, NY ON JANUARY 6, 2023. UPDATED ON APRIL 26, 2024.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK, SCHOOL TRAFFIC OR DRAINAGE.

3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-1980.

7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

1Ø. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOWED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

LEGEND

X-

EXISTING	PROPOSED	DESCRIPTION
Ø0		CONTOUR
+377.7		SPOT ELEVATION
	CT/CE	CURB TAPER/END
	TC/BC	TOP/BOTTOM OF CURB
	HP/LP	HIGH / LOW POINT
	TP-2	TEST PIT
	B-1	BORING (SEE SPECIFICATIONS FOR BORING INFO)
		GUIDERAIL
		FENCE
		UTILITY POLE
		WATER LINE
EX. 4" FM		FIRE HYDRANT
	4" FM	FORCE MAIN SANITARY LINE
EX ST	ST	STORM PIPE
	UD	UNDERDRAIN
EX SAN		SANITARY PIPE
E/T		OVERHEAD ELECTRIC
E		UNDERGROUND ELECTRIC
T		TELEPHONE
	ST MH	STORM STRUCTURE
	DW	DRYWELL
	CB MH	INLET
	CO	CATCH BASIN/MANHOLE
		CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PAVEMENT-WALK
		ASPHALT PAVEMENT-PARKING
		CONCRETE PAVEMENT
		CONCRETE PAVEMENT - HEAVY DUTY
		TRAFFIC SIGN
		TRAFFIC SIGN - SET IN BOLLARD
		TRAFFIC SIGN - MOVABLE
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SF	SILT FENCE
		TREE
		SHRUB
	QUANTITY PLANT TYPE	PLANT KEY
		VEGETATION

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 KEPLINGERFREEMANASSOCIATES

ADAPTIVE REUSE TO MIXED-USE

WELLINGTION AT 1920 PARK

1920 PARK ST.
SYRACUSE, NEW YORK

REVISIONS

NO.	DESCRIPTION	DATE

SITE PREPARATION PLAN

Project Status	
Date	10/02/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L1.0

UTILITY NOTES

1. INSTALL 6" PVC SANITARY LATERAL AT 2% SLOPE. CONNECT TO PROPOSED 8" PVC SANITARY LINE, SEE PROFILE A ON L3.3, DETAIL 1/L5.2
2. INSTALL SANITARY MANHOLE #2 PER 4/L3.3. SANITARY MANHOLE #3 MAY HAVE FUTURE CONNECTIONS.
3. INSTALL SANITARY DROP MANHOLE #1 (DOGHOUSE) PER DETAIL 5/L3.3 FOR CONNECTION TO EXISTING SANITARY LINE.
4. INSTALL 8" SDR-35 PVC SANITARY LINE AT .005 SLOPE, SEE PROFILE B ON L3.3.
5. COORDINATE INSTALLATION OF PROPOSED SANITARY MAIN WITH OCWEP AND TOWN OF CICERO. CONTRACTOR TO CONTACT TOWN TO COMPLETE THE SANITARY SEWER CONNECTION PROCESS AND AGREEMENT.
6. NOTE OMITTED
7. INSTALL CLEANOUT PER DETAIL 2/L3.3
8. STOCKPILE EXISTING 'WELCOME TO BRIDGEPORT' SIGN PRIOR TO CONSTRUCTION AND REINSTALL ON PRESSURE TREATED POSTS.

GRADING, DRAINAGE & UTILITY NOTES

1. MEET EXISTING LINE AND GRADE.
2. LOCATION OF WATER LATERAL SHOWN FOR COORDINATION ONLY. SEE MEP DRAWINGS FOR LAYOUT. COORDINATE INSTALLATION OF PROPOSED WATER LATERAL WITH CITY OF SYRACUSE DEPARTMENT OF WATER.
3. COORDINATE CONNECTION OF PROPOSED SANITARY LATERAL WITH CITY OF SYRACUSE SEWER DEPARTMENT. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR CONTINUATION OF SANITARY LINE INSIDE BUILDING, SEE L3.1 FOR LAYOUT. VERIFY INVERT AT BUILDING FACE.
4. LOCATION OF PROPOSED GAS LINE AND METER SHOWN FOR COORDINATION PURPOSES ONLY, SEE MEP DRAWINGS FOR LAYOUT. COORDINATION OF GAS LATERAL AND CONNECTION BY MEP.
5. LOCATION OF PROPOSED ELECTRICAL LINE AND METER SHOWN FOR COORDINATION PURPOSES ONLY, SEE MEP DRAWINGS FOR LAYOUT. COORDINATION OF ELECTRIC LINES BY MEP, REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND POWER LINE AND TRANSFORMER / GENERATOR INFORMATION. UTILITY PAD OR POLE MOUNTED TRANSFORMER DETAIL PER MEP DRAWINGS. SPOT ELEVATIONS PER SITE PLAN.
6. LIGHTING SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLE BASE, POLE, FIXTURE, CONDUIT AND POWER AND TO PHOTOMETRIC PLAN FOR LAYOUT.
7. REFER TO ELECTRICAL DRAWINGS FOR CONNECTION OF TELEPHONE AND CABLE.
8. MECHANICAL UNITS PER MEP DRAWINGS. SITEWORK CONTRACTOR RESPONSIBLE FOR CONCRETE UTILITY PADS AND ASSOCIATED GRADING.
9. ELECTRIC METER, VICE PER MEP DRAWINGS. COORDINATION UNDERWAY WITH NATIONAL GRID.
10. CONSTRUCT ASPHALT PAVEMENT WITH A MAXIMUM 2% CROSS SLOPE WITHIN ACCESSIBLE PARKING WALKS AND SPACES.
11. CORE OPENING INTO EXISTING STRUCTURE AND PROVIDE WATERTIGHT CONNECTION.
12. INSTALL MAINTENANCE STRIP WITH UNDERDRAIN PER DETAIL 15/L-5.0.
13. INSTALL GATE VALVE AT CONNECTION TO EXISTING 12" WATER LINE PER DETAIL 11 / L5.1.
14. INSTALL THRUST BLOCK PER DETAIL 12/L-5.1

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ADAPTIVE REUSE TO MIXED-USE

WELLINGTION AT 1920 PARK

1920 PARK ST.
SYRACUSE, NEW YORK

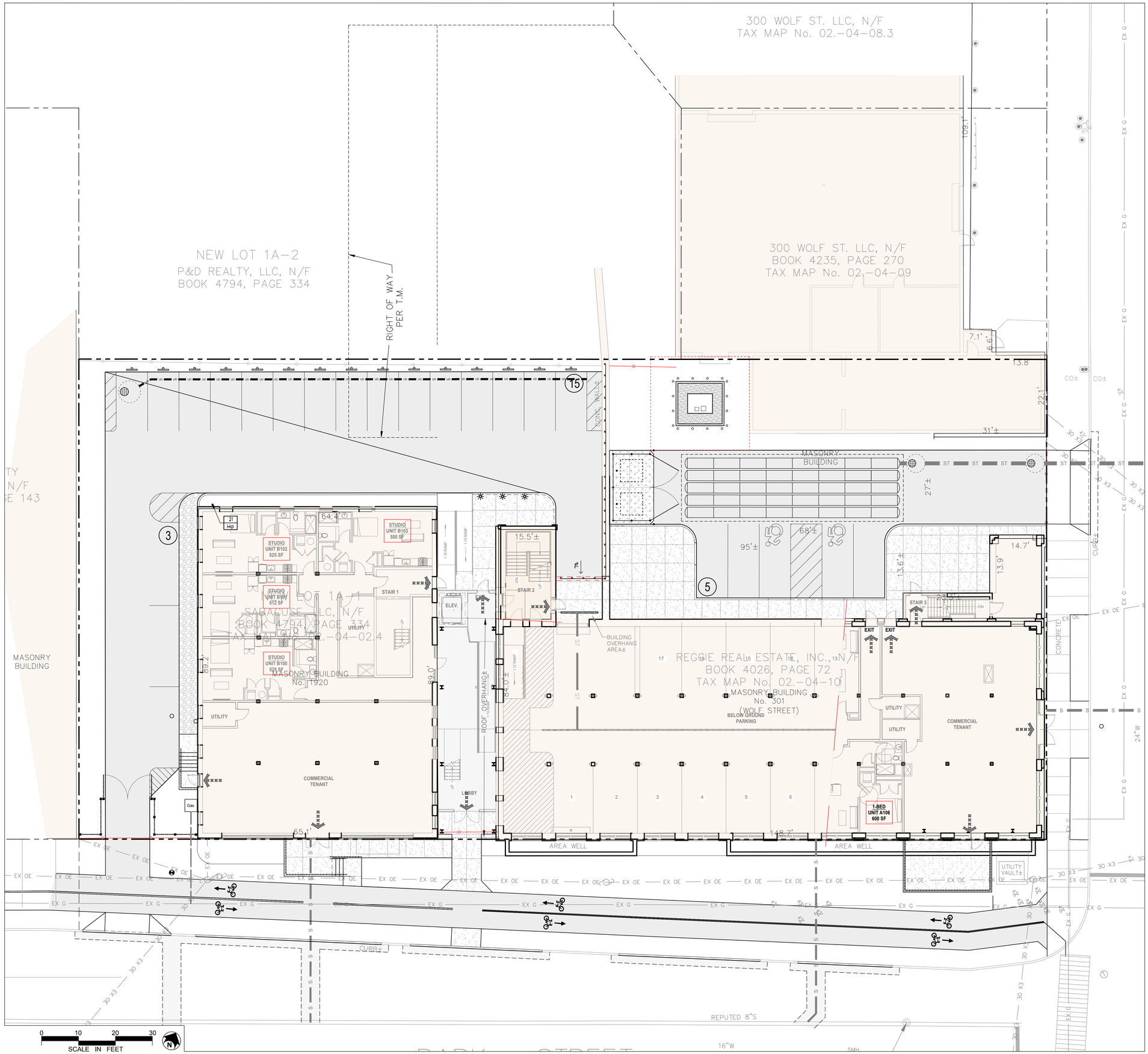
REVISIONS		
NO.	DESCRIPTION	DATE

GRADING, DRAINAGE, & UTILITIES PLAN

Project Status	
Date	10/02/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L2.0

SCALE IN FEET 0 10 20 30



LAYOUT CONSTRUCTION NOTES

X-LAYOUT

1. PAINT 4" WIDE YELLOW LINES (TYP.)
2. PAINT 4" WIDE YELLOW LINES 2'-0" O.C. @ 45°
3. BUILDING ADDITION LAYOUT SHALL BE PARALLEL AND PERPENDICULAR TO PROPERTY LINE.
4. PAINT RESERVED PARKING STALLS PER DETAIL 10/L-401.
5. INSTALL SIGN PER DETAIL 9/L-401.
6. INSTALL CITY OF SYRACUSE ASPHALT PAVEMENT DETAIL PER 8/L-400.
7. INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (PEDESTRIAN) PER DETAIL 13/L-400.
8. INSTALL CITY OF SYRACUSE CONCRETE PAVEMENT (VEHICULAR) PER DETAIL 12/L-400.
9. INSTALL POST AND CHAIN PER DETAIL 3/L-402.
10. INSTALL BIKE RACKS PER DETAIL 7/L-401 FOR VISITOR USE. BIKE RACKS TO BE INSTALLED ON INSIDE OF BUILDING FOR TENANT USE.
11. INSTALL ASPHALT PAVEMENT PER DETAIL 7/L-400.
12. INSTALL CONCRETE PAD AT ENTRY PER DETAIL 17/L-400.
13. INSTALL WALL MOUNT RAILING PER DETAIL 7/L-402.
14. INSTALL CONCRETE PAD-HEAVY DUTY PER DETAIL 16/L-400.
15. INSTALL CITY OF SYRACUSE ASPHALT REPLACEMENT PER DETAIL 9/L-400.
16. INSTALL CITY OF SYRACUSE GRANITE CURB REPLACEMENT PER DETAIL 10/L-400.
17. INSTALL BOLLARD PER DETAIL 8/L-401.
18. INSTALL 6' ORNAMENTAL FENCE PER DETAIL 15/L-401.
19. INSTALL VEHICULAR AUTOMATIC SLIDE GATE PER DETAIL 1/L-403. REFER TO MEP DRAWINGS FOR POWER SUPPLY. ACCESSIBILITY OPTIONS SHALL BE REVIEWED WITH OWNER AND DOCUMENTED WITHIN A SUBMITTAL FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE MANUFACTURER'S PRODUCT DATA AND SHOP DRAWINGS SUBMITTALS FOR REVIEW.
20. INSTALL 6' HT. PEDESTRIAN AUTOMATIC CLOSE SWING GATE PER DETAIL 2/L-403. REFER TO MEP DRAWINGS FOR POWER SUPPLY. ACCESSIBILITY OPTIONS SHALL BE REVIEWED WITH OWNER AND DOCUMENTED WITHIN A SUBMITTAL FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE MANUFACTURER'S PRODUCT DATA AND SHOP DRAWINGS SUBMITTALS FOR REVIEW.
21. GATE CONTROLLER SUPPLIED BY FENCE INSTALLER. MEP TO PROVIDE POWER AND COORDINATE ACCESS OPTIONS. FULL SUBMITTAL REQUIRED FOR REVIEW PRIOR TO CONSTRUCTION.
22. INSTALL CONCRETE PAVEMENT WITH FLUSH CURB PER DETAIL 14/L-400.
23. INSTALL CONCRETE SIDEWALK PER DETAIL 11/L-400.

SIGN SCHEDULE

KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	N.Y.S.D.O.T. M.U.T.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO. R4-8 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER COMMENTS:
B	NO PARKING SERVICE ONLY	NO PARKING SERVICE ONLY	12" X 18" 7'-0" HT.	SIGN NO. - COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
C	NO PARKING FIRE LANE	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO: FIGURE D103.6 OF APPENDIX D103.6.2 OF 2015 IFC COLORS: WHITE BACKGROUND, RED TEXT AND BORDER
D	COMPACT PARKING	COMPACT CAR PARKING	12" X 18" 7'-0" HT.	SIGN NO: FIGURE D103.6 OF APPENDIX D103.6.2 OF 2015 IFC COLORS: WHITE BACKGROUND, RED TEXT AND BORDER

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN PER DETAIL 9/L-401 FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT N.Y.S.D.O.T. "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

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ADAPTIVE REUSE TO MIXED-USE

WELLINGTION AT 1920 PARK

1920 PARK ST.
SYRACUSE, NEW YORK

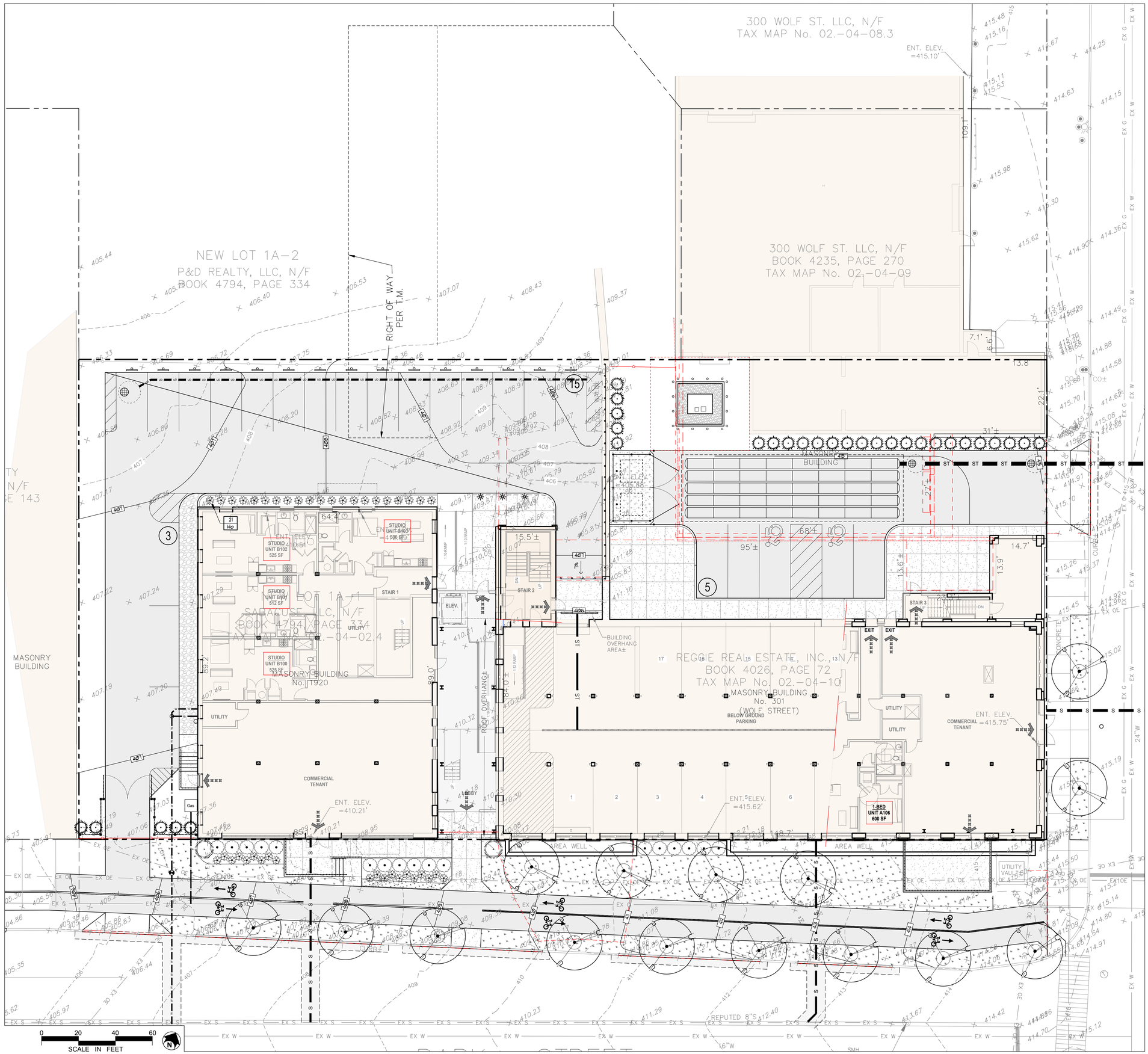
REVISIONS

NO.	DESCRIPTION	DATE

LAYOUT PLAN

Project Status	
Date	10/02/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L3.0



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ADAPTIVE REUSE TO MIXED-USE

WELLINGTION AT 1920 PARK

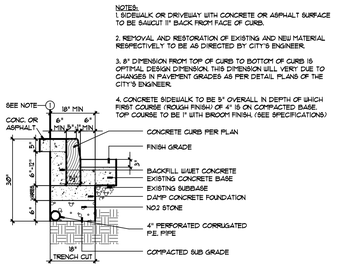
1920 PARK ST.
SYRACUSE, NEW YORK

REVISIONS		
NO.	DESCRIPTION	DATE

PLANTING PLAN

Project Status	
Date	10/02/2024
Project Number	44013
Drawn By	VR
Checked By	SF

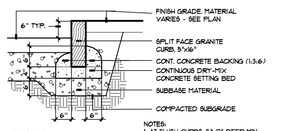
L4.0



SECTION

CITY OF SYRACUSE GRANITE CURB REPLACEMENT

20 L5.0 — NOT TO SCALE

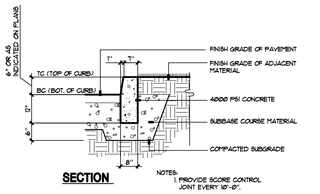


SECTION

NOTES:
1. AT FLUSH CURBS, 5'x0" DEEP MIN. CURB PIECES MAY BE USED.
2. HAUNCH CONCRETE SIDEWALK ONTO GRANITE CURB CONCRETE BACKING WHERE CURB AND WALK ABUT.

GRANITE CURB

19 L5.0 — NOT TO SCALE — 32-1640-01

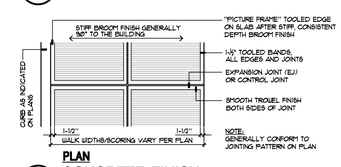


SECTION

NOTES:
1. PROVIDE SCORE CONTROL JOINT EVERY 10'-0".

CONCRETE CURB

18 L5.0 — NOT TO SCALE — 32-1313-04D

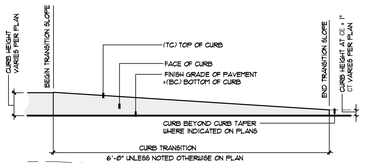


NOTE: GENERALLY CONFORM TO JOINTING PATTERN ON PLAN

PLAN

CONCRETE FINISH

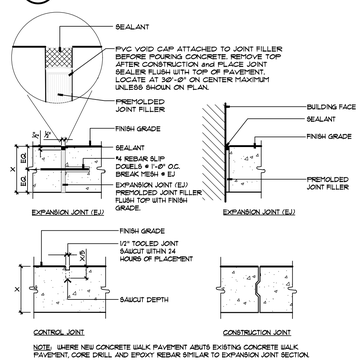
17 L5.0 — NOT TO SCALE — 32-1313-03



ELEVATION

CURB ENDING/TAPER (CE/CT)

16 L5.0 — NOT TO SCALE — 32-1313-07

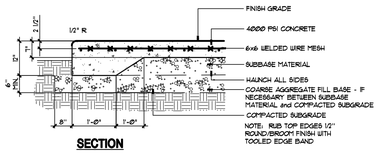


NOTE: WHERE NEW CONCRETE WALK PAVEMENT ABUTS EXISTING CONCRETE WALK PAVEMENT, CORE DRILL AND EPOXY REBAR SIMILAR TO EXPANSION JOINT SECTION.

SECTION

CONCRETE JOINT DETAILS

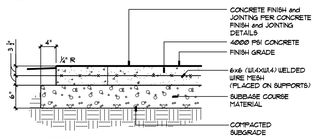
15 L600 — NOT TO SCALE — 32-1313-04



SECTION

CONCRETE UTILITY PAD

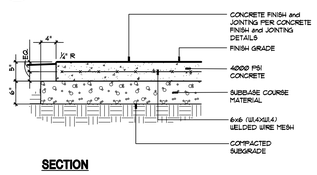
14 L5.0 — NOT TO SCALE — 32-1313-13B



SECTION

CONCRETE PAVEMENT - HEAVY DUTY

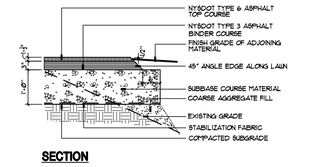
13 L5.0 — NOT TO SCALE — 32-1313-02B



SECTION

CONCRETE PAVEMENT

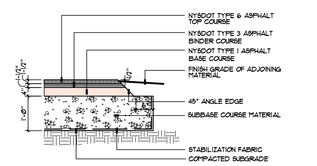
12 L5.0 — NOT TO SCALE — 32-1313-01A



SECTION

ASPHALT PAVEMENT - PARKING

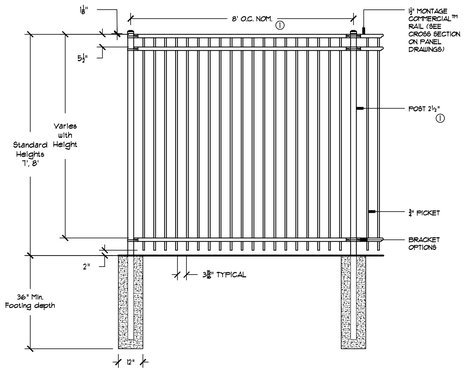
11 L5.0 — NOT TO SCALE — 32-1216-02



SECTION

GRADED STREET PAVEMENT REPAIR

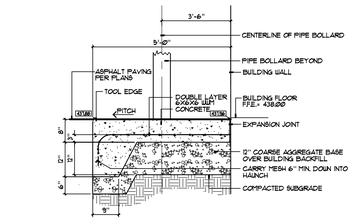
10 L5.0 — NOT TO SCALE — 32-1216-03B



NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE COMMERCIAL™ SPECIFICATIONS FOR POST SIZING CHART.
2. 1'-8' HEIGHTS WILL REQUIRE A 14ga PICKET & 14ga POST.

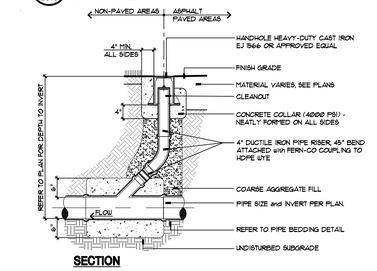
MONTAGE COMMERCIAL MAJESTIC FENCE

9 L5.0 — NOT TO SCALE — 32-3120-03



CONCRETE APRON

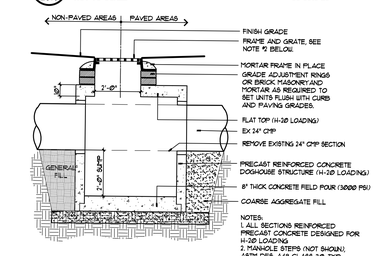
8 L5.0 — NOT TO SCALE



SECTION

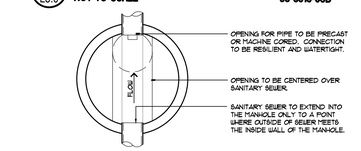
SANITARY CLEANOUT (CO)

7 L5.0 — NOT TO SCALE — 33-3913-25

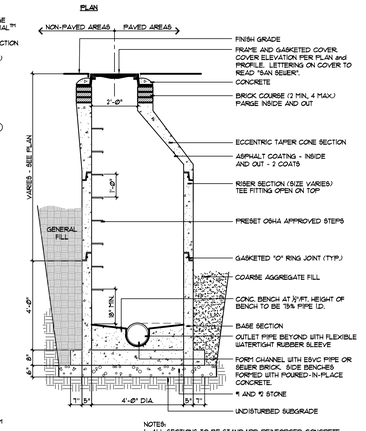


CATCH BASIN - DOGHOUSE

6 L5.0 — NOT TO SCALE — 33-3913-03B



PLAN

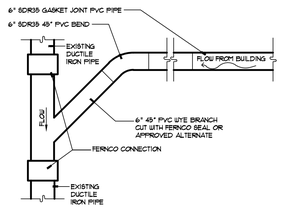


NOTES:
1. ALL SECTIONS TO BE STANDARD REINFORCED CONCRETE.
2. INSTALL NON-SHRINK GROUT IN ALL SECTION JOINTS.
3. FOR SEWERS 8" THROUGH 12" IN DIAMETER.

SECTION

SANITARY MANHOLE

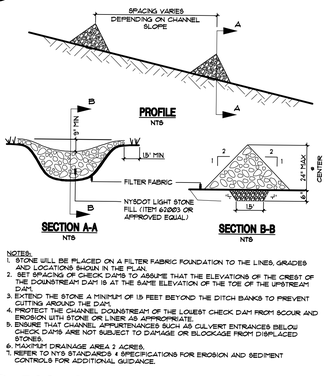
5 L5.0 — NOT TO SCALE — 33-3913-01B



SECTION

SANITARY LATERAL - COMMERCIAL

4 L5.0 — NOT TO SCALE — 33-3913-13



NOTES:
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADIES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 15 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA 2 ACRES.
7. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

ROCK CHECK DAM

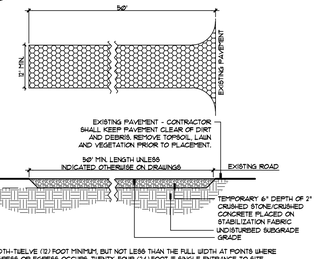
3 L5.0 — NOT TO SCALE — 31-1001-06

NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:
   POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
   FENCE: WOVEN WIRE 14-1/2 GA. 6" MAX. MESH OPENING
   FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
   PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL
6. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

SILT FENCE (SF)

2 L5.0 — NOT TO SCALE — 31-1001-01



NOTES:
1. WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF ANGLE ENTRANCE TO SITE.
2. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
   WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
6. REFER TO SUPPP, SECTION 7 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.
7. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS.

SECTION

CONSTRUCTION ENTRANCE (MUDRACK)

1 L5.0 — NOT TO SCALE — 31-1001-04

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ADAPTIVE REUSE TO MIXED-USE

WELLINGTON AT 1920 PARK

1920 PARK ST.
SYRACUSE, NEW YORK

REVISIONS		
NO.	DESCRIPTION	DATE

SITE DETAILS

Project Status	
Date	10/02/2024
Project Number	44013
Drawn By	VR
Checked By	SF

L5.0

APPENDIX G

Document Repository Correspondence

Nicholas Coulombe

From: Annemarie Gregory <AGregory@onlib.org>
Sent: Thursday, December 19, 2024 9:28 AM
To: Nicholas Coulombe
Subject: Fw: Request to Serve as Document Repository for Brownfield Cleanup Program Application

Hello Nicholas,

Mundy Branch Library would be happy to help by serving as a document repository for the New York State Brownfield Cleanup Program. Please ensure that the binder is clearly labeled, identifying it as part of the New York State Brownfield Cleanup Program and we will find a space to keep the documents for the public to access them. If you have any questions or concerns, don't hesitate to reach out.

Thank you,

Anne Gregory
(she/they)
Branch Manager
Mundy Branch Library
1204 S. Geddes St.
Syracuse, NY 13204
(315)435-3797

Onondaga County Public Libraries

From: Central Library <reference@onlib.org>
Sent: Wednesday, December 18, 2024 12:44 PM
To: Annemarie Gregory <AGregory@onlib.org>
Subject: Fw: Request to Serve as Document Repository for Brownfield Cleanup Program Application

Please let us know if you have any further questions.

Reference Staff
Onondaga County Public Library
447 S. Salina Street

Syracuse, NY 13202
315-435-1900

From: Nicholas Coulombe <NCoulombe@cscos.com>
Sent: Wednesday, December 18, 2024 10:51 AM
To: Central Library <reference@onlib.org>
Cc: Nevin Bradford <NBradford@cscos.com>
Subject: Request to Serve as Document Repository for Brownfield Cleanup Program Application

Good Morning,

I hope this message finds you well.

C&S Engineers is in the process of submitting an application under the New York State Brownfield Cleanup Program (BCP) for a project located at 301 Wolf Street in the City of Syracuse. As part of this application, we are required to identify a public document repository where community members can easily access project-related materials throughout the project's duration, which is expected to span 1 to 2 years.

We are reaching out to inquire whether the Mundy Branch Library would be willing to serve as the designated document repository for this effort. This would involve maintaining a binder or set of documents that we will periodically update as the project progresses.

If the Mundy Branch Library is willing to assist with this effort, please indicate your agreement by replying to this email. Additionally, feel free to reach out if you have any questions, concerns, or require further details about this request.

We sincerely appreciate your consideration and support in making project information accessible to the public.

Thank you,

Nicholas Coulombe

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Nicholas Coulombe
Environmental Project Scientist

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ncoulombe@cscos.com
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