



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 110 Cherry Street LLC

ADDRESS 119 S. Cayuga Street, Suite 301

CITY/TOWN Ithaca

ZIP CODE 14850

PHONE 607-269-7300

FAX NA

E-MAIL todd@visumdevelopment.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- 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 above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, 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. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

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

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 supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		X	
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs	X	X	
Other*			

*Please describe: _____

3. **FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:**

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. **INDICATE PAST LAND USES (CHECK ALL THAT APPLY):**

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

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Neighborhood of the Arts				
ADDRESS/LOCATION 110 Cherry Street				
CITY/TOWN Ithaca		ZIP CODE 14850		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Ithaca				
COUNTY Tompkins		SITE SIZE (ACRES) 6.65		
LATITUDE (degrees/minutes/seconds) 42 ° 26 ' 16.51" N		LONGITUDE (degrees/minutes/seconds) -76 ° 30 ' 52.99" W		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , 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 far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
110 Cherry Street, Ithaca, New York 14850	78	1	1.1	6.65
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without 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) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <div style="text-align: right; margin-top: 5px;">If yes, identify census tract : _____</div> <div style="margin-top: 5px;"> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 100% </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

Petroleum Bulk Storage

NYSDEC

Site No. 7-601495
see attached tank information

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, 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? ☐ Yes ☐ No

NOTE: If a tangible property tax credit 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 by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: TF _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Todd Fox			
ADDRESS 119 S. Cayuga Street, Suite 301			
CITY/TOWN Ithaca		ZIP CODE 14850	
PHONE 607-269-7300	FAX NA	E-MAIL todd@visumdevelopment.com	
NAME OF REQUESTOR'S CONSULTANT Matthew Walker, C&S Engineers			
ADDRESS 499 Col Eileen Collins Boulevard			
CITY/TOWN Syracuse		ZIP CODE 13212	
PHONE (315)703-4323	FAX 315-703-9667	E-MAIL mawalker@cscos.com	
NAME OF REQUESTOR'S ATTORNEY Robert Tyson, Bond, Schoeneck & King			
ADDRESS One Lincoln Center			
CITY/TOWN Syracuse		ZIP CODE 13202	
PHONE 315-218-8221	FAX 315-218-8100	E-MAIL rtyson@bsk.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
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? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? ☐ Yes ☒ No
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 or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
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? ☐ Yes ☒ No
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? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

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 checking this box, 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; 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

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

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. 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 easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
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? 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. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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 addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. 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 X. Land Use Factors

1. What is the current municipal zoning designation for the site? I-1

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☒ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☒ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach 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.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

Refer to attached

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

Refer to attached

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

Refer to attached

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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: 7/8/21

Signature: 

Print Name: Todd Fox

(By a requestor other than an individual)

I hereby affirm that I am Manager (title) of 110 Cherry Street LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 7/8/21

Signature: 

Print Name: Todd Fox

SUBMITTAL INFORMATION:

- **Two (2) copies**, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"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.</p> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(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</p> <p>(c) there are no structures.</p> <p>"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.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box 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.);

☐

☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box 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' households 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 home owners 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.

BCP Application Summary (for DEC use only)

Site Name: Neighborhood of the Arts
City: Ithaca

Site Address: 110 Cherry Street
County: Tompkins **Zip:** 14850

Tax Block & Lot

Section (if applicable): 78 **Block:** 1 **Lot:** 1.1

Requestor Name: 110 Cherry Street, LLC
City: Ithaca

Requestor Address: 119 S. Cayuga Street, Suite 301
Zip: 14850 **Email:** todd@visumdevelopment.com

Requestor's Representative (for billing purposes)

Name: Todd Fox
City: Ithaca

Address: 119 S. Cayuga Street, Suite 301
Zip: 14850

Email: todd@visumdevelopment.com

Requestor's Attorney

Name: Robert Tyson, Bond, Schoeneck & King
City: Syracuse

Address: One Lincoln Center
Zip: 13202

Email: tysonr@bsk.com

Requestor's Consultant

Name: Matthew Walker, C&S Engineers
City: Syracuse

Address: 499 Col Eileen Collins Boulevard
Zip: 13212

Email: mawalker@cscos.com

Percentage claimed within an En-Zone: ☒ 0% ☐ <50% ☐ 50-99% ☐ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

New York State Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL AND SUPPORTING INFORMATION

for



Neighborhood of the Arts
110 Cherry Street
Ithaca, Tompkins County, New York

Prepared By:



September 2021

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION

Neighborhood of the Arts, City of Ithaca, Tompkins County, New York

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

BCP APPLICATION – ADDITIONAL INFORMATION

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ATTACHMENTS

Attachment A	NYSDOS Database of Entities Printout and Corporate Resolution
Attachment B	Site Assessment / Investigation Documentation
Attachment C	Title Abstract and Deeds
Attachment D	Repository Documentation
Attachment E	Petroleum Bulk Storage Tank Information
Attachment F	City Directories and Fire Insurance Maps

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION

Neighborhood of the Arts, City of Ithaca, Tompkins County, New York

ACRONYM LIST

Acronym	Description
BCP Site, Site, Project, or Property	110 Cherry Street, Ithaca, New York
BOA	Brownfield Opportunity Area
City	City of Ithaca
EJ	Environmental Justice
En-zone	Environmental Zone
ESA	Environmental Site Assessment
ESD	Empire State Development
FEMA	Federal Emergency Management Agency
NYSDEC	New York State Department of Environmental Conservation
PCB	Poly-chlorinated Biphenyls
SCO	Soil Cleanup Objective
SVI	Soil Vapor Intrusion
SVOC	Semi-Volatile Organic Compound
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 - Requestor Information

The requestor is:

110 Cherry Street LLC
119 South Cayuga Street, Suite 301
Ithaca, New York 14850

The members of 110 Cherry Street LLC are Todd Fox and Boris Simkin, who are both managing partners of the LLC.

Authorized Representative: Todd Fox
Phone: (607) 269-7300
Email: todd@visumdevelopment.com

A New York State Department of State Corporation & Business Entity Database printout for the volunteer is provided in **Attachment A**. An executed corporate resolution from 110 Cherry Street LLC authorizing Mr. Todd Fox to act as representative in BCP application is also located in **Attachment A**.

Section II – Project Description

The Neighborhood of the Arts Site (Site) is located at 110 Cherry Street in the City of Ithaca, Tompkins County, New York. The Site consists of a single tax parcel located on both sides of Cherry Street. The Site includes a 17,281 square foot building currently used primarily as office space and a 7,584 square foot canopy currently used for the handling of fuels and oils as a result of recycling operations. The remainder of the property is covered with varying amounts of vegetation, construction rubble, and recycling debris. The office space features asphalt parking adjacent to the building. Auxiliary parking is located on the opposite side of Cherry Street on a gravel lot. The topography of the subject property is generally flat, but the western perimeter is generally sloped downwards along the Cayuga Inlet.

Figure 1 depicts the Brownfield Cleanup Program Site (“BCP Site”) on a USGS 7.5 minute quadrangle map.

The Property is currently leased and operated by Upstate Shredding, Weitsman Recycling as a scrap metal collection facility. The property is currently owned by 110 Cherry Street LLC. Visum Development Group, an Ithaca-based company, plans to build the Neighborhood of the Arts (NOTA) on the waterfront along Cherry Street and Cecil Malone Drive. This mixed-use district will be an inclusive, connected, and creative community set along Ithaca’s western waterways. NOTA includes the proposed BCP Site, as well as the parcel to the south.

The proposed BCP Site will be comprised of dense mid-rise residential buildings in the mixed use district, as well as a parking garage to serve the commercial activity on the adjacent non-BCP parcel. The Project also includes a public space along Cecil Malone Drive.

NOTA will become a new destination in the Finger Lakes region with the adaptive reuse of The Warehouse, the neighborhood’s centerpiece. An iconic industrial structure at the intersection of Cecil Malone and Cherry, The Warehouse and its adjacent structures will become home to a dynamic mix of businesses and activities in the adjacent non-BCP parcel. The residential density in the BCP portion of the Project is critical for providing enough of a residential mass to support the viability of the commercial uses. At this early stage, we estimate that these permanent businesses will generate around 85 to 100 jobs, not counting temporary construction jobs, event jobs, or hiring by startups. The images show other projects we are using as inspiration:

- ☐ A Vibrant Market: A food and wine hall will (on the non-BCP parcel) agglomerate and promote New York State agricultural businesses. It will also support light manufacturing in the area through on-site food production and spaces such as shared test kitchens.
- ☐ Public Art: We envision Ithaca becoming home to new art festivals, with interactive art and outdoor playscapes distributed throughout the Site, which will have public pathways and greenways. We are excited to engage local artists and bring their creations to life.
- ☐ Active Recreation: NOTA will be an all-season neighborhood, offering plenty of recreation both indoors and outdoors year-round: imagine rock climbing, a bounce house, bocce ball, shuffleboard, and others. There will also be a youth center where area kids can play and socialize in a safe and positive environment outside school. The BCP Site will include several public spaces and green spaces to encourage recreation.

- Professional Communities: As an entrepreneurial neighborhood, NOTA will have coworking, live-work, and flexible container park spaces. We specifically intend to support green-industry businesses, artisans, small manufacturing, and food production.
- Travel Destination: A boutique hotel in the neighborhood will promote the unique natural beauty of Ithaca and the Finger Lakes region. We want to capitalize on the Finger Lakes region's renowned hospitality and find a local operator for lodging in the new neighborhood. A hotel will be constructed on the BCP Site.

Environmental sustainability is the utmost priority for NOTA. Visum Development is taking an integrative, design-build approach to plan and design the neighborhood. A unified landscape design will be the core design element of the neighborhood. The neighborhood's publicly-accessible greenways will contribute to Ithaca's resiliency and enhance the environmental quality of the post-industrial waterfront, especially with remediated soils as a result of the BCP.

The Neighborhood of the Arts will be a truly inclusive community for people of all ages, life stages, and backgrounds. We firmly intend to offer diverse types of housing, including affordable housing, urban apartments, townhouses, and loft-style units. We are also exploring condos and supportive-services housing. Once complete, we anticipate approximately 1,500 new bedrooms across the various housing types, most of which will be on the BCP Site. Our hope is that Ithacans on a broad span of income levels and life experiences will all feel at home at NOTA.

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

Estimated Project Schedule:

September 2021	Brownfield Cleanup Program (BCP) Application Submission and Remedial Investigation Work Plan (RIWP) Submission
November 2021	Brownfield Cleanup Agreement (BCA) Executed and RIWP Approved
Winter 2021 / 2022	Remedial Investigation (RI) commences
Spring 2022	Report / Work Plan Submissions / Approvals
Summer 2022	Decision Document
Fall 2022	Certificate of Completion (COC) Issued

Section III - Property's Environmental History

Environmental Reports

Environmental information currently exists for the Site from a Phase II Environmental Site Assessment (ESA) completed at the Site by C&S Companies in April / May 2021. Additionally, Geologic NY, P.C. completed a subsurface evaluation and supplemental subsurface evaluation of a small portion of the site, between September 2019 and November 2019. A Phase 1 ESA was also performed by Environmental Works, Inc., on an adjacent property in 2018. The following summarizes those efforts. These reports are provided in **Attachment B**.

C&S Phase II ESA Report – 2021

C&S reviewed historical Fire Insurance Mapping (FIM), city directories, and ownership records, in order to assess current and past site uses. As a result of that assessment, several contamination concerns were identified including:

- ☐ The site was used by Thomas-Morse Aircraft Corporation from at least 1914 to 1928 for industrial purposes.
- ☐ The site was used for automobile wrecking processes from at least 1961 to 1971.
- ☐ The site has been used for scrap metal recycling from at least 2009 to present day. First operated by Reamer Recycling Services Inc. and subsequently by Ben Weitsman of Ithaca.

Based on the above, further evaluation was recommended. Due to the historical land uses, samples collected as part of this Investigation were analyzed for a combination of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), poly-chlorinated biphenyls (PCBs), and metals.

The scope of the Phase II included surface soil sampling, a soil boring program, temporary groundwater well monitoring installation, sampling, and reporting.

C&S' Investigation of the Site was conducted on April 6, 2021.

Sampling Tasks

Task A – Surface Soil Sampling

C&S collected six surface soil samples from across the Site. C&S collected the samples using a decontaminated stainless steel spoon. The proposed analytical program included USEPA Target Compound List (TCL) semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and Target Analyte List (TAL) metals.

Task B – Boring Program

C&S performed a drilling program to assess subsurface soil conditions across the Site. The boring program consisted of 11 soil borings that were to be advanced using a direct-push drilling rig from grade to approximately 12 to 16 feet below grade or refusal. C&S subcontracted the drilling services to a qualified firm. The firm placed a call to Dig Safe NY to mark out site utilities prior to starting the drilling program.

A C&S scientist or engineer screened and logged the soil, and selected samples for analysis based on evidence of contamination, which may have included staining, odors, and the presence of historic fill material (HFM). Six subsurface soil samples were selected from the borings for analysis based on visual and screening evidence of contamination. The proposed analytical program included TCL VOCs and SVOCs, PCBs, and TAL metals.

Task C – Well Installation and Sampling

C&S installed three temporary 1-inch wells, based on field observations. Following installation, the wells were attempted to be developed and subsequently sampled.

The groundwater samples were analyzed for TCL VOCs and SVOCs, PCBs, and TAL metals. Development water was discharged directly on the ground surface.

Data Summary:

Comparison of the surface soil analytical data to the Part 375-6 SCOs indicates:

- ☐ SVOCs were detected in SS-02. Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno (1,2,3-cd)pyrene were detected at concentrations at least greater than Restricted Residential Use SCOs. Commercial Use SCOs were exceeded in some cases.
- ☐ Metals were detected in SS-01, SS-02, SS-04, and SS-06. Copper, lead, cadmium, mercury, and nickel were detected at concentrations at least greater than Restricted Residential Use SCOs. Commercial Use SCOs were exceeded in some cases. Most notably, Arsenic was detected in SS-02 at concentrations exceeding Industrial Use SCOs.

Comparison of the sub-surface soil analytical data to the Part 375-6 SCOs indicates:

- ☐ SVOCs were detected in SB-09 (3.5'-6'). Benzo(b)fluoroanthene was detected at concentrations greater than Restricted Residential Use SCOs.
- ☐ PCB's were detected in SB-10 (3.5'-6'). Total PCBs was detected at concentrations greater than Commercial Use SCOs.
- ☐ Metals were detected in SB-01 (1'-4'), SB-05 (2'-4'), SB-04 (2'-8'), and SB-10 (3.5'-6'). Mercury, copper, lead, nickel, and manganese were detected at concentrations at least greater than Restricted Residential Use SCOs. Commercial Use SCOs were exceeded in some cases. Most notably, arsenic was detected in SB-10 (3.5'-6') at concentrations exceeding Industrial Use SCOs.

Comparison of the groundwater analytical data to the TOGs 1.1.1 Class GA Ambient Water Quality Standards indicates:

- ☐ VOCs were not detected at concentrations greater than the TOGs 1.1.1 Class GA Ambient Water Quality Standards.
- ☐ SVOCs were detected at concentrations greater than the TOGs 1.1.1 Class GA Ambient Water Quality Standards in all three groundwater samples (GW-1, GW-2, GW-3). Exceedances of the TOGs standards included the same six analytes in all samples: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene.
- ☐ Total PCBs were detected at concentrations greater than the TOGs 1.1.1 Class GA Ambient Water Quality Standards in all three groundwater samples (GW-1, GW-2, GW-3).
- ☐ Metals were detected at concentrations greater than the TOGs 1.1.1 Class GA Ambient Water Quality Standards in all three groundwater samples (GW-1, GW-2, GW-3). Exceedances of the TOGs standards included mostly the same analytes in all three samples. The complete list of analytes is too long for this summary. However, arsenic, lead, cadmium, chromium, and mercury, to name a few, were detected in all three samples at concentrations greater than the TOGs 1.1.1 Class GA Ambient Water Quality Standards.

Geologic NY, P.C. Subsurface Investigation – 2019

On September 9, 2019, Geologic NY, P.C. oversaw the advancement of four direct push soil borings on a small portion of the site located on the opposite side of Cherry Street. The area investigated is used primarily as auxiliary parking space.

The soils encountered consisted of brown sand and gravel fill overlying predominately silt and clay soils. The recovered soils were screened with a hand-held photoionization detector (PID) for the presence of VOCs. All PID readings were 0.0 parts per million. Groundwater samples were collected at each soil boring location utilizing a peristaltic pump. The samples were analyzed for TCL VOCs utilizing EPA method 8260 and 8270. Soil boring location DP-1, produced insufficient water for analysis, therefore a soil sample from a depth of 11 feet was utilized instead.

Data Summary:

The following compounds were detected at concentrations in excess of TOGs 1.1.1 Class GA Ambient Water Quality Standards:

Location	Analyte	Concentration (ug/L)	Limit (ug/L)
DP-1	Vinyl Chloride	6.3	0.3
	Cis-1,2-Dichloroethene	986	5
DP-2	Naphthalene	15.1	10
	Vinyl Chloride	2.3	0.3
	Cis-1,2-Dichloroethene	92.9	5

Geologic NY, P.C. Supplemental Subsurface Investigation – 2019

On October 21 2019, Geologic NY, P.C. oversaw the excavation of four test pits in the same area referenced in their previous investigation (above). Test pits extended through the fill layer of brown sand and gravel, which was about four feet thick across the property, and into the underlying native silt soil unit. Composite soil samples were taken from each test pit and analyzed for TCL VOCs utilizing EPA method 8260. No VOCs were detected in the samples.

Geologic NY, P.C. concluded the following:

“Given no other volatile compounds were detected in the samples analyzed and the fact that the site has never been developed, it is our opinion based on the data obtained on September 9 and October 21 2019, that the chlorinated compounds detected the groundwater samples obtained from the property likely migrated on to the property from an off-site location.”

Environmental Works, Inc. – 2018

In October 2018, Environmental Works, Inc. produced a Phase I Environmental Site Assessment (Phase I ESA) for 130 Cherry Street, Ithaca NY, 14850. At the time of this Phase I, 130 Cherry Street was occupied by AJ Foreign Automotive, an automotive repair facility. 130 Cherry Street sits directly west of 110 Cherry Street. The Phase I ESA concluded that this neighboring property presented evidence of both Recognized Environmental Conditions (RECs) and Vapor Encroachment Conditions (VECs).

- ☐ The property was utilized as automotive repair facility for at least twenty years.
- ☐ A former floor drain at the property may have discharged directly to soils beneath the building.
- ☐ The property was at one time classified as a petroleum retailer.
- ☐ Records of poor housekeeping practices and documented releases were found in association with the neighboring property, 105 Cherry Street, Ithaca NY, 14850.

The Phase I ESA contains database listings for 105 Cherry Street, Ithaca NY, 14850. Historically, this address has been associated with the same parcel as 110 Cherry Street, Ithaca NY, 14850. Therefore, it is believed that all listings for 105 Cherry Street are related to the proposed BCP Site. 105 Cherry Street was listed in the following databases:

- ☐ New York Above-ground Storage Tanks (“NY AST”)
- ☐ New York Spills (“NY SPILLS”)
- ☐ State Pollution Discharge Elimination System (“SPDES”)
- ☐ Resource Conservation Recovery Act Non-generator/no longer regulated (“RCRA NonGen/NLR”)
- ☐ Integrated Compliance Information System (“ICIS”)
- ☐ Facility Index System (“FINDS”)
- ☐ United States Environmental Protection Agency Environmental Compliance History Online (“ECHO”)
- ☐ New York Facility and Manifest Data (“NY MANIFEST”)
- ☐ New York Solid Waste Facility/Landfill Facility (“NY SWF/LF”)

A complete summary of database listings can be found within the Phase I ESA in **Attachment B**.

Section IV - Property Information

NOTA Brownfield Cleanup Program Site is located at 110 Cherry Street, Ithaca, New York 14850 (SBL: 78.-1-1.1), as noted in the form.

1. Tax Map Boundaries

The boundaries of the BCP Site correspond to the tax map boundaries. A metes and bounds description of the parcel is provided with the Site Survey, which are attached as **Figure 2**. A Tompkins County tax map is included as **Figure 3A** and **3B**.

2. Property Base Map

A map showing the proposed BCP Site on an aerial photograph is included as **Figure 4**. **Figure 5** shows parcel lines, tax map parcel numbers and owner information for adjacent parcels. **Figure 6** depicts land use for the local area.

3. En-Zone

Designation of En-Zones is limited to eligible 2013 Census Tracts with a poverty rate of at least 20% according to the 2013 American Community Survey five-year estimates and an unemployment rate of at least 125% of the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located.

The BCP site is not within a designated En-Zone.

4. Multiple Applications

The proposed project is a stand-alone project and is not the subject of multiple applications.

10. Property Description Narrative

10.1 Location

The Site is located in the City of Ithaca on the waterfront along Cherry Street and Cecil Malone Drive. Properties surrounding the Site are commercial and industrial facilities.

10.2 Site Features

The Site includes a 17,281 square foot building currently used primarily as office space and a 7,584 square foot canopy currently used for the handling of fuels and oils as a result of recycling operations. The remainder of the property is covered with varying amounts of vegetation, construction rubble, and recycling debris. The office space features asphalt parking adjacent to the building. Auxiliary parking is located on the opposite side of Cherry Street on a gravel lot. The topography of the subject property is generally flat, but the perimeter is generally sloped downwards along the Cayuga Inlet.

10.3 Current Zoning and Land Use

The Site is currently zoned for Industrial use (I-1). The properties surrounding the Site are zoned for a mix of commercial or industrial uses.

10.4 Past Use of the Site

The proposed BCP site was originally developed for industrial purposes as early as 1914. The site is presently occupied by Ben Weitsman of Ithaca (since 2013). Prior site operations included aircraft related manufacturing, automobile wrecking, and scrap metal recycling.

10.5 Site Geology and Hydrogeology

The Site contains historic fill material across a significant portion of the site ranging anywhere from one to six feet bgs. Native soil is located below the fill and consists of gray silty sand with fine/medium/coarse gravel. Depth to groundwater during the Phase II investigation was between two and four feet bgs. Groundwater flow will be evaluated during the remedial investigation.

10.6 Environmental Assessment

Based on the Phase II Investigation, the known contaminants of concern in the soil and groundwater include metals, PCBs, volatiles and semi-volatiles. Soil impacts are generally found from grade to six feet bgs, within the HFM.

The following table indicates the number of soil samples that contained contaminants at concentrations greater than a respective SCO.

Soil Sample Type	Restricted-Residential	Commercial	Industrial
Subsurface Soil	5 of 6	2 of 6	1 of 6
Surface Soil	4 of 6	4 of 6	1 of 6

The following table indicates the groundwater samples that contained contaminants at concentrations greater than New York TOGs.

Groundwater Sample	VOCs	SVOCs	PCBs	Metals
GW-1		X	X	X
GW-2		X	X	X
GW-3		X	X	X
DP-1	X			
DP-2	X	X		

Section V - Additional Requestor Information

No additional information is required.

Requestor's Authorized Representative: Todd Fox
110 Cherry Street LLC
119 S. Cayuga Street
Suite 300
Ithaca, New York, 14850
Phone: 607-269-7300
todd@visumdevelopment.com

Requestor's Consultant: Matt Walker
C&S Engineers, Inc.
499 Colonel Eileen Collins Blvd.
Syracuse, NY 13212
Phone: 315-703-4323
Fax: 315-703-9667
mawalker@cscos.com

Requestor's Attorney: Robert Tyson
Bond, Schoeneck & King PLLC
110 West Fayette Street
Syracuse, New York 13202-1355
Office: 315-218-8221
Fax: 315-218-8100
rtyson@bsk.com

Section VI – Current Property Owner/Operator Information

Neighborhood of The Arts Brownfield Cleanup Program Site includes 110 Cherry Street (SBL: 78.-1-1.1), as noted in the form.

1. ☐ Parcel owner name and information are provided below:

Owner / Operator: 110 Cherry Street LLC
Address: 119 S. Cayuga Street, Suite 300, Ithaca, New York, 14850
Phone: (607)-269-7300
Email: todd@visumdevelopment.com

2. ☐ Previous Property owners, occupants, and information are provided below:

Ownership history back to 1965 is available as listed below. The Site has historically consisted of more than one parcel and address. Deed listings for the separate parcels are listed below. The Requestor does not have contact information relative to the past owners nor does the Requestor have a relationship with the prior owners.

Sale Date	Book/Page	New Owner
5/25/2018	2018-05908	110 Cherry Street LLC (grantor: Neil Wallace)
5/18/2018	2018-05909	110 Cherry St LLC (grantor: Mariette Geldenhuys and Wallace Industries Inc.)
5/17/2002	2507/296	Wallace Industries
3/7/2000	870/330	Neil Wallace (source: Deed 2018-05909)
12/17/1986	622/943	Neil Wallace
078-01-011 or 125/127 Cherry St; chain of title in digital property records		
3/1/1988	634/120	Neil Wallace
2/13/1988	634/122	(Title Clearing)
4/8/1987	625/837	(Title Clearing)
3/12/1987	624/1106	John J. Wolski
12/2/1965	460/543	Bernard Wolski
10/11/1965	460/541	Atty. Edward J. Casey
Former related parcel: W Clinton St, (10)-78-1-12		

12/17/1986	622/943	Neil Wallace
12/4/1986	622/488	Harold Wallace (½ interest)
9/14/1979	573/61	Bette Ruth Wallace and Bertha Lee Freedman
5/11/1974	522/92	Bertha Lee Freedman and Harold Wallace
	395/178	Maury, Harold, and Louis Wallace
		Lehigh Valley Railroad

3. ☐ Property operator / owner contact information:

Owner / Operator	Dates of Operation	Last Known Contact
Ben Weitsman of Ithaca	Sept. 2013 to present	John Abbott jabbott@weitsman.com (607) 687-2780
Reamer Metalico	Mid 2000s to 2013	Unknown
Wallace Industries	Mid 2000s	Unknown
Unknown Auto Wrecker	~ 1960s – 1970s	Unknown
Thomas-Morse Aircraft Corporation	~ 1910s – 1920	Unknown

The available deeds are provided in **Attachment C**. City directories and fire insurance maps are provided as **Attachment F**.

Section VII – Requestor Eligibility Information (ECL §27-1407)

Based on a search of NYSDEC's Petroleum Bulk Storage Database, registered tanks are associated with the Subject Property. The tanks are listed in the Department's online bulk storage database. A copy of the records is provided in **Attachment E**.

110 Cherry Street LLC, the Volunteer, is the current owner of the site and has not operated the site at any time prior to the purchase, and has had no legal relationship with or to any prior owner. At the time of purchase by the Volunteer, Ben Weitsman of Ithaca had an existing lease to operate the site. There were several years remaining on the lease at the time of purchase. The Volunteer did not renew the lease with Weitsman and it is set to expire in Fall 2021. The site is currently operated by Weitsman, and has been operated by Weitsman since September 2013.

The Requestor has exercised appropriate care by: a) implementing the Phase II ESA (one was not required at purchase because Applicant purchased the property at an auction), b) contacting NYSDEC, c) reporting to NYSDEC data suggesting a potential past spill, d) not renewing the lease with the present operator of the Site, e) publicly announcing in the local press the Applicants intention to clean and transform the Site into a full neighborhood, and f) submitting this BCP application after learning the results of the investigation activities. The Applicant will continue to exercise appropriate care by implementing applicable requirements of the BCP, since the Applicants goals are to prevent any future release of contaminants and to transform and greatly improve the environmental condition of the Site.

Section VIII - Property Eligibility Information (ECL §27-1405)

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 27-1305, 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.

The anticipated post remediation use of the site is mixed-use residential / commercial. The completed project is expected to provide approximately 1,500 new bedrooms across various housing types, as well as commercial space which will generate 85-100 jobs. In order to do so, the Volunteer must remediate the Property to Restricted-Residential Soil Clean-up levels (Track 4) under 6 NYCRR Part 375.

The Property has been used for industrial and commercial purposes since it was first developed prior to 1914 as the Thomas-Morse Aircraft Corporation. Site operations included aircraft development and manufacturing. Between 1961 and 1971, the Site was used for auto wrecking. The site has since been used for scrap metal recycling from the mid 2000s to present day. First operated by Reamer Recycling Services Inc. and subsequently by Ben Weitsman of Ithaca.

Based on the current condition of the site as well as historical site usage, contamination may exist in areas that were inaccessible during the Phase II ESA.

In addition to the above, the Phase II ESA documented contamination and historical uses of the Property that complicate the redevelopment of the site for residential purposes, and also creates a financial burden for the Volunteer.

Section IX – Site Contact List

1. Local Government – City of Ithaca and Tompkins County

Svante Myrick
City of Ithaca Mayor
108 East Green Street
Ithaca, New York 14850

JoAnn Cornish
City of Ithaca Director of Planning and Economic Development
108 East Green Street
Ithaca, New York 14850

Jason Molino
Tompkins County Administrator
125 East Court Street,
Old Jail Bldg. 3rd Floor
Ithaca, New York 14850

Joe McGrath, CEO/President
Finger Lakes Regional Land Bank Corporation
1 DiPronio Drive
Waterloo, NY 13165

2. Residents, Owners and Occupants of Property and Property Adjacent to Site:

Owners / operators are listed below and shown in **Figure 5**.

Ben Weitsman of Ithaca 110 Cherry Street Ithaca, NY 14850	Performance Premises, LLC 102 Cherry St. Ithaca, NY 14850	Taber Street One, LLC 805-813 Taber St. Ithaca, NY 14850
Downstate 201 Excavation, LLC 226 Cecil A Malone Dr. Ithaca, NY 14850	Bouche Frederic R. 817 Taber St. Ithaca, NY 14850	Ithaca Aeroplane Fty Hldg, LLC 120-40 Brindley St. Ithaca, NY 14850
City of Ithaca 119-139 Brindley St. Ithaca, NY 14850	Bouche Frederic R. 815 Taber St. Ithaca, NY 14850	Ithaca Aeroplane Fty Hldg, LLC 902 Taber St. Ithaca, NY 14850
Ithaca Arthaus, LLC 130 Cherry St. Ithaca, NY 14850	Taber Street One, LLC 811-13 Taber St. Ithaca, NY 14850	Beckadam, Inc 132 Cherry St. Ithaca, NY 14850
	Taber Street One, LLC 809 Taber St. Ithaca, NY 14850	

3. Local Media:

Local Newspaper:

Ithaca Times
109 N. Cayuga St.
Ithaca, NY 14850
(607) 277-7000
<https://www.ithaca.com/>

Local Television:

WENY News – NY Local Ithaca
112 W. State St.
Ithaca, NY 14850
<https://www.weny.com/category/334129/ny-local-ithaca>

Radio:

WHCU 97.7fm/870am
1751 Hanshaw Road
Ithaca, NY 14850
<https://whcuradio.com/>

4. Local Water Supplier:

City of Ithaca Department of Public Works – Water and Sewer Division
510 1st St.
Ithaca, NY 14850
(607) 272-1717

5. Persons Requesting to be Placed on Contact List:

To Be Completed as Necessary

6. 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.

Beverly J. Martin Elementary
302 West Buffalo St.
Ithaca, NY 14850
Principal – Susan Eschbach

Over the Moon Preschool
516 W. Green St.
Ithaca, NY 14850

7. Document Repositories:

Tompkins County Public Library, part of the Tompkins County Public Library System (TCPL), was identified as a document repository due to its proximity to the Site and flexible hours. The address is 101 East Green Street, Ithaca, New York 14850. C&S requested repository duties from TCPL on June 9, 2021. On June 9, 2021 TCPL agreed to repository duties.

Documents will also be made available to view in person during normal business hours at the Visum Development Group Office. The documents will be available for viewing after hours on the Visum Development Group website (<https://www.visumdevelopment.com>). Visums' address is:

Visum Development Group
119 S. Cayuga St. Suite 301
Ithaca, NY 14850
(607) 269-7300

A copy of the correspondence with Tompkins County Public Library indicating that they agree to act as the repository for the project is provided in **Attachment D**.

Section X - Land Use Factors

1. Current Zoning

The site is zoned Cherry District, which permits multiple family dwellings on upper stories, parks and playgrounds, retail store or service commercial facility, restaurants, hotels, and light industrial uses, among other commercial and industrial uses.

2. Current Uses: Summary of Business Operations

The Site is located at 110 Cherry Street in the City of Ithaca, Tompkins County, New York. The Site consists of a single tax parcel located on both sides of Cherry Street. The Site includes a 17,281 square foot building currently used primarily as office space and a 7,584 square foot canopy currently used for the handling of fuels and oils as a result of recycling operations. The remainder of the property is covered with varying amounts of vegetation, construction rubble, and recycling debris. The office space features asphalt parking adjacent to the building. Auxiliary parking is located on the opposite side of Cherry Street on a gravel lot. The topography of the subject property is generally flat, but the perimeter is generally sloped downwards along the Cayuga Inlet.

3. Intended Use – Post Remediation

The anticipated post remediation use of the site is a mixed-income residential and commercial use. NOTA will include the construction of buildings that facilitate businesses and apartment-style city living. Buildings will most likely feature a first floor commercial space with residential apartments located throughout the floors above.

4. 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 an area that has been the focus of public interest concerning the stabilization of existing neighborhoods and plan for future growth. The developers are currently working with local and regional stakeholders to insure the proposed site improvements are in concert with larger infrastructure improvements.

5. Consistency with Zoning

The redevelopment is consistent with the limitations of the Cherry Street zoning district.

6. Consistency with Plans

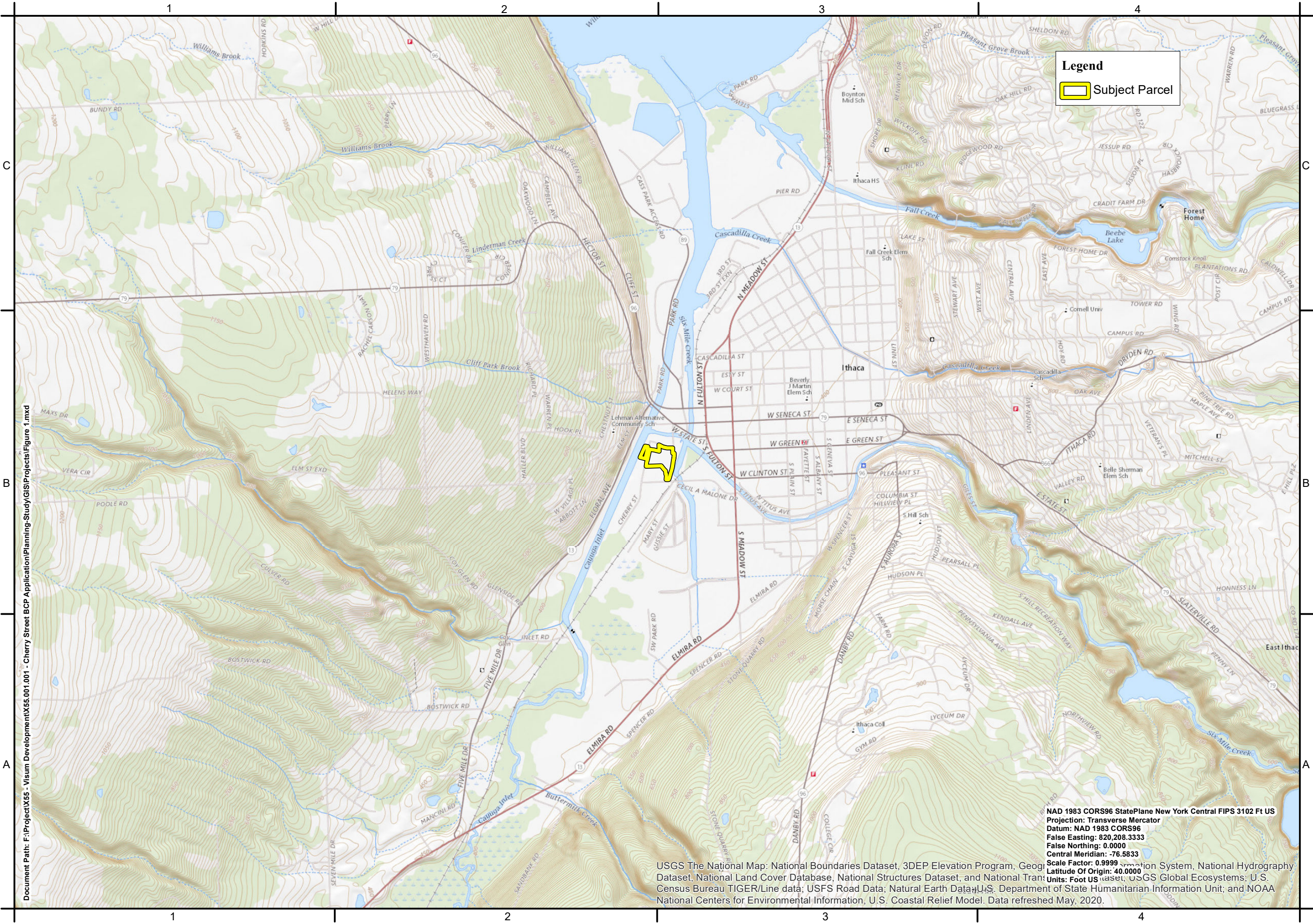
Visum Development's Neighborhood of the Arts proposal directly implements many policy recommendations outlined in the November 2019 draft of the City of Ithaca Waterfront Plan.

- □ Page 16: "A. Encourage Mixed Use Development. The City should encourage and support mixed-use development in the entire waterfront area that will enhance the existing character of each of the waterfront districts."
 - □ The proposed NOTA neighborhood is a deeply mixed-use concept.
- □ "B. Encourage Housing Opportunities for all Income Levels. The City should encourage residential opportunities for people of all income levels to be developed in the waterfront area."
 - □ We actively want to ensure that affordable and market-rate housing are part of the neighborhood's development plan.
- □ "C. Encourage Public Access to the Waterfront. As the waterfront develops, the area should remain a space open and accessible to all. The City should ensure that all new development reserves space for public walkways along the waterfront."
 - □ Publicly accessible non-vehicular trails will be an integral component of NOTA's site plan. Visum Development has already contracted with Whitham Planning and Design, a very respected local firm, to design the neighborhood master plan.
- □ "D. Encourage Better Multi Modal Connections. The City should encourage development at the waterfront to have better multi modal connections to all areas. New development should consider pedestrian, bike, water, and public transit connections and reserve space for these modes to allow access to and from all portions of the waterfront."
 - □ As part of the neighborhood plan, Visum is encouraging the City of Ithaca to improve connectivity between the waterfront and the West Hill neighborhood.
- □ "E. Encourage a Vibrant Waterfront. The City should encourage mixed use development that includes commercial and residential uses that will allow the waterfront area to be occupied at all times of day throughout the year, resulting in a more vibrant space."
 - □ The planned mix of commercial activities we are targeting for the neighborhood will ensure that the Neighborhood of the Arts is a truly round-the-clock, all-weather recreation and commercial destination.
- □ Page 20, specifically about Cherry St: "While industrial uses are desired, businesses that locate in this district must have a low environmental impact, particularly given its proximity to the water. Housing is also a desired use in this area. The district's character creates an

ideal location to encourage alternate types of housing that makes use of industrial-style buildings and creates spaces for live/work activities.”

- Because Visum intends to co-locate housing and commercial activities, the development team will be mindful of the need for businesses to have low to no noise, odor, light, pollution, and vibration impacts.
- “The City should encourage new or expanded opportunities to create well-paying jobs.”
 - The planned neighborhood accomplishes this by cultivating a diverse mix of businesses. Urban economics has long recognized business co-location as an important strategy to support greater revenues.
- “The City should encourage and support mixed-use development that is compatible with the existing industrial uses and that allows for live/work opportunities. Mixed-use development can include residential uses and commercial uses.”
 - See the above two comments.
- Page 21: “The encouragement of mixed residential/commercial development in this area will also encourage 24/7 activity.”
 - The project’s proposed commercial and residential mixes will implement the plan’s vision of a neighborhood that is activated throughout the day.
- Page 36 “Support the construction of new housing throughout the study area.”
 - The majority of the 110 Cherry St site east of Cherry St will be housing.
- Page 47: “The community’s use of active modes of transportation will improve individual health and wellness, as well as environmental sustainability.”; “All residents and visitors will have access to parks, trails, recreational facilities, and community activities that support social interaction and physical activity.”;
 - We have already begun engaging with landscape architects and urban designers to ensure that opportunities for active recreation and transportation as well as environmental resilience are built into the project from the start.
- “Public spaces will be welcoming to all residents and visitors.”; “The built environment will be accessible for people of all ages and abilities.”
 - Visum Development fully intends to make most walkways publicly accessible, and to make outdoor spaces fully compliant with ADA requirements.
- “Public and private properties will be free from contamination.”
 - The Brownfield Cleanup Program will support this goal.
- Page 58 - The City has already implemented this recommendation with a new vehicle bridge that outlines a north-south corridor along the waterfront, connecting Cherry St directly to Taughannock Blvd on Inlet Island: “The planned reconstruction and realignment of the Brindley Street Bridge”
- Page 71 - “Encourage food production and food processing businesses throughout the waterfront districts”
 - Food-based retailers, restaurants, and producers are among the core mix of businesses we want to attract to and retain in the Neighborhood of the Arts.

Figures

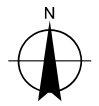


Legend

Subject Parcel



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



0 2,000 Feet
1 inch = 2,000 feet

NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO: X55.001.001
DATE: June 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

USGS
Topographic
Map

Figure 1

NAD 1983 COR96 StatePlane New York Central FIPS 3102 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 COR96
False Easting: 820,208.3333
False Northing: 0.0000
Central Meridian: -76.5833
Scale Factor: 0.9999
Latitude Of Origin: 40.0000
Units: Foot US
Source: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geo
Dataset, National Land Cover Database, National Structures Dataset, and National Tran
Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA
National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.



Part of 78.-1-1.1 - 110 Cherry Street, Ithaca, New York

Parcel 1:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, Tompkins County, New York, known as 125-127 Cherry Street in said City, bounded and described as follows: Beginning at a point in the easterly line of Cherry Street, said point of beginning being marked by an old pipe located 331.5 feet northeasterly along the street line from the intersection of the easterly line of said Cherry Street and the northerly line of West Clinton Street, as shown on a map hereinafter referred to; thence northeasterly along the easterly line of said Cherry Street 100 feet to a pipe set, as shown on said map; thence southeasterly 382 feet, in part along an old fence line and the line of occupation, to a pipe; thence southerly at 83 feet passing through a pipe, a total distance of 103 feet to a tall 6 inch steel post; thence northwesterly 409 feet to the place of beginning.

The above premises are shown on a map entitled "Site Plan Wallace Steel and Supply Co.", last amended October 31, 1986, prepared by T.G. Miller Associates, licensed surveyor, which map was filed in the Tompkins County Clerk's Office on December 17, 1986, in Map Vault Box VII L, as No. 125-127 Cherry Street.

EXCEPTING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, being more particularly

bounded and described as follows: COMMENCING at the southwesterly corner of the lands of the grantor as described in a deed from Veronica Fiero, as administratrix of the estate of John J. Wolski, dated March 1, 1988, and recorded in the Office of the Tompkins County Clerk in Book 634 of Deeds at Page 120; thence south 89° 29' east a distance of 339.0 feet passing through pipes set at 113 feet and 226 feet to an iron pipe; thence south 75° 42' east a distance of 59.9 feet to an iron pipe; thence south 1° 00' west a distance of 86.00 feet to an iron pipe, passing through a pipe set at 66.00 feet; thence north 75° 21' west a distance of 409.0 feet to an iron pipe marking the point and place of beginning.

The above described premises are depicted upon a survey map entitled "Site Plan Wallace Steel and Supply Co." prepared by T. G Miller Associates, P.C. and most recently amended March 16, 1988 to show proposed division of 125-127 Cherry Street.

Parcel 2:

ALL THAT TRACT OR PARCEL OF LAND, situate at 726 West Clinton Street, City of Ithaca, County of Tompkins, State of New York, being more particularly bounded and described as follows:

COMMENCING at the intersection of the north bounds of West Clinton Street with the easterly bounds of Cherry Street; thence North 14° 49' 31" East along the east bounds of Cherry Street a distance of 331.50 feet to an iron pipe; thence along the north line of lands now or formerly of MTP of Ithaca, Inc. (Liber 862, Page 64), South 89° 28' 37" East, passing through a point marked by an iron pin at 229.71 feet, a total distance of 338.95 feet to a rebar marking the TRUE POINT OF BEGINNING; thence the following courses and distances:

South 75° 42' 02" East, along lands now or formerly of Wallace Steel (Liber 634, Page 120), 59.92 feet to an iron rebar found;

South 01° 00' 11" West, along lands now or formerly of Wallace Steel (Liber 622, Page 943), 66.00 feet to an iron rebar found;

North 87° 38' 33" East, continuing along the last referred lands of Wallace Steel, 33.40 feet to a point;

South 02° 33' 14" East, continuing along the last referred lands of Wallace Steel, 39.98 feet to an iron pin set;

thence through the aforementioned land now or formerly of MTP of Ithaca, Inc., North 46° 24' 58" West a distance of 54.73 feet to an iron pin set; thence continuing through said lands of MTP of Ithaca North 32° 42' 23" West a distance of 97.00 feet to the TRUE POINT OF BEGINNING, containing 0.067 acres of land, more or less.

Bearings are referenced to a survey map entitled "SURVEY MAP, NO. 726 WEST CLINTON STREET", dated September 24, 1999 by T.G. Miller, P.C., a copy of which map was filed in the Tompkins County Clerk's Office concurrently with the recording of the deed to MTP of Ithaca, Inc. referenced above.

Said premises are depicted as "Parcel A, 0.067 AC., to be conveyed to Wallace Steel, Inc.", on the survey map entitled "SURVEY MAP OF A PORTION OF NO. 726 WEST CLINTON STREET, CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK", dated November 22, 1999 and prepared by Salvatore J. Pisani.

Parcel 3:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows:

Beginning at a point in the westerly line of Cherry Street in said city marking the southeasterly corner of premises conveyed by Loren B. Hardesty to John R. S. Gillespie by deed dated December 31, 1973, and recorded in the Tompkins County Clerk's Office on the same date in Book 512 of Deeds at Page 925; thence running south $23^{\circ} 50'$ west and along said westerly line of Cherry Street 500 feet to a pipe set in a northerly corner of premises now or formerly owned by Louann, Inc.; thence running north $80^{\circ} 30'$ west and along the northerly line of said Louann, Inc., said course being parallel to Clinton Street, to the easterly line of premises appropriated from said Hardesty by the New York State Department of Conservation by instrument filed in the Tompkins County Clerk's Office February 5, 1968 in Book 473 of Deeds at Page 876; thence running northerly and along the easterly line of said premises so appropriated to its intersection with the southerly line of the premises conveyed to Gillespie by the deed first above mentioned and recorded in said Clerk's Office in Book 512 of Deeds at Page 925; thence running easterly and along the southerly line of said Gillespie premises to the point and place of beginning.

Reference is hereby made to a survey of the above premises made by L. L. Graham, C.E., under date of September 24, 1957, entitled "Property of Ellsworth A. Schaber" filed in the Tompkins County Clerks' Office March 31, 1963 in Map Book B-5 at Page 36.

EXCEPTING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins, State of New York, more particularly bounded and described as follows:

BEGINNING at a pin set at a point in the westerly line of Cherry Street in said City, said pin being a total distance of $517.6\pm$ feet northerly along said westerly line of Cherry Street from the intersection of said westerly line with the northerly line of Clinton Street; thence running south $8^{\circ} 42'$ west and along said westerly line of Cherry Street 224.6 feet

to a pipe set in a northerly corner of premises now or formerly owned by Louann, Inc.; thence running south $84^{\circ} 2'$ west and along the northerly line of said Louann, Inc, said course being parallel to Clinton Street, a distance of 179 feet to the easterly line of premises appropriated from Loren B. Hardesty by the New York State Department of Conservation by instrument filed in the Tompkins County Clerk's Office February 5, 1968 in Book 473 of Deeds at Page 876; thence running north $20^{\circ} 1'$ east and along the easterly line of said premises so appropriated a distance of 275.3 feet to a pin; thence running south $81^{\circ} 18'$ east a distance of 119.1 feet to the point or place of beginning, containing 0.82 acres, more or less.

Reference is made to a survey map entitled "Subdivision Map Showing Lands of Neil Wallace, Cherry Street, City of Ithaca, Tompkins County, New York" made by T.G. Miller, P.C., dated October 20, 1992, and amended November 27, 1996, and January 23, 1997, which was recorded in the Tompkins County Clerk's Office on January 31, 1997, at Map Drawer GG, Map No. 5.

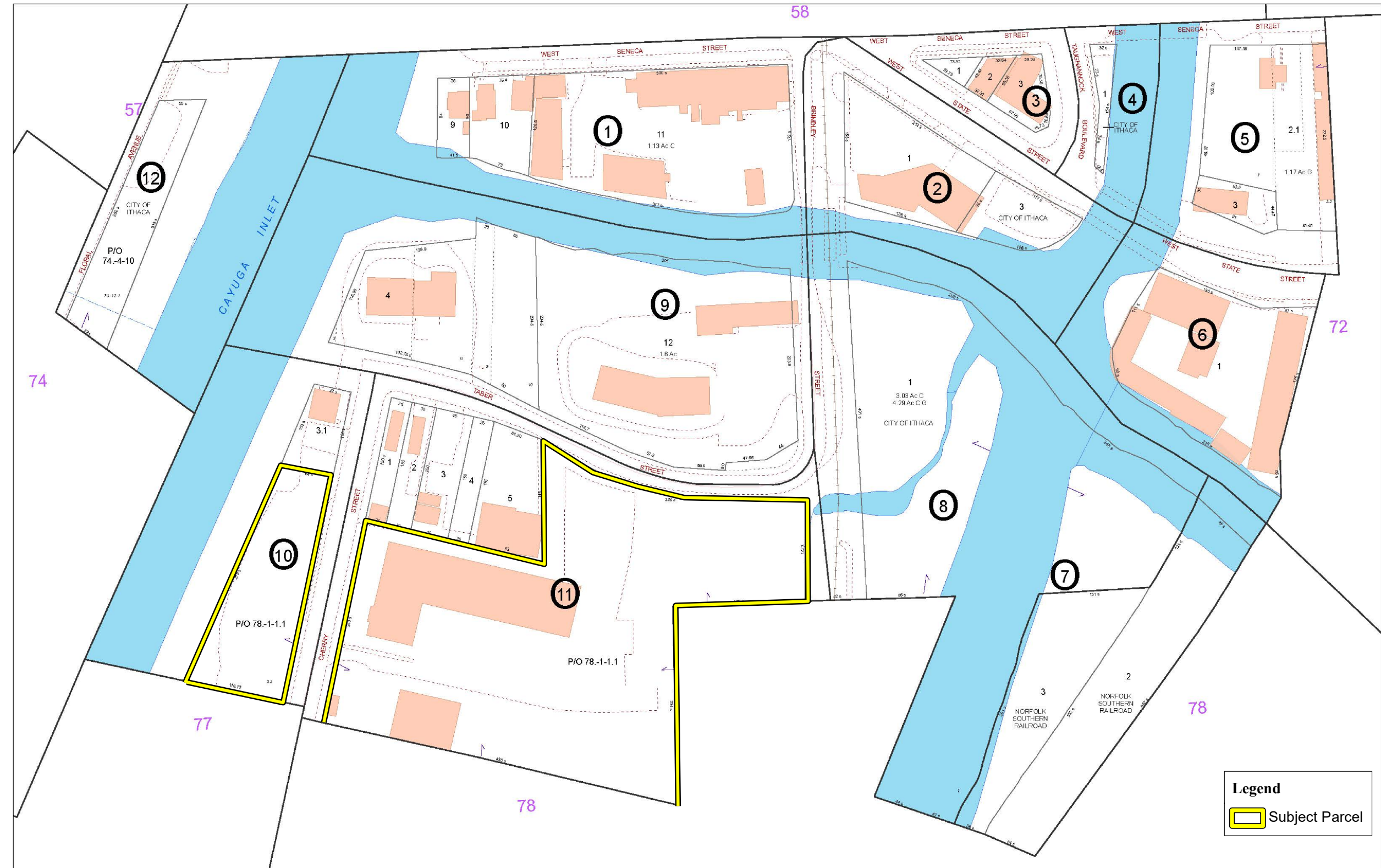
SCHEDULE "A" LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins, and State of New York, more particularly bounded and described as follows:

Commencing at a point on the east line of Cherry Street, which point of beginning is 150 feet of the south line of Taber Street; thence southerly along the east line of Cherry Street a distance of 301 feet to the north line of the premises now or formerly owned by Bernard Wolski; thence easterly along the north line of the said premises now or formerly owned by Bernard Wolski to the northeast corner of said premises; thence southerly and along the east line of said premises now or formerly owned by Bernard Wolski a distance of 83 feet to a point; thence easterly and forming an interior angle of 90 degrees a distance of 33.4 feet to a point; thence southerly and forming an exterior angle of 90 degrees a distance of 113.3 feet to a point; thence southerly forming an exterior angle of 191 degrees 5' a distance of 53.6 feet to a point; thence southerly and forming an exterior angle of 161 degrees 1' a distance of 72.8 feet to a point on the northerly line of West Clinton Street thence easterly and along the northerly line of West Clinton Street to a point on the west line of the Lehigh Valley Railroad property right-of-way; thence northerly and on a curve along the west line of Lehigh Valley Railroad property a distance of 600 feet, more or less, to a pipe; thence westerly and along the Lehigh Valley Railroad right-of-way a distance of 20 feet to a point; thence northerly and along the extended west line of Brindley Street a distance of 139.5 feet to a point on the south line of Taber Street; thence westerly and along the south line of Taber Street to a point, which point is the northeast corner of premises now or formerly owned by William G. Kissock and Velma C. Kissock; thence southerly and forming an interior angle of 63 degrees and along the east line of the premises now or formerly owned by William G. Kissock and Velma C. Kissock a distance of 147 feet to a point; thence westerly and along the southerly line of the premises of William G. Kissock and Velma C. Kissock and on a prolongation of said line a distance of 218 feet to the point or place of beginning situated on the west line of Cherry Street.

EXCEPTING THEREFROM the parcel conveyed to MTP of Ithaca, Inc., by deed dated February 9, 2000, recorded March 10, 2000 in Book 870 of Deeds at page 328.

Being the same premises conveyed to Wallace Industries, Inc. by Warranty Deed dated March 30, 2002 and recorded in the Tompkins County Clerk's Office on May 24, 2002 as CD 2507 at page 296.



FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

All tax maps are referenced to the New York State Plane Central Coordinates System using the 1983 North American Datum. Property lines have been required to 1991-92 Tompkins County Digital Planimeter Base Map, and, as a result, dimensions and acreage may vary from legal descriptions. For example, legal descriptions or conveyances, please refer to the appropriate deeds and surveys.

NOTICE OF DISCLAIMER

This map represents a compilation of graphical information from the 1991-92 Tompkins County Digital Planimeter Base Map, and digital conversion of the same. It is not a legal description of land, and it is not a substitute for a legal description. It is a compilation of information. As a practical matter, the County does not warrant the accuracy or completeness of the information presented. The user of this map agrees to accept the data "as is" without the liability of the County for any damages that may result from the use of this map.

SPECIAL DISTRICT INFORMATION

Ithaca City School District

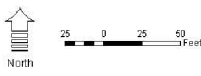
- Building Footprint (1991-2020)
- Curb/Pavement Line
- Railroad
- Hydrography
- Special Districts
- Municipality
- Military Tract/Watkins & Flint Lot Number

LEGEND

- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number

- 43.1
 - 5.12
 - 4.8
 - 5.6 Ac
 - 2.11 Ac C
 - 18.30 Ac G
 - 100e
 - 100d
- Parcel Lot Number
Previous Lot Number
Subdivision Lot Number
Deed/Survey Acreage
Computed Acreage
Grouped (Total) Acreage
Sealed (Calculated) Acreage
Deed Dimension

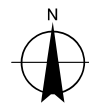
CITY OF ITHACA
TOMPKINS COUNTY, N.Y.



MAP: 73
SCALE: 1" = 50'
(Unweighted on inch 21 mile)
(1:127,079, scale is 1" = 109')
MAP REVISED: 1-JULY-2020
MAP PRINTED: 1-JULY-2020



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9867
www.cses.com



NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO: X55.001.001
DATE: June 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

City
Tax
Maps

Figure 3A



FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

All tax maps are referenced to the New York State Plane Central Coordinate System using the 1983 North American Datum. Property lines have been registered to 1991-2021 Tompkins County Digital Platonic Base Map. As a result, dimensions and acreages may vary from legal descriptions. For complete legal descriptions or conveyances, please refer to the appropriate deeds and surveys.

NOTICE OF DISCLAIMER

This map represents a compilation of geographic and technical information from the State and private digital platonic base map, and digital conversion of hard-copy maps. It does not constitute an official survey or a legal description. It is intended for informational purposes only and should not be used for legal purposes. The accuracy or completeness of the information presented is not guaranteed. The user assumes all responsibility for the use of this map. The City of Ithaca is not responsible for any errors or omissions in this map.

SPECIAL DISTRICT INFORMATION

Blacks City School District

- Building Footprint (1991-2020)
- Curb/Pavement Line
- Railroad
- Hydrography
- Special Districts
- Municipality
- Military Tract/Watkins & Flint Lot Number

LEGEND

- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number

43.1	Parcel Lot Number
1.12	Previous Lot Number
4.3	Subdivision Lot Number
5.4	Deed/Survey Acreage
2.11	Computed Acreage
16.50	Grouped (Total) Acreage
100:	Scaled (Calculated) Acreage
100:	Deed Dimension

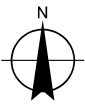
CITY OF ITHACA
TOMPKINS COUNTY, N.Y.



MAP: 78
SCALE: 1" = 75'
(When plotted on A3/D 36x48")
31 x 17" (976 x 430) at 1" = 100'
MAP REVISED: 1 JULY 2020
MAP PRINTED: 1 JULY 2020



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Fax: 315-455-9667
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**NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850**

PROJECT NO: X55.001.001
DATE: June 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

**City
Tax
Maps**

Figure 3B



Legend

Subject Parcel



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499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cse.com



0 100
Feet
1 inch = 100 feet

NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO:	X55.001.001
DATE:	June 2021
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

Model: 06/2021 @ 4:00:00 PM

Site
Plan
Map

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

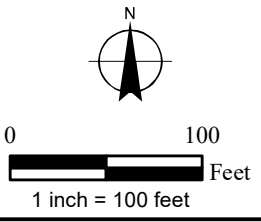
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Document Path: F:\Project\X55 - Visum Development\X55.001.001 - Cherry Street BCP Application\Planning-Study\GIS\Projects\Figure 4.mxd

Figure 4



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

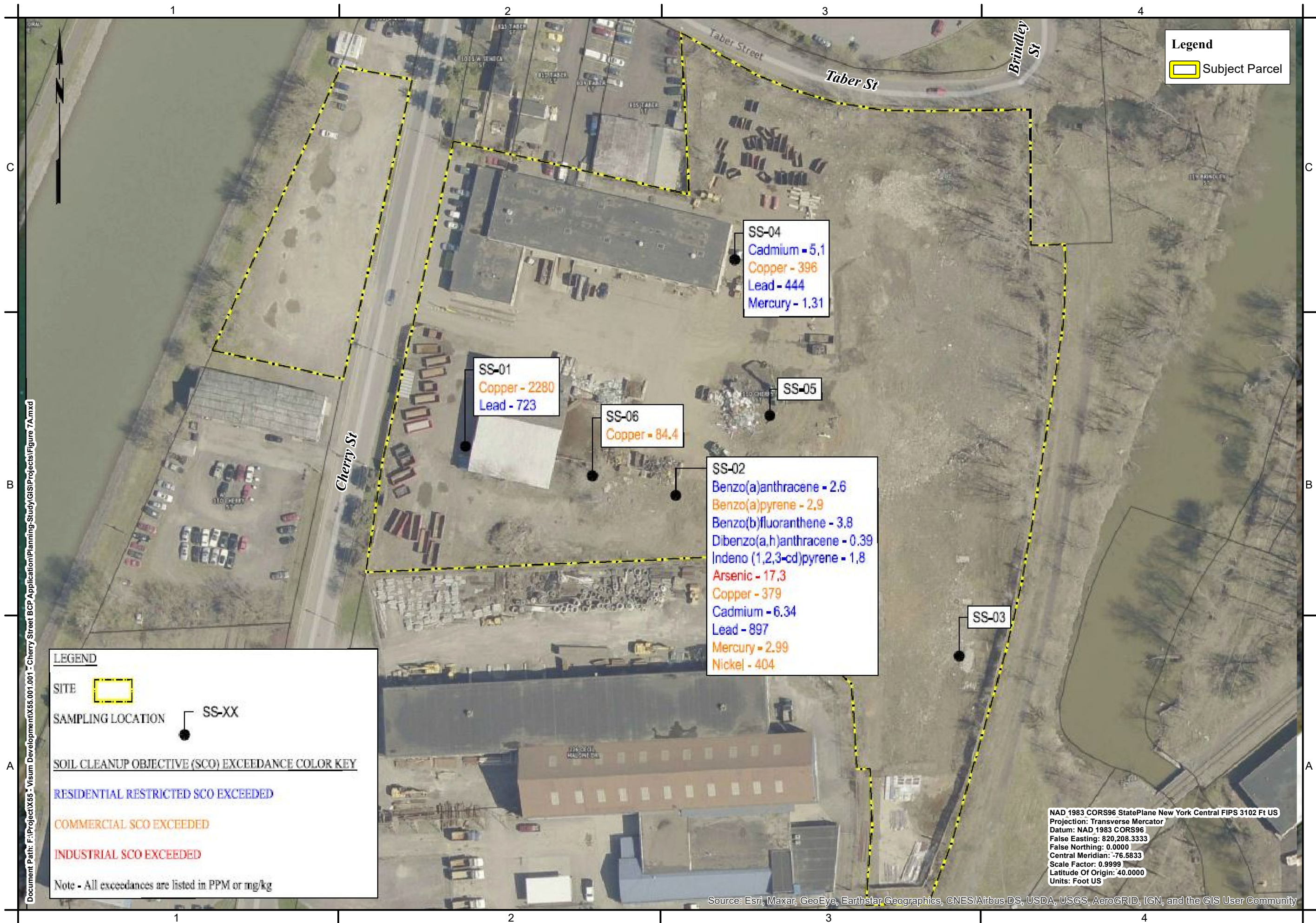


NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO: X55.001.001
DATE: September 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

Adjacent
Properties
Map

Figure 5



Legend

Subject Parcel

LEGEND

SITE

SAMPLING LOCATION SS-XX

SOIL CLEANUP OBJECTIVE (SCO) EXCEEDANCE COLOR KEY

RESIDENTIAL RESTRICTED SCO EXCEEDED

COMMERCIAL SCO EXCEEDED

INDUSTRIAL SCO EXCEEDED

Note - All exceedances are listed in PPM or mg/kg

SS-04
Cadmium - 5.1
Copper - 396
Lead - 444
Mercury - 1.31

SS-01
Copper - 2280
Lead - 723

SS-06
Copper - 84.4

SS-05

SS-02
Benzo(a)anthracene - 2.6
Benzo(a)pyrene - 2.9
Benzo(b)fluoranthene - 3.8
Dibenzo(a,h)anthracene - 0.39
Indeno (1,2,3-cd)pyrene - 1.8
Arsenic - 17.3
Copper - 379
Cadmium - 6.34
Lead - 897
Mercury - 2.99
Nickel - 404

SS-03

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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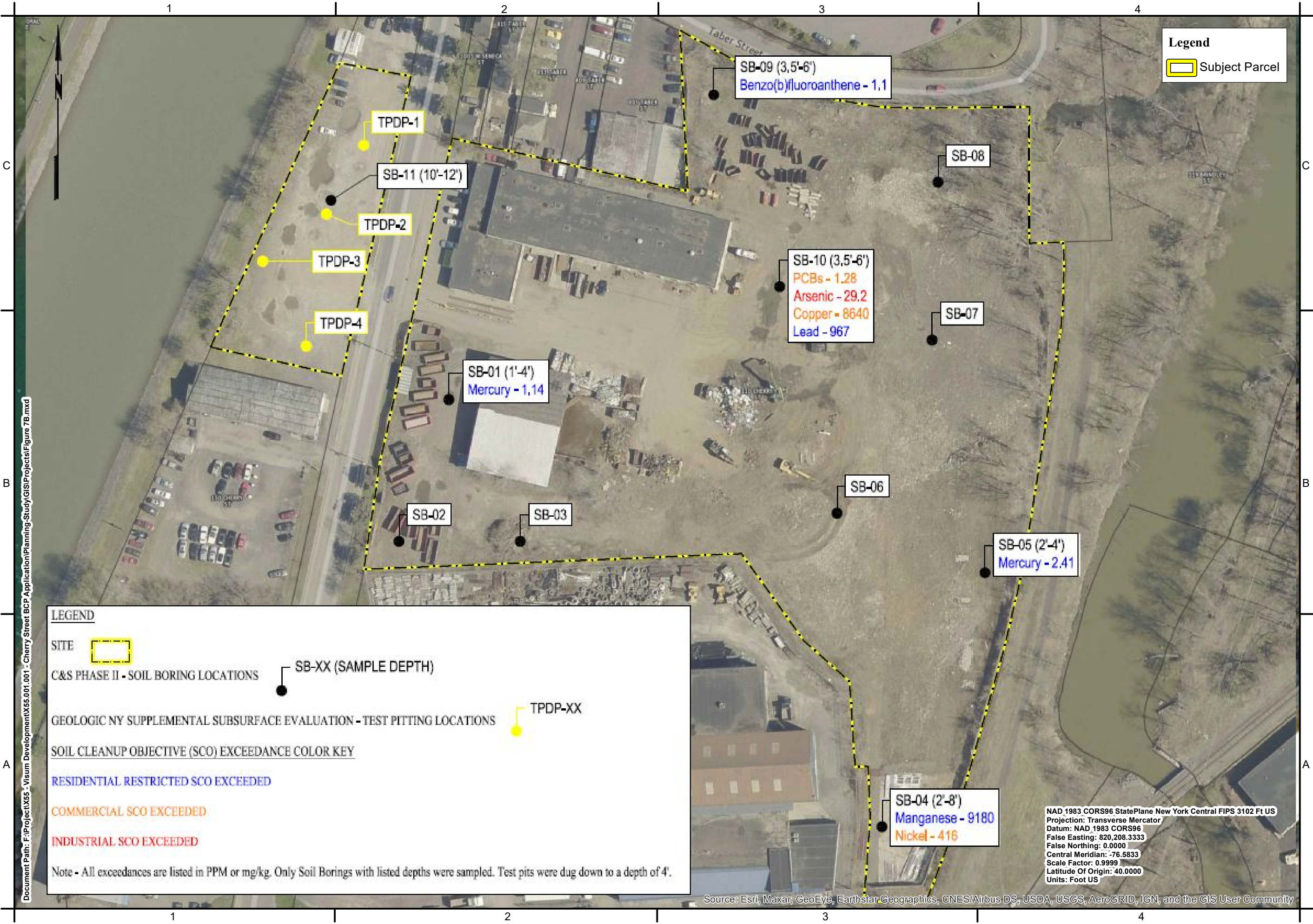
0 80
Feet
1 inch = 80 feet

NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO: X55.001.001
DATE: June 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:

**Surface
Soil Sampling
Results**

Figure 7A



Document Path: F:\Project\X65 - Visum Development\X65.001.001 - Cherry Street BCP Application\Planning-Study\GIS\Projects\Figure 7B.mxd

LEGEND

SITE

C&S PHASE II - SOIL BORING LOCATIONS

SB-XX (SAMPLE DEPTH)

GEOLOGIC NY SUPPLEMENTAL SUBSURFACE EVALUATION - TEST PITTING LOCATIONS

TPDP-XX

SOIL CLEANUP OBJECTIVE (SCO) EXCEEDANCE COLOR KEY

RESIDENTIAL RESTRICTED SCO EXCEEDED

COMMERCIAL SCO EXCEEDED

INDUSTRIAL SCO EXCEEDED

Note - All exceedances are listed in PPM or mg/kg. Only Soil Borings with listed depths were sampled. Test pits were dug down to a depth of 4'.

Legend

Subject Parcel



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



080

Feet

1 inch = 80 feet

NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO:	X55.001.001
DATE:	June 2021
SCALE:	AS SHOWN
DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	

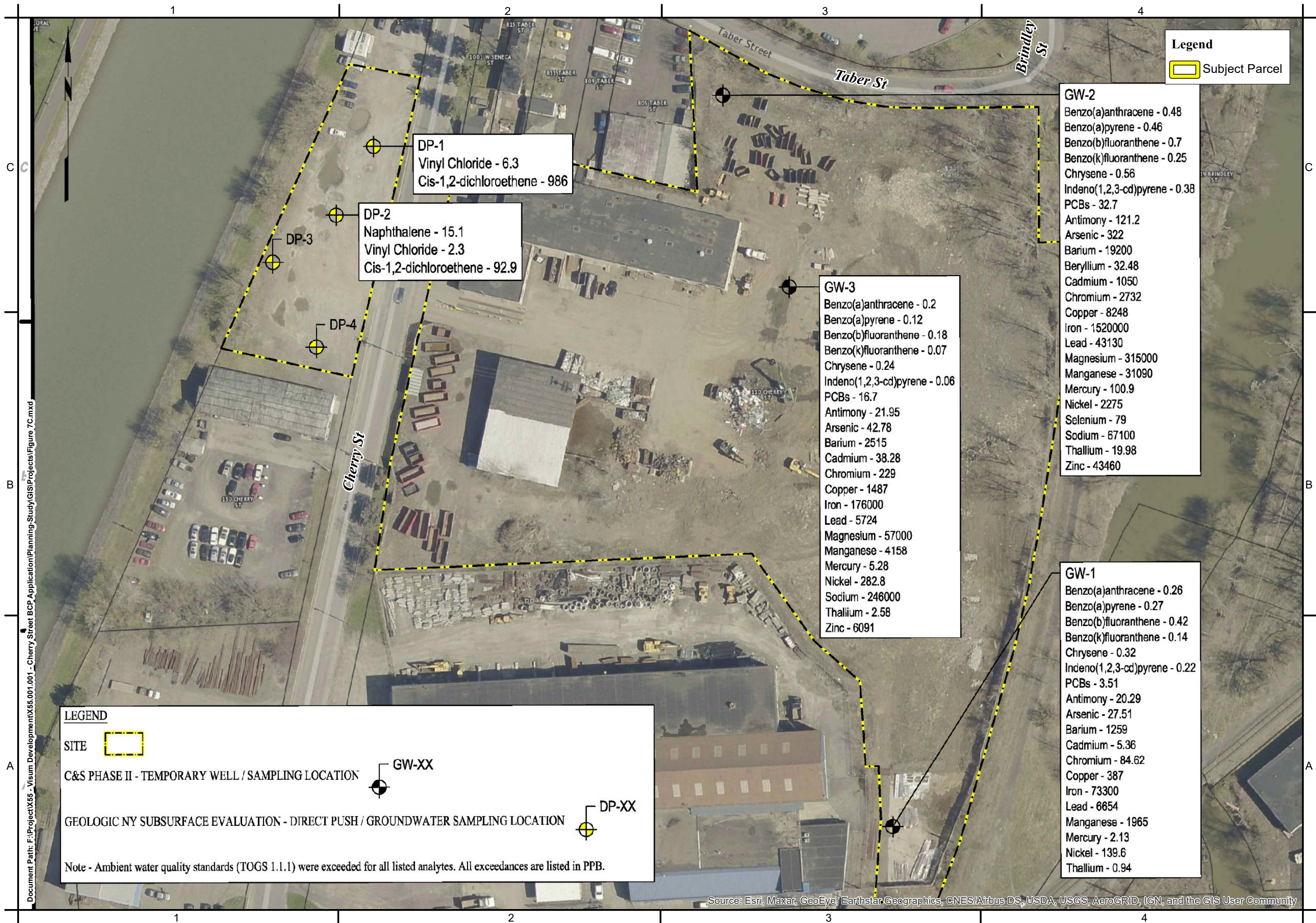
Modified: 02/20/21 @ 11:34 AM AM

Soil Boring
Sampling
Results

Figure 7B

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

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend
Subject Parcel

GW-2
Benzo(a)anthracene - 0.48
Benzo(a)pyrene - 0.46
Benzo(b)fluoranthene - 0.7
Benzo(k)fluoranthene - 0.25
Chrysene - 0.56
Indeno(1,2,3-cd)pyrene - 0.38
PCBs - 32.7
Antimony - 121.2
Arsenic - 322
Barium - 19200
Beryllium - 32.48
Cadmium - 1050
Chromium - 2732
Copper - 8248
Iron - 1520000
Lead - 43130
Magnesium - 315000
Manganese - 31090
Mercury - 100.9
Nickel - 2275
Selenium - 79
Sodium - 67100
Thallium - 19.98
Zinc - 43460

GW-3
Benzo(a)anthracene - 0.2
Benzo(a)pyrene - 0.12
Benzo(b)fluoranthene - 0.18
Benzo(k)fluoranthene - 0.07
Chrysene - 0.24
Indeno(1,2,3-cd)pyrene - 0.06
PCBs - 16.7
Antimony - 21.95
Arsenic - 42.78
Barium - 2515
Cadmium - 38.28
Chromium - 229
Copper - 1487
Iron - 176000
Lead - 5724
Magnesium - 57000
Manganese - 4158
Mercury - 5.28
Nickel - 282.8
Sodium - 246000
Thallium - 2.58
Zinc - 6091

GW-1
Benzo(a)anthracene - 0.26
Benzo(a)pyrene - 0.27
Benzo(b)fluoranthene - 0.42
Benzo(k)fluoranthene - 0.14
Chrysene - 0.32
Indeno(1,2,3-cd)pyrene - 0.22
PCBs - 3.51
Antimony - 20.29
Arsenic - 27.51
Barium - 1259
Cadmium - 5.36
Chromium - 84.62
Copper - 387
Iron - 73300
Lead - 6654
Manganese - 1965
Mercury - 2.13
Nickel - 139.6
Thallium - 0.94

DP-1
Vinyl Chloride - 6.3
Cis-1,2-dichloroethene - 986

DP-2
Naphthalene - 15.1
Vinyl Chloride - 2.3
Cis-1,2-dichloroethene - 92.9

DP-3

DP-4

LEGEND

SITE [Yellow dashed line symbol]

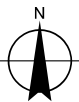
C&S PHASE II - TEMPORARY WELL / SAMPLING LOCATION [Black circle with crosshair symbol] **GW-XX**

GEOLOGIC NY SUBSURFACE EVALUATION - DIRECT PUSH / GROUNDWATER SAMPLING LOCATION [Yellow circle with crosshair symbol] **DP-XX**

Note - Ambient water quality standards (TOGS 1.1.1) were exceeded for all listed analytes. All exceedances are listed in PPB.



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



0 80
Feet
1 inch = 80 feet

NEIGHBORHOOD OF THE ARTS
PROPOSED BROWNFIELD CLEANUP SITE
TOMPKINS COUNTY
110 CHERRY STREET
ITHACA, NEW YORK 14850

PROJECT NO: X55.001.001
DATE: June 2021
SCALE: AS SHOWN
DRAWN BY:
DESIGNED BY:
CHECKED BY:
Modified: 6/10/2021 @ 1:32:10 PM

**Groundwater
Sampling
Results**

Figure 7C

Tables

Table 1
Cherry Street BCP
Surface Soil Data Summary

LOCATION						SS-1		SS-2		SS-3		SS-4		SS-5		SS-6	
SAMPLING DATE						4/6/2021		4/6/2021		4/6/2021		4/6/2021		4/6/2021		4/6/2021	
LAB SAMPLE ID						L2117277-01		L2117277-02		L2117277-03		L2117277-04		L2117277-05		L2117277-06	
SAMPLE TYPE						Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil		Surface Soil	
Analytes	Unrestricted Use SCO	Residential Use SCO	Restricted Residential Use SCO	Commercial Use SCO	Industrial Use SCO	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by EPA 5035																	
Semivolatile Organics by GC/MS																	
Acetone	0.00	0.00	0.00	0.00	0.00			2.00									
Acetophenone	0.00	0.00	0.00	0.00	0.00			2.00									
Acrolein	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(a)anthracene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(a)pyrene	0.00	0.00	0.00	0.00	0.00			2.40									
Benzo(b)fluoranthene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(k)fluoranthene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(e)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(g,h,i)perylene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(i)perylene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(j)fluoranthene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(l)fluoranthene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(m)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(n)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(o)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(p)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(r,s)perylene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(s)perylene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(t)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(x)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(y)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Benzo(z)pyrene	0.00	0.00	0.00	0.00	0.00			0.00									
Polychlorinated Biphenyls by GC																	
1,2-dichlorobiphenyl	0.00	0.00	0.00	0.00	2.00	0.00		0.00		0.00		2.00				0.00	2.00
Total Metals																	
Chromium	0.00	0.00	0.00	0.00	0.00			0.00									
Cadmium	2.00	2.00	4.00	0.00	0.00	4.00		0.00				0.00				2.00	
Copper	0.00	2.00	2.00	2.00	0.00	2.00		0.00		0.00		0.00				0.00	
Lead	0.00	4.00	4.00	0.00	0.00	0.00		0.00		0.00		4.00				0.00	
Manganese	0.00	0.00	0.00	2.00	0.00	0.00		2.00		0.00		0.00		0.00		0.00	
Mercury	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	
Nickel	2.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	
Selenium	0.00	2.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	
Silver	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	
Vanadium	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	
Zinc	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00		0.00		0.00	

Notes:

Results and soil cleanup objectives (SCO) in mg/kg

Only analytes that exceed an SCO are shown

Analytical data compared to NYSDEC Part 375-6

Highlighted color indicates the respective use SCO(s) exceeded. Use type SCOs are listed from left to right from most restrictive to least restrictive.

"J" indicates estimated concentration

Table 2
Cherry Street BCP
Soil Boring Data Summary

LOCATION & DEPTH (ft.)						SB-01 (1-4)		SB-04 (2-8)		SB-05 (2-4)		SB-09 (3.5-6)		SB-10 (3.5-6)		SB-11 (10-12)	
SAMPLING DATE						4/6/2021		4/6/2021		4/6/2021		4/6/2021		4/6/2021		4/6/2021	
LAB SAMPLE ID						L2117277-08		L2117277-07		L2117277-10		L2117277-09		L2117277-11		L2117277-12	
SAMPLE TYPE						Soil Boring		Soil Boring		Soil Boring		Soil Boring		Soil Boring		Soil Boring	
Analytes	Unrestricted Use SCO	Residential Use SCO	Restricted Residential Use SCO	Commercial Use SCO	Industrial Use SCO	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by EPA 5035																	
Acetone	0.00	0.00	0.00	0.00	0.00			0.02		0.02		0.00					
Semivolatile Organics by GC/MS																	
Acetophenone	0.00	0.00	0.00	0.00	0.00							0.00					
1,2-Dichlorobenzene	0.00	0.00	0.00	0.00	0.00												
1,2-Dichloroethane	0.00	0.00	0.00	0.00	0.00												
1,4-Dichlorobenzene	0.00	0.00	0.00	0.00	0.00												
Polychlorinated Biphenyls by GC																	
2,2',4,4'-Tetrachlorobiphenyl	0.00	0.00	0.00	0.00	2.00			0.04				0.00		0.02			
Total Metals																	
Aluminum	0.00	0.00	0.00	0.00	0.00									2.00			
Barium	0.00	2.00	2.00	2.00	0.00	0.02		22.00						0.04			
Boron	0.00	4.00	4.00	0.00	0.00	0.02		0.00		0.00				0.00			
Chromium	0.00	2.00	2.00	0.00	0.00			0.00						0.00			
Copper	0.00	0.00	0.00	2.00	0.00	0.04		0.02		2.40		0.02					
Iron	0.00	4.00	0.00	0.00	0.00	4.00		4.00						4.00			
Manganese	0.00	0.00	0.00	0.00	0.00			0.00						4.00			
Nickel	2.00	0.00	0.00	0.00	0.00			2.00						0.00			
Selenium	0.00	22.00	0.00	0.00	0.00			2.00		0.04				0.02			

Notes:
 R=Residential Use SCO
 C=Commercial Use SCO
 I=Industrial Use SCO
 D=Dichloro
 T=Tetrachloro
 B=Biphenyl
 "0"=Not Detected

GROUND WATER DATA SUMMARY			
LOCATION	GW-1	GW-2	GW-3
SAMPLING DATE	4/6/2021	4/6/2021	4/6/2021
Analyte	Results	Results	Results
Arsenic	0.2	0.4	0.2
Boron	0.2	0.4	0.2
Calcium	42		
Chloride	4	2	
Copper	0.2		24
Dissolved Solids	22		
Fluoride		2	
Iron	2.2	2.2	2
Magnesium	2	2	42
Manganese	2	2	2
Mercury		2.4	2
Nitrate			2
Nitrite	4.2	2.2	22
Phosphate		24	4
Selenium		2	
Silver	4	4	24
Sulfate	2.2		
Sulfide			4
Total Hardness			
Total Solids			
Total Dissolved Solids			
Total Suspended Solids			
Uranium			
Vanadium			
Zinc			

Notes

The data presented in this report was obtained from the following sources:
 1. Groundwater monitoring wells installed at the site.
 2. Laboratory analysis of groundwater samples.
 3. Field measurements of groundwater levels.
 4. Historical data from previous monitoring events.
 5. Data from nearby monitoring wells.

Attachment A

NYSDOS Database of Entities Printouts & Corporate Resolution

Department of State

Existing Corporations and Businesses ► [Corporation & Business Entity Database Search](#)

Selected Entity Name: 110 CHERRY STREET LLC
Selected Entity Status Information
Current Entity Name: 110 CHERRY STREET LLC
DOS ID #: 5333627
Initial DOS Filing Date: MAY 02, 2018
County: TOMPKINS
Jurisdiction: NEW YORK
Entity Type: DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status: ACTIVE

Selected Entity Address Information
DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)
110 CHERRY STREET LLC
C/O TODD S. FOX
119 S CAYUGA ST STE 301
ITHACA, NEW YORK, 14850

Registered Agent
NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAY 02, 2018	Actual	110 CHERRY STREET LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

Department of State

[Accessibility](#) [Contact](#) [Disclaimer](#) [Language Access](#) [Privacy Policy](#)

**UNANIMOUS WRITTEN CONSENT
OF THE MANAGERS OF 110 CHERRY STREET LLC**

WHEREAS the Company intends to develop the Property as a mixed-use, mixed-income neighborhood and in connection with that development the Company anticipates the need for certain environmental remediation for the Property; and

WHEREAS the Company desires to have the Property accepted into the New York State Brownfield Cleanup Program ("BCP");

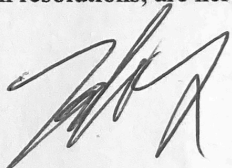
NOW THEREFORE, in furtherance of the foregoing, the undersigned, being all of the Managers of 110 Cherry Street LLC hereby consent to the adoption of the following Resolutions and direct that this Unanimous Written Consent be filed with the minutes of the Company:

RESOLVED, that Todd Fox (an "Authorized Person") be, and is hereby authorized, directed, and empowered, in the name or on behalf of the Company, to execute the Brownfield Cleanup Program 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 (Environmental Conservation Law Article 27, Title 14) for the Property; and be it further

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

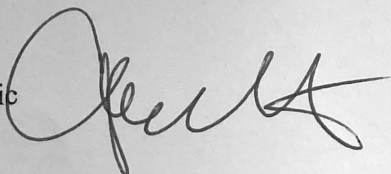
RESOLVED, that any prior acts of any Manager of the Company, and of any persons designated and authorized to act by any Manager of the Company, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of such resolutions, are hereby ratified,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

State of New York)
County of Tompkins) ss.:


Todd Fox

On the 8th day of June of the year 2021 before me the undersigned, a Notary Public in and for the said state, personally appeared Todd Fox, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public



COURTNEY S. REINHART
Notary Public, State of New York
Registration no. 01RE6361796
Qualified in Tompkins County
Commission Expires July 17, 2021

Boris Simkin

UNANIMOUS WRITTEN CONSENT
OF THE MANAGERS OF 110 CHERRY STREET LLC

Page 2 of 2

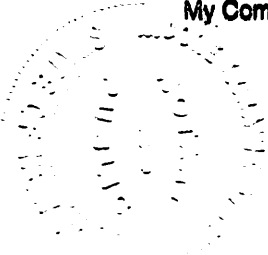
State of New York,
County of Tompkins ss.:

On the 9th day of June of the year 2021 before me the undersigned, a Notary Public in and for the said state, personally appeared Boris Simkin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

NICOLE LORAIN STRENGER
Notary Public - State of New York
No. 01ST6361377
Qualified in Tompkins County
My Commission Exp. 07/10/2021



Attachment B

Site Assessment / Investigation
Documentation

Attachment C

Title Search

Tompkins County**Search Criteria:** Search Type: Name Index (excluding civil and criminal cases); Parcel Id: 78.-1-1.1

Displaying 1-15 of 15 Items

Control #	Book/Page	Name	Other Name	Doc Type	Recorded	Town	Verified
2018-05909		1 WALLACE NEIL	2 110 CHERRY STREET LLC	DEED (\$120,000.00)	05/31/2018	City of Ithaca	✓
110 Cherry St							
2018-05908		1 GELDENHUYS MARIETTE WALLACE INDUSTRIES INC	2 110 CHERRY STREET LLC	DEED (\$455,000.00)	05/31/2018	City of Ithaca	✓
110 Cherry St							
470312-001		1 MAIDMAN FAMILY PARKING LP WALLACE INDUSTRIES INC	2 AVIVA CONSULTANTS	ASSIGNMENT	03/23/2005	CITY OF ITHACA	✓
+							
105 CHERRY ST							
460155-001		1 WALLACE INDUSTRIES INC	2 MAIDMAN FAMILY PARKING LP	UCC	08/31/2004	CITY OF ITHACA	✓
105 CHERRY ST							
456415-001		1 WALLACE INDUSTRIES INC	2 MAIDMAN FAMILY PARKING LP	MORTGAGE (\$155,186.46)	06/28/2004	CITY OF ITHACA	✓
105 CHERRY ST							
456415-004		1 COMBUSTION PRODUCTS MANAGEMENT INC CPM PA LLC CPM VIRGINIA LLC MAIDMAN FAMILY PARKING L P WALLACE INDUSTRIES INC WALLACE NEIL	2	MISC	06/28/2004	CITY OF ITHACA	✓
105 CHERRY ST							
446894-001		1 WALLACE INDUSTRIES INC	2 QUANTUM CORPORATE FUNDING LTD	UCC	01/12/2004	CITY OF ITHACA	✓
105 CHERRY ST							
446765-001		1 WALLACE INDUSTRIES INC	2 QUANTUM CORPORATE FUNDING LTD	MORTGAGE (\$350,000.00)	01/08/2004	CITY OF ITHACA	✓
105 CHERRY ST							
446765-002		1 WALLACE INDUSTRIES INC	2 QUANTUM CORPORATE FUNDING LTD	ASSIGNMENT OF LEASES & RENTS	01/08/2004	CITY OF ITHACA	✓
105 CHERRY ST							
420333-001	CD2512 4334	1 WALLACE INDUSTRIES INC	2 AVIVA CONSULTANTS	MORTGAGE (\$55,000.00)	10/11/2002	CITY OF ITHACA	✓
105 CHERRY ST							
414357-001	+ CD2508 100	1 WALLACE INDUSTRIES INC	2 AVIVA CONSULTANTS	MORTGAGE (\$25,000.00)	06/25/2002	CITY OF ITHACA	✓
105 CHERRY ST							
412629-001	CD2507 296	1 WALLACE NEIL	2 WALLACE INDUSTRIES INC	DEED (\$155,000.00)	05/24/2002	CITY OF ITHACA	✓
105 CHERRY ST							
412629-002	+ CD2507 299	1 WALLACE INDUSTRIES INC	2 AVIVA CONSULTANTS	MORTGAGE (\$155,000.00)	05/24/2002	CITY OF ITHACA	✓
105 CHERRY ST							
BF021916-001	MAP DRAWER VII L	1 WALLACE STEEL AND SUPPLY CO	2	MAP	12/17/1986	CITY OF ITHACA	✓
226 CECIL A MALONE DR							
105 CHERRY ST							
BF017492-001	MAP DRAWER D 5	1 WALLACE STEEL AND SUPPLY INC	2	MAP	04/28/1967	CITY OF ITHACA	✓
105 CHERRY ST							
125 CHERRY ST							
811-13 TABER ST							
809 TABER ST							
805-07 TABER ST							



Tompkins County Clerk Recording Page

Return To

HARRIS BEACH LLP
119 EAST SENECA ST
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 18-198607

Grantor (Party 1)

GELDENHUYS, MARIETTE

Grantee (Party 2)

110 CHERRY STREET LLC

Fees

Recording Fee	\$20.00
Pages Fee	\$25.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
State Transfer Tax	\$1,820.00
County Transfer Tax	\$910.00
Total Fees Paid:	\$3,050.00

Transfer Amt: \$455,000.00

Instrument #: 2018-05908

Transfer Tax #: 001748

Property located in **City of Ithaca**

State of New York
County of Tompkins

Recorded on May 31st, 2018 at 4:18:19 PM with a
total page count of **5**.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

REFEREE'S DEED

This Deed, made this 25th day of May, 2018, between **MARIETTE GELDENHUYS, ESQ., Referee**, of 401 E. State St. #306, Ithaca, New York 14850 in the foreclosure action hereinafter mentioned, party of the first part and **110 CHERRY STREET LLC.**, a New York Limited Liability Company, of 119 S. Cayuga Street, Ithaca, New York 14850, party of the second part.

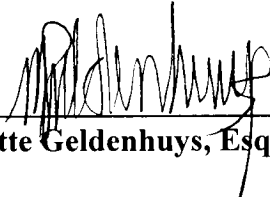
WITNESSETH, that the party of the first part, being the Referee appointed in an action between MAIDMAN FAMILY PARKING, L.P.), plaintiff, and WALLACE INDUSTRIES, INC., et al, defendants, foreclosing mortgages referred to in the action commenced under Index #EF-2015-0051, and in pursuance of a Judgment under Index #EF2015-0051 dated February 6, 2018, which Judgment was filed in the Tompkins County Clerk's Office on February 7, 2018 and in consideration of the sum of Four Hundred and Fifty-Five Thousand Dollars and 00/100 (\$455,000.00), bid by BORIS SIMKIN, being the highest sum bid at the sale under such judgment, whose bid was assigned to 110 CHERRY STREET LLC by Assignment of even date herewith, does hereby grant and convey unto the party of the second part, 110 CHERRY STREET LLC, the premises described in Schedule A.

SUBJECT to:

- (a) All taxes, assessments and water rates which are at this time a lien on the premises, together with such interest or penalties as may have lawfully accrued thereon;
- (b) Rights of the public and otherwise and to any part of the property that lies within the bounds of any street, alley or highway;
- (c) Restrictions and easements of record;
- (d) Any state of facts that an accurate, currently dated survey might describe;
- (e) Any and all tenancies, possessory interests and/or leases affecting the property not made parties defendant in the foreclosure action; and
- (f) The right of redemption of the United States of America, if any.

TO HAVE AND TO HOLD the premises described in Schedule A and hereby conveyed unto the said party of the second part, 110 CHERRY STREET LLC , its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

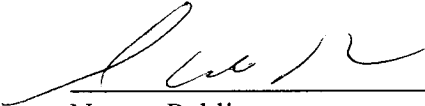


Mariette Geldenhuys, Esq., Referee

STATE OF NEW YORK)

)
COUNTY OF TOMPKINS)

On the ^{25th} day of May, 2018, before me, the undersigned, a notary public in and for said state, personally appeared **MARIETTE GELDENHUYS**, 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

Record and Return To:

SCOTT KURKOSKI
Notary Public, State of New York
No. 02KU4965368
Qualified in Broome County
Commission Expires April 16, 2022

SCHEDULE "A" LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca, County of Tompkins, and State of New York, more particularly bounded and described as follows:

Commencing at a point on the east line of Cherry Street, which point of beginning is 150 feet of the south line of Taber Street; thence southerly along the east line of Cherry Street a distance of 301 feet to the north line of the premises now or formerly owned by Bernard Wolski; thence easterly along the north line of the said premises now or formerly owned by Bernard Wolski to the northeast corner of said premises; thence southerly and along the east line of said premises now or formerly owned by Bernard Wolski a distance of 83 feet to a point; thence easterly and forming an interior angle of 90 degrees a distance of 33.4 feet to a point; thence southerly and forming an exterior angle of 90 degrees a distance of 113.3 feet to a point; thence southerly forming an exterior angle of 191 degrees 5' a distance of 53.6 feet to a point; thence southerly and forming an exterior angle of 161 degrees 1' a distance of 72.8 feet to a point on the northerly line of West Clinton Street thence easterly and along the northerly line of West Clinton Street to a point on the west line of the Lehigh Valley Railroad property right-of-way; thence northerly and on a curve along the west line of Lehigh Valley Railroad property a distance of 600 feet, more or less, to a pipe; thence westerly and along the Lehigh Valley Railroad right-of-way a distance of 20 feet to a point; thence northerly and along the extended west line of Brindley Street a distance of 139.5 feet to a point on the south line of Taber Street; thence westerly and along the south line of Taber Street to a point, which point is the northeast corner of premises now or formerly owned by William G. Kissock and Velma C. Kissock; thence southerly and forming an interior angle of 63 degrees and along the east line of the premises now or formerly owned by William G. Kissock and Velma C. Kissock a distance of 147 feet to a point; thence westerly and along the southerly line of the premises of William G. Kissock and Velma C. Kissock and on a prolongation of said line a distance of 218 feet to the point or place of beginning situated on the west line of Cherry Street.

EXCEPTING THEREFROM the parcel conveyed to MTP of Ithaca, Inc., by deed dated February 9, 2000, recorded March 10, 2000 in Book 870 of Deeds at page 328.

Being the same premises conveyed to Wallace Industries, Inc. by Warranty Deed dated March 30, 2002 and recorded in the Tompkins County Clerk's Office on May 24, 2002 as CD 2507 at page 296.

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS:

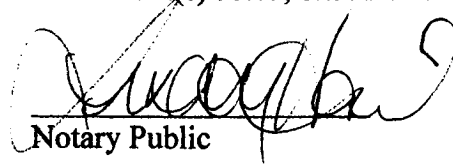
That Boris Simkin, having an address of 217 Buttermilk Lane, Ithaca, New York 14850, assignor herein, having been the successful bidder of the mortgaged premises as described in the Notice of Sale attached hereto on the 25th day of April, 2018 at 10:00 in the forenoon at the Tompkins County Courthouse, Ithaca, New York and entitled to receive a deed to the mortgaged premises from the Referee, Mariette Geldenhuys, Esq., hereby assigns all of his right, title and interest in and to the mortgaged premises to **110 Cherry Street LLC** a New York limited liability company with offices at 119 S. Cayuga Street, Ithaca, New York 14850 assignee, and hereby agrees that the Referee, Mariette Geldenhuys, Esq. may execute and deliver the Referee's Deed to the assignee.

Boris Simkin

STATE OF NEW YORK)

COUNTY OF TOMPKINS)

On the 24th day of May, 2018, before me, the undersigned, a notary public in and for said state, personally appeared **Boris Simkin**, 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

LINDSEY M. HARRELL
Notary Public - State of New York
No. 01HA6337180
Qualified in Tompkins County
My Commission Exp. 08/16/2020



Tompkins County Clerk Recording Page

Return To

HARRIS BEACH LLP
119 EAST SENECA ST
ITHACA, NY 14850

Maureen Reynolds, County Clerk

Tompkins County Clerk
320 North Tioga Street
Ithaca, NY 14850
(607) 274-5431

Document Type: **DEED**

Receipt Number: 18-198607

Grantor (Party 1)

WALLACE, NEIL

Grantee (Party 2)

110 CHERRY STREET LLC

Fees

Recording Fee	\$20.00
Pages Fee	\$35.00
State Surcharge	\$20.00
TP-584 Form Fee	\$5.00
RP-5217 Form Fee	\$250.00
State Transfer Tax	\$480.00
County Transfer Tax	\$240.00
Total Fees Paid:	\$1,050.00

Transfer Amt: \$120,000.00

Instrument #: 2018-05909

Transfer Tax #: 001749

Property located in **City of Ithaca**

State of New York
County of Tompkins

Recorded on May 31st, 2018 at 4:18:20 PM with a
total page count of 7.

Tompkins County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach

WARRANTY DEED

THIS INDENTURE, made the 18th day of May, Two Thousand Eighteen,

BETWEEN:

NEIL WALLACE, a natural person residing at 105 Luffness New, Williamsburg,
Virginia 23188.

party of the first part, and

110 CHERRY STREET LLC, a New York limited liability company, with offices at 119
S. Cayuga Street, Ithaca, New York 14850,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of the sum of
ONE AND NO/100 DOLLARS (\$1.00) lawful money of the United States, and other
good and valuable consideration paid by the party of the second part, does hereby grant
and release unto the party of the second part, (his/her/their) distributees, successors and
assigns forever.

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Ithaca,
Tompkins County, State of New York, as described in Schedule "A" attached hereto.

SUBJECT TO all covenants, easements and restrictions of record affecting said
premises, if any.

BEING THE SAME PREMISES conveyed to Neil Wallace by virtue of the
Administrator's Deed dated March 1, 1988 and recorded March 1, 1988 in the Tompkins
County Clerk's Office in Liber 634 of Deeds, at Page 120 (Parcel 2); Neil Wallace by
virtue of the Warranty Deed dated March 7, 2000 and recorded March 7, 2000 in the
Tompkins County Clerk's Office in Liber 870 of Deeds, at Page 330 (Parcel 3); Neil
Wallace by virtue of the Warranty Deed dated July 10, 1986 and recorded December 17,
1986 in the Tompkins County Clerk's Office in Liber 622 of Deeds, at Page 943 (Parcel
4).

Tax Account No.: part of 78.-1-1.1

Property Address: 110 Cherry Street, Ithaca, New York

Tax Mailing Address: _____

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part and its distributees, successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, that the party of the first part is seized of the said premises in fee simple and has good right to convey the same;

SECOND, that the party of the second part shall quietly enjoy the said premises;

THIRD, that the said premises are free from encumbrances;

FOURTH, that the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH, that the party of the first part will forever warrant the title to said premises.

That in compliance with Section 13 of the Lien Law, the Grantors 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.

IN WITNESS WHEREOF, the party of the first part has duly executed this Deed the day and year first written above.



NEIL WALLACE

STATE OF _____)
COUNTY OF Tompkins) ss:

On this 18 day of May, in the year 2018 before me, the undersigned,

personally appeared Neil Wallace, 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

MICHAEL BRITT
Lic. #01BR6273800
Notary Public-State of New York
Qualified in Cayuga County
My Commission Expires DEC. 24, 2020 *ZC*

SCHEDULE A

Part of 78.-1-1.1 - 110 Cherry Street, Ithaca, New York

Parcel 1:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, Tompkins County, New York, known as 125-127 Cherry Street in said City, bounded and described as follows: Beginning at a point in the easterly line of Cherry Street, said point of beginning being marked by an old pipe located 331.5 feet northeasterly along the street line from the intersection of the easterly line of said Cherry Street and the northerly line of West Clinton Street, as shown on a map hereinafter referred to; thence northeasterly along the easterly line of said Cherry Street 100 feet to a pipe set, as shown on said map; thence southeasterly 382 feet, in part along an old fence line and the line of occupation, to a pipe; thence southerly at 83 feet passing through a pipe, a total distance of 103 feet to a tall 6 inch steel post; thence northwesterly 409 feet to the place of beginning.

The above premises are shown on a map entitled "Site Plan Wallace Steel and Supply Co.", last amended October 31, 1986, prepared by T.G. Miller Associates, licensed surveyor, which map was filed in the Tompkins County Clerk's Office on December 17, 1986, in Map Vault Box VII L, as No. 125-127 Cherry Street.

EXCEPTING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, being more particularly

bounded and described as follows: COMMENCING at the southwesterly corner of the lands of the grantor as described in a deed from Veronica Fiero, as administratrix of the estate of John J. Wolski, dated March 1, 1988, and recorded in the Office of the Tompkins County Clerk in Book 634 of Deeds at Page 120; thence south $89^{\circ} 29'$ east a distance of 339.0 feet passing through pipes set at 113 feet and 226 feet to an iron pipe; thence south $75^{\circ} 42'$ east a distance of 59.9 feet to an iron pipe; thence south $1^{\circ} 00'$ west a distance of 86.00 feet to an iron pipe, passing through a pipe set at 66.00 feet; thence north $75^{\circ} 21'$ west a distance of 409.0 feet to an iron pipe marking the point and place of beginning.

The above described premises are depicted upon a survey map entitled "Site Plan Wallace Steel and Supply Co." prepared by T. G Miller Associates, P.C. and most recently amended March 16, 1988 to show proposed division of 125-127 Cherry Street.

Parcel 2:

ALL THAT TRACT OR PARCEL OF LAND, situate at 726 West Clinton Street, City of Ithaca, County of Tompkins, State of New York, being more particularly bounded and described as follows:

COMMENCING at the intersection of the north bounds of West Clinton Street with the easterly bounds of Cherry Street; thence North $14^{\circ} 49' 31''$ East along the east bounds of Cherry Street a distance of 331.50 feet to an iron pipe; thence along the north line of lands now or formerly of MTP of Ithaca, Inc. (Liber 862, Page 64), South $89^{\circ} 28' 37''$ East, passing through a point marked by an iron pin at 229.71 feet, a total distance of 338.95 feet to a rebar marking the TRUE POINT OF BEGINNING; thence the following courses and distances:

South $75^{\circ} 42' 02''$ East, along lands now or formerly of Wallace Steel (Liber 634, Page 120), 59.92 feet to an iron rebar found;

South $01^{\circ} 00' 11''$ West, along lands now or formerly of Wallace Steel (Liber 622, Page 943), 66.00 feet to an iron rebar found;

North $87^{\circ} 38' 33''$ East, continuing along the last referred lands of Wallace Steel, 33.40 feet to a point;

South $02^{\circ} 33' 14''$ East, continuing along the last referred lands of Wallace Steel, 39.98 feet to an iron pin set;

thence through the aforementioned land now or formerly of MTP of Ithaca, Inc., North $46^{\circ} 24' 58''$ West a distance of 54.73 feet to an iron pin set; thence continuing through said lands of MTP of Ithaca North $32^{\circ} 42' 23''$ West a distance of 97.00 feet to the TRUE POINT OF BEGINNING, containing 0.067 acres of land, more or less.

Bearings are referenced to a survey map entitled "SURVEY MAP, NO. 726 WEST CLINTON STREET", dated September 24, 1999 by T.G. Miller, P.C., a copy of which map was filed in the Tompkins County Clerk's Office concurrently with the recording of the deed to MTP of Ithaca, Inc. referenced above.

Said premises are depicted as "Parcel A, 0.067 AC., to be conveyed to Wallace Steel, Inc.", on the survey map entitled "SURVEY MAP OF A PORTION OF NO. 726 WEST CLINTON STREET, CITY OF ITHACA, TOMPKINS COUNTY, NEW YORK", dated November 22, 1999 and prepared by Salvatore J. Pisani.

Parcel 3:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins and State of New York, bounded and described as follows:

Beginning at a point in the westerly line of Cherry Street in said city marking the southeasterly corner of premises conveyed by Loren B. Hardesty to John R. S. Gillespie by deed dated December 31, 1973, and recorded in the Tompkins County Clerk's Office on the same date in Book 512 of Deeds at Page 925; thence running south $23^{\circ} 50'$ west and along said westerly line of Cherry Street 500 feet to a pipe set in a northerly corner of premises now or formerly owned by Louann, Inc.; thence running north $80^{\circ} 30'$ west and along the northerly line of said Louann, Inc., said course being parallel to Clinton Street, to the easterly line of premises appropriated from said Hardesty by the New York State Department of Conservation by instrument filed in the Tompkins County Clerk's Office February 5, 1968 in Book 473 of Deeds at Page 876; thence running northerly and along the easterly line of said premises so appropriated to its intersection with the southerly line of the premises conveyed to Gillespie by the deed first above mentioned and recorded in said Clerk's Office in Book 512 of Deeds at Page 925; thence running easterly and along the southerly line of said Gillespie premises to the point and place of beginning.

Reference is hereby made to a survey of the above premises made by L. L. Graham, C.E., under date of September 24, 1957, entitled "Property of Ellsworth A. Schaber" filed in the Tompkins County Clerks' Office March 31, 1963 in Map Book B-5 at Page 36.

EXCEPTING THEREFROM, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Ithaca, County of Tompkins, State of New York, more particularly bounded and described as follows:

BEGINNING at a pin set at a point in the westerly line of Cherry Street in said City, said pin being a total distance of $517.6\pm$ feet northerly along said westerly line of Cherry Street from the intersection of said westerly line with the northerly line of Clinton Street; thence running south $8^{\circ} 42'$ west and along said westerly line of Cherry Street 224.6 feet

to a pipe set in a northerly corner of premises now or formerly owned by Louann, Inc.; thence running south $84^{\circ} 2'$ west and along the northerly line of said Louann, Inc, said course being parallel to Clinton Street, a distance of 179 feet to the easterly line of premises appropriated from Loren B. Hardesty by the New York State Department of Conservation by instrument filed in the Tompkins County Clerk's Office February 5, 1968 in Book 473 of Deeds at Page 876; thence running north $20^{\circ} 1'$ east and along the easterly line of said premises so appropriated a distance of 275.3 feet to a pin; thence running south $81^{\circ} 18'$ east a distance of 119.1 feet to the point or place of beginning, containing 0.82 acres, more or less.

Reference is made to a survey map entitled "Subdivision Map Showing Lands of Neil Wallace, Cherry Street, City of Ithaca, Tompkins County, New York" made by T.G. Miller, P.C., dated October 20, 1992, and amended November 27, 1996, and January 23, 1997, which was recorded in the Tompkins County Clerk's Office on January 31, 1997, at Map Drawer GG, Map No. 5.

Attachment D

Repository Documentation

Angel Alejo

From: Teresa Vadakin <tvadakin@tcpl.org>
Sent: Wednesday, June 9, 2021 10:39 AM
To: Angel Alejo; Meghan Molloy
Subject: Re: Document Repository Request

Good Morning Angel,

Yes, the library is able to do that and be a repository. We have a location in the local history room so that they are accessible to the public. We will take hard copies, as that is what the rest of our collection's format is currently. I have copied in Meghan Molloy, our Local History librarian that works with that collection as well.

Please send them to my attention and I will ensure that they get cataloged and placed in the proper area.

Thanks,
Teresa

From: Angel Alejo <AAlejo@cscos.com>
Sent: Wednesday, June 9, 2021 10:28:11 AM
To: Teresa Vadakin
Subject: Document Repository Request

Good Morning Ms. Vadakin

As mentioned in my voicemail, I am writing to request document repository services from Tompkins County Public Library (TCPL).
This project/site is within close proximity of TCPL and will be entering a Brownfield Clean-Up Program (BCP).
Document repository services would require TCPL to maintain documents associated with the project, for the purpose of public access.
The documents will be delivered to TCPL in whatever media format is preferred. (Electronic copies or hardcopies)

Please let me know as soon as possible if TCPL will be able to perform document repository services for Neighborhood of The Arts at 110 Cherry Street, Ithaca NY, 14850.
Thank you.

Sincerely,
Angel Alejo



Angel Alejo
Environmental Scientist
C&S Companies

AAlejo@cscos.com | office: (315) 455-2000 | direct: (315) 703-4459 | cell: (315) 720-5335

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Attachment E

Petroleum Bulk Storage Tank Information



Bulk Storage Database Search Details

Facility Information

Site No.: 7-601495
Status: Active
Expiration Date: 04/20/2024
Site Type: PBS
Facility Type: Manufacturing (Other than Chemical)/Processing
Site Name: BEN WEITSMAN OF ITHACA LLC
Address: 105 CHERRY ST
Locality: ITHACA
State: NY
Zipcode: 14850
County: Tompkins

Facility(Property) Owner(s) Information

Facility Owner: 110 CHERRY STREET LLC
119 SOUTH CAYUGA ST - SUITE 200 . ITHACA, NY. 14850
Mail Contact: PLUMLEY ENGINEERING PC
8232 LOOP RD . BALDWINVILLE, NY. 13027

Facility Operator

Facility Operator: MATTHEW RHODES

Tank Information

9 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	275
002	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	275
003	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	300
004	Aboveground on saddles, legs, stilts, rack or cradle	In Service	1000
005	Aboveground on saddles, legs, stilts, rack or cradle	In Service	1000
006	Aboveground on saddles, legs, stilts, rack or cradle	In Service	180
007	Aboveground on saddles, legs, stilts, rack or cradle	In Service	180
008	Aboveground on saddles, legs, stilts, rack or cradle	In Service	180
009	Aboveground on saddles, legs, stilts, rack or cradle	In Service	500

Refine This Search



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 001
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart:
Category: 1
Tank Status: Closed - Removed
Tank Install Date: 01/01/1970
Tank Closed Date: 11/18/2015
Tank Out Of Service Date:

Tank Capacity: 275 gal.
Product Stored: used oil (heating, on-site consumption)
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: None
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 002
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 1
Tank Status: Closed - Removed
Tank Install Date: 01/01/1970
Tank Closed Date: 08/02/2019
Tank Out Of Service Date:

First Tank

Previous Tank

Next Tank

Last Tank

Tank Capacity: 275 gal.
Product Stored: used oil (heating, on-site consumption)
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: None
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:

Line Next Test Due:
Line Last Test:
Line Test Method: -

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 003
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart:
Category: 1
Tank Status: Closed - Removed
Tank Install Date: 01/01/1970
Tank Closed Date: 06/16/2014
Tank Out Of Service Date:

First Tank

Previous Tank

Next Tank

Last Tank

Tank Capacity: 300 gal.
Product Stored: diesel
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Diking (Aboveground)
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 004
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 04/20/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 1000 gal.
Product Stored: waste oil/used oil
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Modified Double-Walled (Aboveground)
Tank Leak Detection: In-Tank System (ATG)
Overfill: Product Level Gauge (A/G)
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 005
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 04/20/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 1000 gal.
Product Stored: gasoline/ethanol
Percentage: 10%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Modified Double-Walled (Aboveground)
Tank Leak Detection: In-Tank System (ATG)
Overfill: Product Level Gauge (A/G)
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 006
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 11/01/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 180 gal.
Product Stored: waste oil/used oil
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: None
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 007
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 11/01/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 180 gal.
Product Stored: gasoline
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: None
Tank Leak Detection: Impervious Barrier/Concrete Pad (A/G)
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:

Line Next Test Due:
Line Last Test:
Line Test Method: -

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 008
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 11/01/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 180 gal.
Product Stored: gasoline/ethanol
Percentage: 10%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: None
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility



Bulk Storage Database Search Details

Tank Information

First Tank

Previous Tank

Site No: 7-601495
Site Name: BEN WEITSMAN OF ITHACA LLC
Tank No: 009
Tank Location: Aboveground on saddles, legs, stilts, rack or cradle
Subpart: 4
Category: 2
Tank Status: In Service
Tank Install Date: 06/20/2014
Tank Closed Date:
Tank Out Of Service Date:

Tank Capacity: 500 gal.
Product Stored: diesel
Percentage: 100%
Tank Type: 01 - Steel/Carbon Steel/Iron
Tank Internal Protection: None
Tank External Protection: Painted/Asphalt Coating
Tank Secondary Containment: Modified Double-Walled (Aboveground)
Tank Leak Detection: Interstitial - Manual Monitoring
Overfill: None
Spill Prevention: None
Dispenser: None

Pipe Location: No Piping
Pipe Type: No Piping
Pipe External Protection: None
Piping Secondary Containment: None
Piping Leak Detection: None
UDC: No

Tank Next Test Due:
Tank Last Test:
Tank Test Method:

Line Next Test Due:
Line Last Test:
Line Test Method:

Refine This Search

Return To Facility

Attachment F

City Directories and Fire Insurance Maps



CITY DIRECTORY

Project Property:	<i>NOTA BCP 110 Cherry Street Ithaca, NY 14850</i>
Project No:	<i>X55.001.001</i>
Requested By:	<i>C&S Companies</i>
Order No:	<i>21082300063</i>
Date Completed:	<i>August 25, 2021</i>

August 25, 2021
RE: CITY DIRECTORY RESEARCH
NOTA BCP
110 Cherry Street Ithaca, NY

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

All of Cherry Street

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1973	MANNINGS	
1968	MANNINGS	
1964	MANNINGS	
1960	MANNINGS	
1956	MANNINGS	
1951	MANNINGS	
1947	MANNINGS	
1941	MANNINGS	
1936	MANNINGS	
1931	MANNINGS	
1925	MANNINGS	

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

102 CHERRY ARTS INC...Arts Organizations & Information
 102 RENOVUS ENERGY INC...Solar Heating Contractors
 102 RENOVUS ENERGY INC...Federal Government Contractors
 102 RENOVUS ENERGY INC...Energy Management Systems & Products
 102 RENOVUS ENERGY INC...Energy Conservation & Mgmt Consultants
 105 REAMER METALICO...Recycling Centers (whls)
 105 REAMER METALICO...Scrap Metals & Iron (whls)
 130 A J FOREIGN AUTO...Brake Service
 130 A J FOREIGN AUTO...Automobile Repairing & Service
 130 A J FOREIGN AUTO...Automobile Inspection Stations-new/used
 132 BEN WEITSMAN SON INC...Scrap Metals & Iron (whls)
 132 BEN WEITSMAN & SON INC...Steel-distributors & Warehouses (whls)
 132 BEN WEITSMAN & SON INC...Gratings (mfrs)
 132 PRAXAIR DISTRIBUTION INC...Welding Equipment & Supplies-mfrs
 132 PRAXAIR MID-ATLANTIC...Welding Equipment & Supplies (whls)
 220 FUCHS PRODUCTIONS...Furniture-designers & Custom Builders
 220 FUCHS PRODUCTIONS...Furniture-dealers-retail
 225 BSI PRO SOUND REINFORCEMENT...Sound Systems & Equipment (whls)
 227 FOUND IN ITHACA...Antiques-dealers
 227 GLYPH TECHNOLOGIES...Cellular Telephones (services)
 227 GLYPH TECHNOLOGIES...Electronic Equipment & Supplies-retail
 229 FASTENAL...Industrial Equipment & Supplies (whls)
 229 FASTENAL CO...Fasteners-industrial-painting (mfrs)
 230 AIRGAS NORTH...Welding Equipment & Supplies (whls)
 232 ACCUFAB INC...Machine Shops (mfrs)
 232 ACCUFAB INC...Metal Fabricators
 232 ACCUFAB INC...Welding
 236 VECTOR MAGNETICS INC...Oil Well Services
 236 VECTOR MAGNETICS INC...Oil Field Service
 239 E2E MATERIALS INC...Furniture-dealers-wholesale
 239 E2E MATERIALS INC...Oil Burners (whls)
 239 E2E MATERIALS INC...Furniture-dealers-retail
 239 E2E MATERIALS INC...Furniture Accessories & Decorwholesale
 239 EMF CORP...Asphalt & Asphalt Productsmanufacturers
 239 EMF CORP...Glass Products (mfrs)
 239 EMF CORP...Shower Doors & Enclosures
 239 EMF CORP...Manufacturers-coatings
 240 PRECISION FILTERS INC...Instrs-measuring/testing Elec (mfrs)
 240 PRECISION FILTERS INC...Copying & Duplicating Machines & Supls
 240 PRECISION FILTERS INC...Communication Equipment-manufacturers
 240 PRECISION FILTERS INC...Communications Consultants
 241 CROSS FIT PALLAS LLC...Health Clubs Studios & Gymsnasiums
 241 CROSSFIT PALLAS...Health Clubs Studios & Gymsnasiums
 241 DEMOS MAD 4 CHERRY LLC...Land Subdivision
 241 PERFORMANCE-RX...Sports Instruction
 241 TRIIB INC...Nonclassified Establishments
 245 J GOULD PERFECT SCREEN PRNTRS...Screen Printing (mfrs)
 245 PSP UNLIMITED/PERFECT SCREEN...Screen Printing (mfrs)
 247 MOROR DESIGN/PRO RELEASE...Designers

. BLACK IRISH BOXING ATHLETIC...Boxing Instruction
 . CROSS FIT PALLAS LLC...Health Clubs Studios & Gymsnasiums
 102 RENOVUS ENERGY INC...Energy Conservation & Mgmt Consultants
 102 RENOVUS ENERGY INC...Solar Heating Contractors
 105 REAMER METALICO...Scrap Metals & Iron (whls)
 105 UPSTATE SHREDDING...All Other Support Services
 130 A J FOREIGN AUTO...Automobile Inspection Stations-new/used
 130 A J FOREIGN AUTO...Automobile Repairing & Service
 132 BEN WEITSMAN & SON INC...Steel-distributors & Warehouses (whls)
 132 PRAXAIR MID-ATLANTIC...Welding Equipment & Supplies (whls)
 225 BSI PRO SOUND REINFORCEMENT...Sound Systems & Equipment (whls)
 227 FOUND IN ITHACA...Antiques-dealers
 227 GLYPH TECHNOLOGIES...Electronic Equipment & Supplies-retail
 229 FASTENAL...Industrial Equipment & Supplies (whls)
 229 FASTENAL CO...Fasteners-industrial-painting (mfrs)
 230 AIRGAS NORTH...Welding Equipment & Supplies (whls)
 232 ACCUFAB INC...Metal Fabricators
 232 ACCUFAB INC...Welding
 236 VECTOR MAGNETICS INC...Oil Well Services
 239 E2E MATERIALS INC...Furniture-dealers-wholesale
 239 E2E MATERIALS INC...Furniture-dealers-retail
 239 EMF CORP...Manufacturers-coatings
 239 EMF CORP...Glass Products (mfrs)
 240 PRECISION FILTERS INC...Communication Equipment-manufacturers
 240 PRECISION FILTERS INC...Instrs-measuring/testing Elec (mfrs)
 241 DEMOS MAD 4 CHERRY LLC...Land Subdivision
 247 MOROR DESIGN/PRO RELEASE...Designers

102 **RENOVUS ENERGY INC...***Solar Heating Contractors*
 105 **REAMER RECYCLING...***Scrap Metals & Iron (whls)*
 130 **A J FOREIGN AUTO...***Automobile Repairing & Service*
 132 **BEN WEITSMAN & SON INC...***Steel-distributors & Warehouses (whls)*
 132 **GTS-WELCO...***Welding Equipment & Supplies (whls)*
 225 **BSI PRO SOUND REINFORCEMENT...***Sound Systems & Equipment (whls)*
 227 **FOUND IN ITHACA...***Antiques-dealers*
 227 **GLYPH TECHNOLOGIES...***Manufacturers*
 229 **FASTENAL CO...***Fasteners-industrial (whls)*
 230 **AIRGAS EAST...***Welding Equipment & Supplies (whls)*
 232 **ACCUFAB INC...***Metal Fabricators*
 236 **VECTOR MAGNETICS INC...***Oil Well Services*
 239 **EVAPORATED METAL FILMS CORP...***Manufacturers-coatings*
 240 **PRECISION FILTERS INC...***Instrs-measuring/testing Elec (mfrs)*
 247 **MOROR DESIGN/PRO RELEASE...***Designers*

90 **A J FOREIGN AUTO...***Automobile Repairing & Service*
 90 **AJ FOREIGN AUTO INC...***Foreign Augomotive Repair Service & Ret Used Automobile*
 105 **REAMER RECYCLING SERVICES INC...***Scrap Metal Processing*
 132 **NORTHEAST TECHNOLOGY...***Steel-structural (manufacturers)*
 132 **WEITSMAN BEN & SON...***Whol & Ret Industrial Gas & Welding Supplies*
 220 **FUCHS PRODUCTIONS...***Ret Furniture*
 225 **B S I PRO SOUND REINFORCE...***Sells Rents & Repairs Sound Reinforcements*
 225 **BSI PRO SOUND REINFORCEMENT...***Sound Systems & Equipment (wholesale)*
 227 **GLYPH TECHNOLOGIES...***Mfg Computer Storage Devices*
 227 **THIN COMPUTING INC...***Computers-networking*
 229 **FASTENAL CO...***Fasteners-industrial (wholesale)*
 229 **FASTENAL COMPANY...***Whol Threaded Fasteners Industrial & Construction Suppl*
 230 **AIRGAS EAST...***Welding Equipment & Supplies-mfrs*
 232 **ACCUFAB INC...***Welding*
 232 **GARY WOJCIK DESIGNS...***Structural Steel Erection Welding Repair Structural Met*
 233 **ROCK STREAM STUDIOS...***Art Galleries & Dealers*
 236 **VECTOR MAGNETICS INC...***Oil Well Services*
 239 **EMF CORP...***Glass Products (manufacturers)*
 240 **PRECISION FILTERS INC...***Mfg Elec Measuring Instr Mfg Computer Peripherals*
 247 **MOROR DESIGN/PRO RELEASE...***Designers*

- 90A J FOREIGN AUTO...*Engine Repair*
- 105WALLACE INDUSTRIES INC...
- 132BEN WEITSMAN & SON INC...
- 132PRO GAS WELDING SUPPLY...
- 225BSI PRO SOUND REINFORCEMENT...
- 232ACCUFAB INC...
- 233ROCK STREAM STUDIOS...
- 236VECTOR MAGNETICS INC...
- 239CHEMUNG VALLEY ACOUSTICAL....*Acoustical And Insulation Work*
- 239EMF CORP...
- 239KOLAR INC....*Machine And Other Job Shop Work*
- 240PRECISION FILTERS INC...*Television Broadcasting And Communications Equipment*
- 245PSP UNLIMITED/PERFECT SCREEN...*Card Printing And Engraving Except Greeting*
- 247MOROR DESIGN/PRO RELEASE...

- 240PRECISION FILTERS INC...

CHERRY fr 817 Taber southerly to W Clinton**Right side even numbers**

90	Hap's Wrecker Ser	272-9057
90	Anderson Trucking	273-7075
104	Triaxon Ithaca Inc	273-4818
123	Sheffield David	
127	@ Wolski Bernard J	
	-W Clinton crosses	

CHERRY fr 817 Taber southerly to W Clinton**Right side even numbers**

104	Triaxon Inc printing	273-4818
121	Sheffield David	272-3989
123	Fenton Albert	273-4577
127	@ Wolski Bernard J	
	-W Clinton crosses	
	Ithaca Greenhouse	272-2940

KIMBLE THURSTON

CHERRY-From 817 Taber
southerly to W Clinton. M-4
Right side even numbers

119 Benj Linderberry
121 David Sheffield
123 Majstrie Stuckey
127△ Bernard J Wolski ©
129 Harold F Hayes
W Clinton crosses

Ithaca Greenhouse

KIMBLE THURSTON

CHERRY STREET
From 817 Taber southerly to
W Clinton. Ward 1. M-4

Even right
105 Glenn Miller
119 Benjamin Linderberry
121 Vacant
123 Ernest Hall, Jr
127 Bernard J Wolski △ ©
127 Vacant
129 Vacant

— W Clinton crosses
Stimming Flowers Inc △

CHERRY STREET

From 8'7 Taber southerly to W
Clinton. Ward 1. M-4

Even right

102 Vacant

104 Vacant

105 Vacant

119 Edward Miller @

121 Vacant

Mrs Edna L Kastenhuber
4-3585

123 John Husar, Sr 4-5006 @

127 Bernard J Wolski 4-3305 @

129 Andrew Martaus 7911 @

— **W Clinton crosses**

Stimming Florist

CHERRY STREET

From 817 Taber southerly to W
Clinton. Ward 1. M-4

Even right

102 Vacant

103 Vacant

104 Vacant

105 Sidney A Parker

119 Edward Miller 4-2525 @

121 Andrew Bailey

Charles R Kastenhuber

123 John Husar, Sr 6558 @

127 Bernard Wolski 3643

129 Andrew Martaus 7911 @

130 Vacant

— **W Clinton crosses**

Stimming Florist 2158

MOISE HALL 8

CHERRY STREET**From 817 Taber southerly to W
Clinton. Ward 1. M-4**

Even right

102 Vacant

103 Vacant

104 Vacant

105 Sidney A Parker

119 Edward Miller

121 Mrs Alice M Handy

123 John Husar, Sr ©

127 Lucas Wolski ©

129 Andrew Martaus

130 Vacant

— **W Clinton crosses**

Stimming Florist

CHESTNUT STREET NORTH**CHERRY STREET****From 817 Taber southerly to W
Clinton; ward 1. M-4**

Even right

102 Stimming Florist, wholesale
florists

103 William M French

104 Vacant

105 Sidney A Parker

119 Edward Miller

121 James A Murphy

123 John Husar, Jr

127 Lucas Wolski

129 Andrew Martaus

130 Mrs Alice M Handy

— **W Clinton crosses****CHESTNUT STREET**

CHERRY STREET

From 817 Taber south to W Clinton;
ward 1. M-4

Even right

102 Maynard A Shaylor
104 Mrs Alice M Handy
105 Sidney A Parker
105 Edward Parker
119 Edward Miller
121 Vacant
123 John Husar
127 Lucas Wolski
129 Andrew Martaus
130 Walter J Dunshic
William H Stimming

Morris Hall

CHERRY STREET

From Taber south to W Clinton; ward
1

102 Stephen Magacs
104 Willis Letts
104 G. Ray Wiggins
105 Sidney A. Parker
119 Edward Miller
121 James Totota
123 John Husar
127 John Wolski
129 Andrew Martaus
130 John Zawaski
The Bool Floral Co. Inc.

CHESTNUT STREET

CHERRY STREET

**From 817 W Green Street south;
ward 1**

102 Vacant
104 Willis Letts
105 Sidney A. Parker
119 Edward Miller
121 William Perry

Cherry Street (Continued)

123 John Husar
130 John Zawacki
130 Vacant
135 Andrew Martaus
The Bool Floral Co.

CHERRY STREET



FIRE INSURANCE MAPS

Project Property: 105 Cherry Street
105 Cherry Street
Ithaca NY 14850

Project No:

Requested By: C&S Companies

Order No: 21031500027

Date Completed: March 15, 2021

Listed below, please find the results of our search for historic fire insurance maps from our in-house collection, performed in conjunction with your ERIS report.

Date	City	State	Volume	Sheet Number(s)
1971	Ithica	New York		31, 32
1961	Ithica	New York		31, 32
1929	Ithica	New York		31, 32
1919	Ithica	New York		27, 28
1910	Ithica	New York		35, 37, 6
1904	Ithica	New York		31, 6
1898	Ithica	New York		2, 28
1893	Ithica	New York		2
1888	Ithica	New York		9

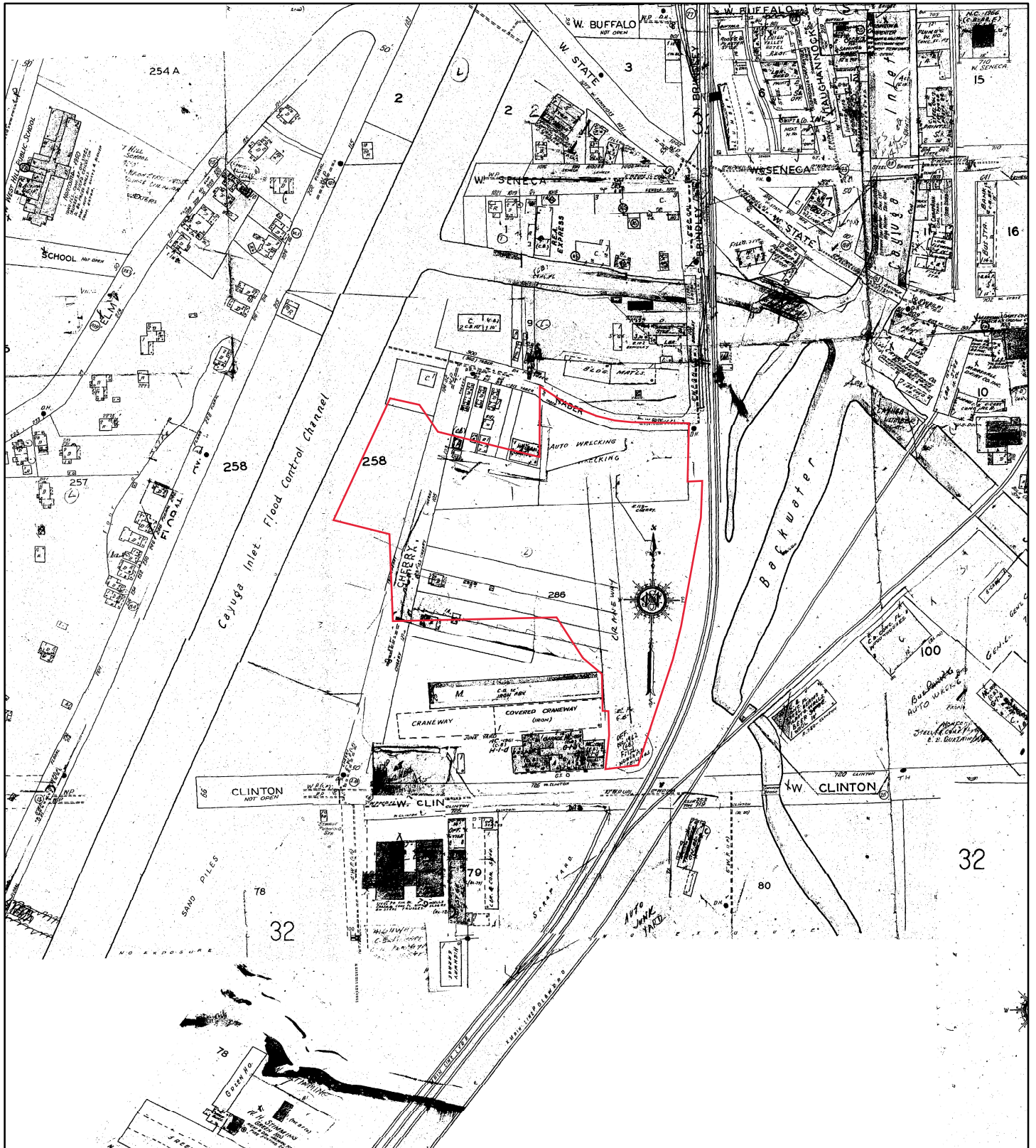
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Environmental Risk Information Services

A division of Glacier Media Inc.

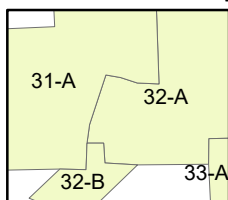
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Fire Insurance Map

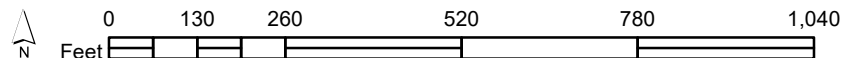


1971

Address: 105 Cherry Street Ithaca NY 14850

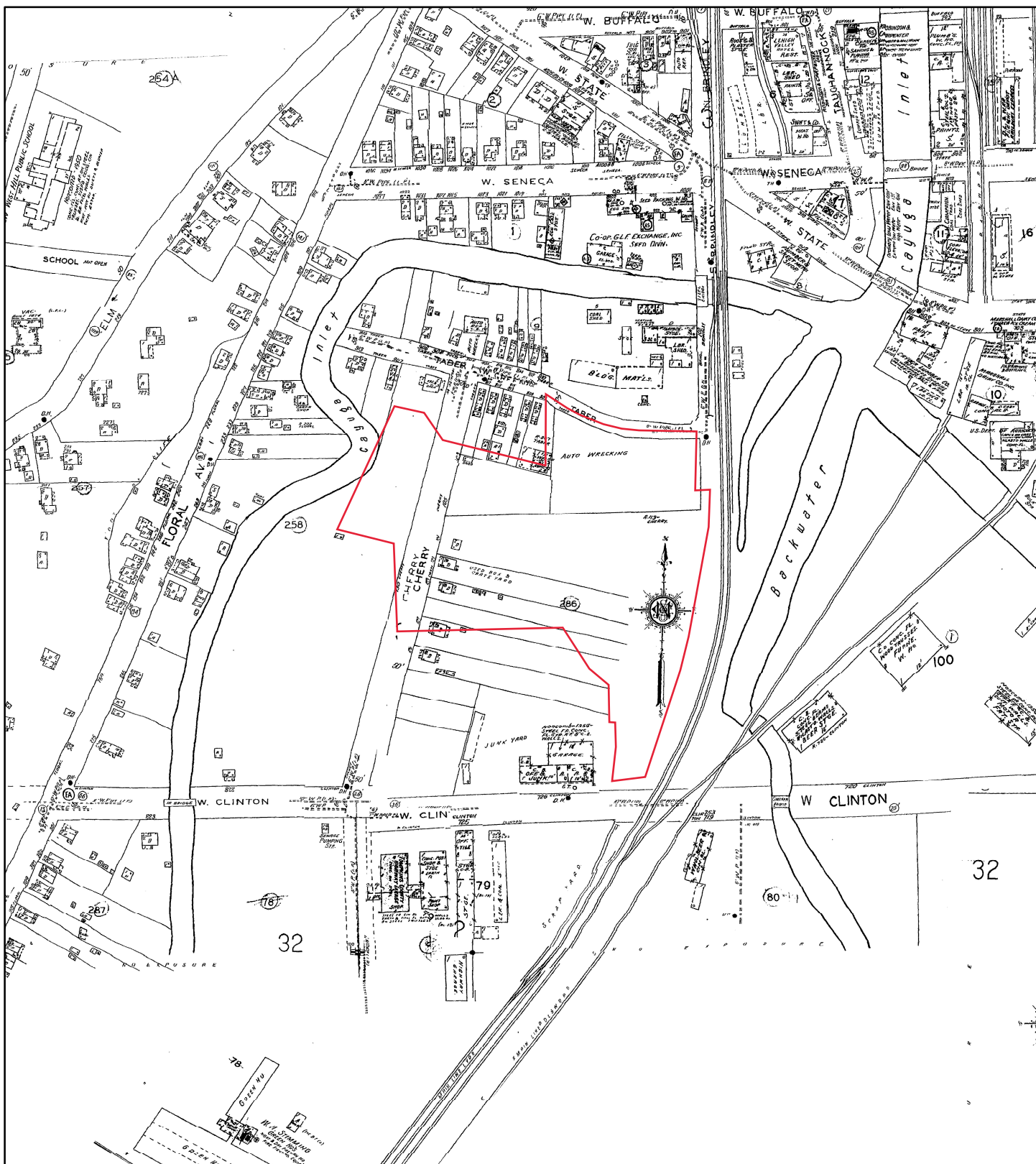


Map sheet(s):
Volume NA:31,32;



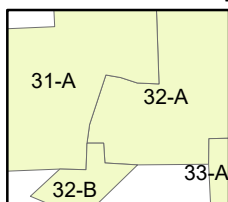
Order Number 21031500027

Fire Insurance Map

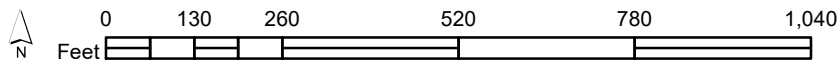


1961

Address: 105 Cherry Street Ithaca NY 14850

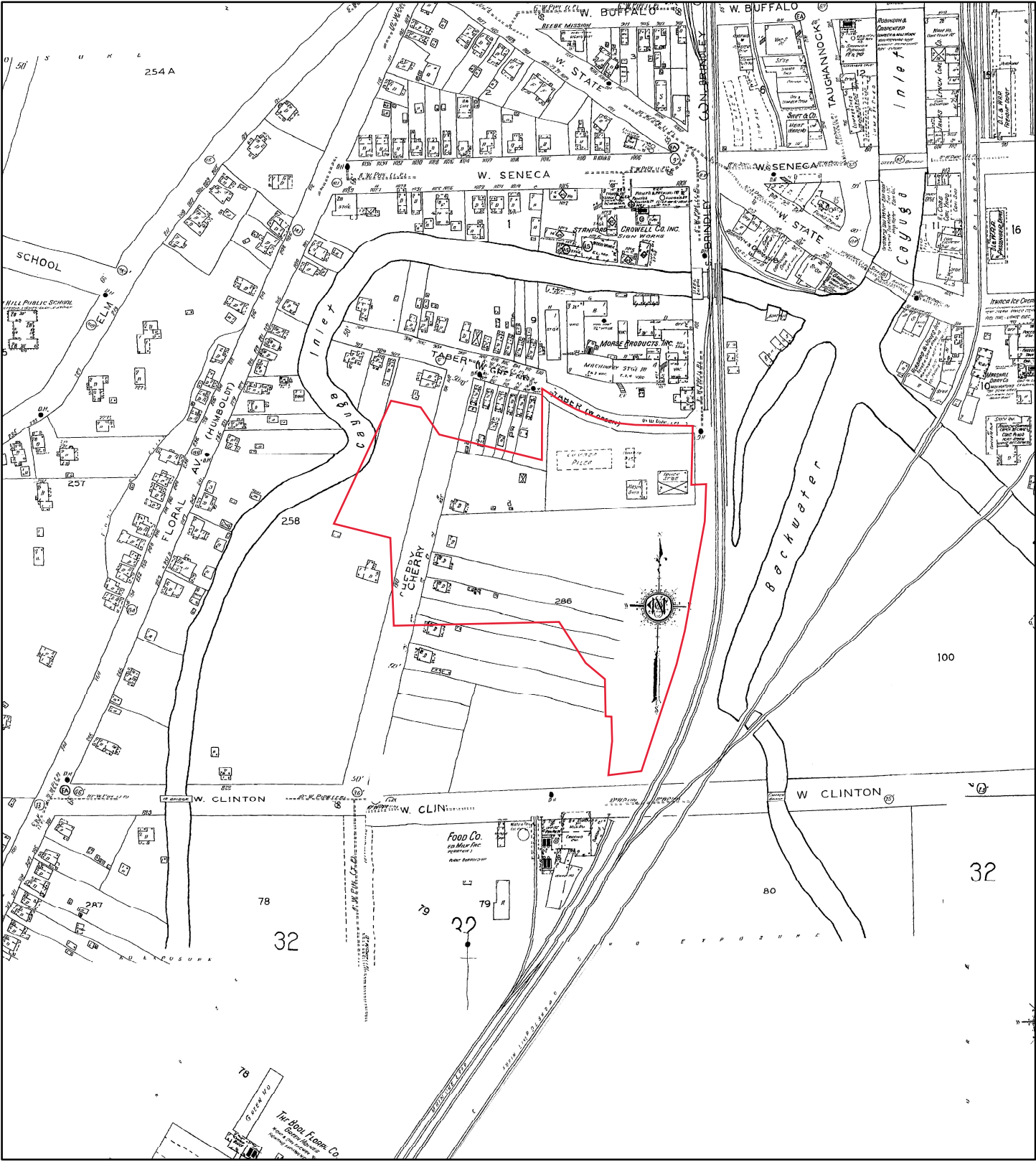


Map sheet(s):
Volume NA:31,32;



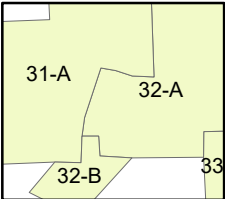
Order Number 21031500027

Fire Insurance Map

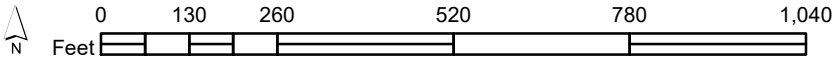


1929

Address: 105 Cherry Street Ithaca NY 14850

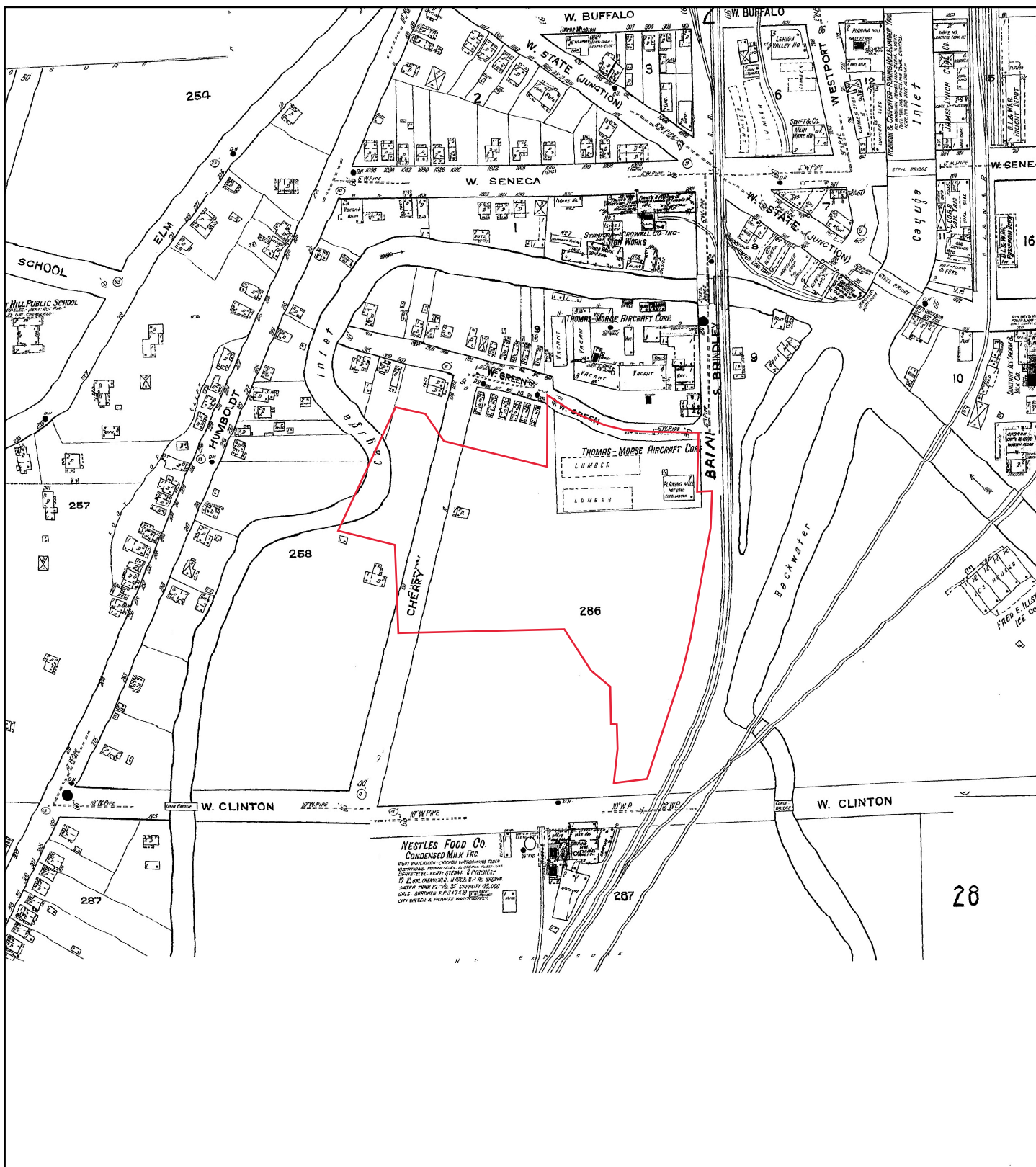


Map sheet(s):
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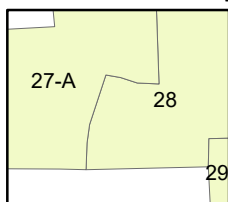
Order Number 21031500027

Fire Insurance Map



1919

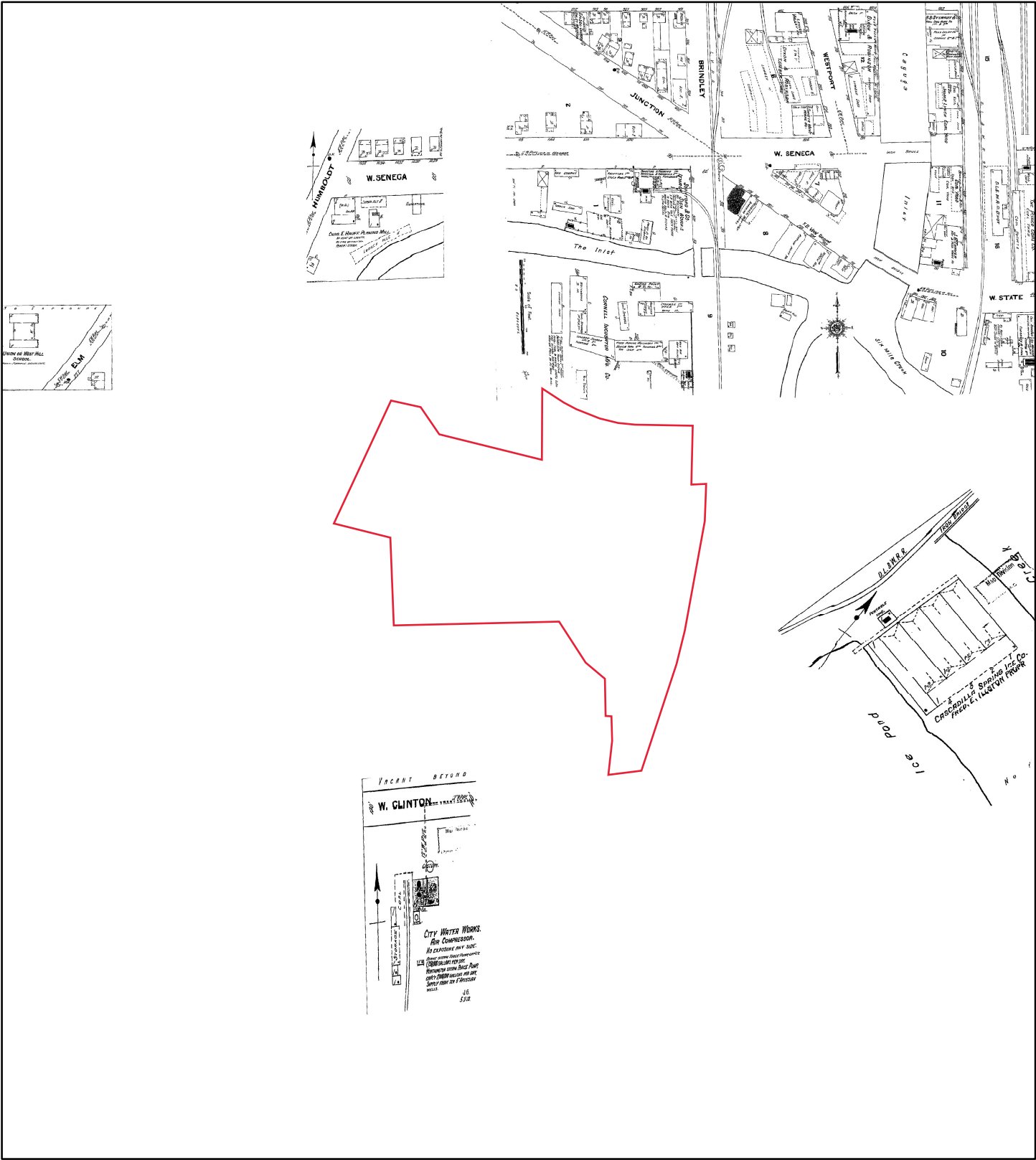
Address: 105 Cherry Street Ithaca NY 14850



Map sheet(s):
Volume NA:27,28;

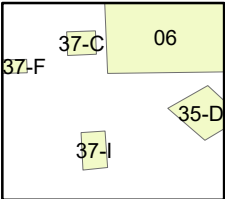
Order Number 21031500027

Fire Insurance Map

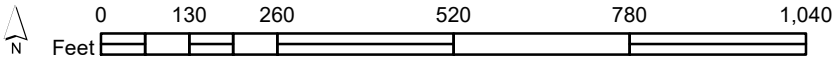


1910

Address: 105 Cherry Street Ithaca NY 14850



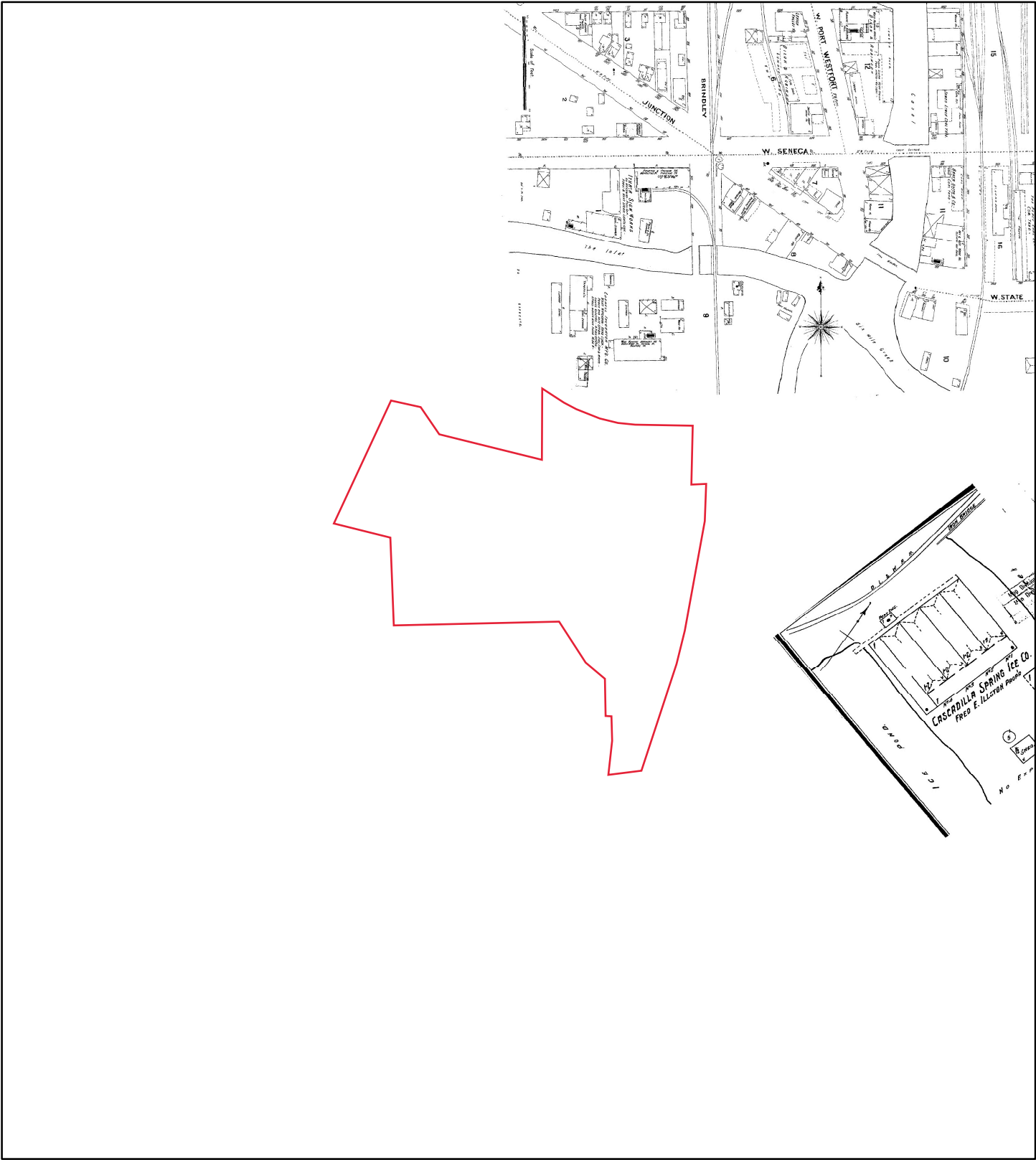
Map sheet(s):
Volume NA:35,37,6;



Order Number 21031500027

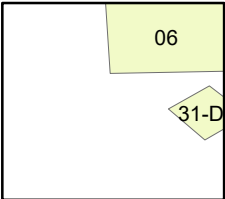


Fire Insurance Map

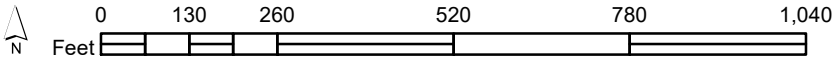


1904

Address: 105 Cherry Street Ithaca NY 14850



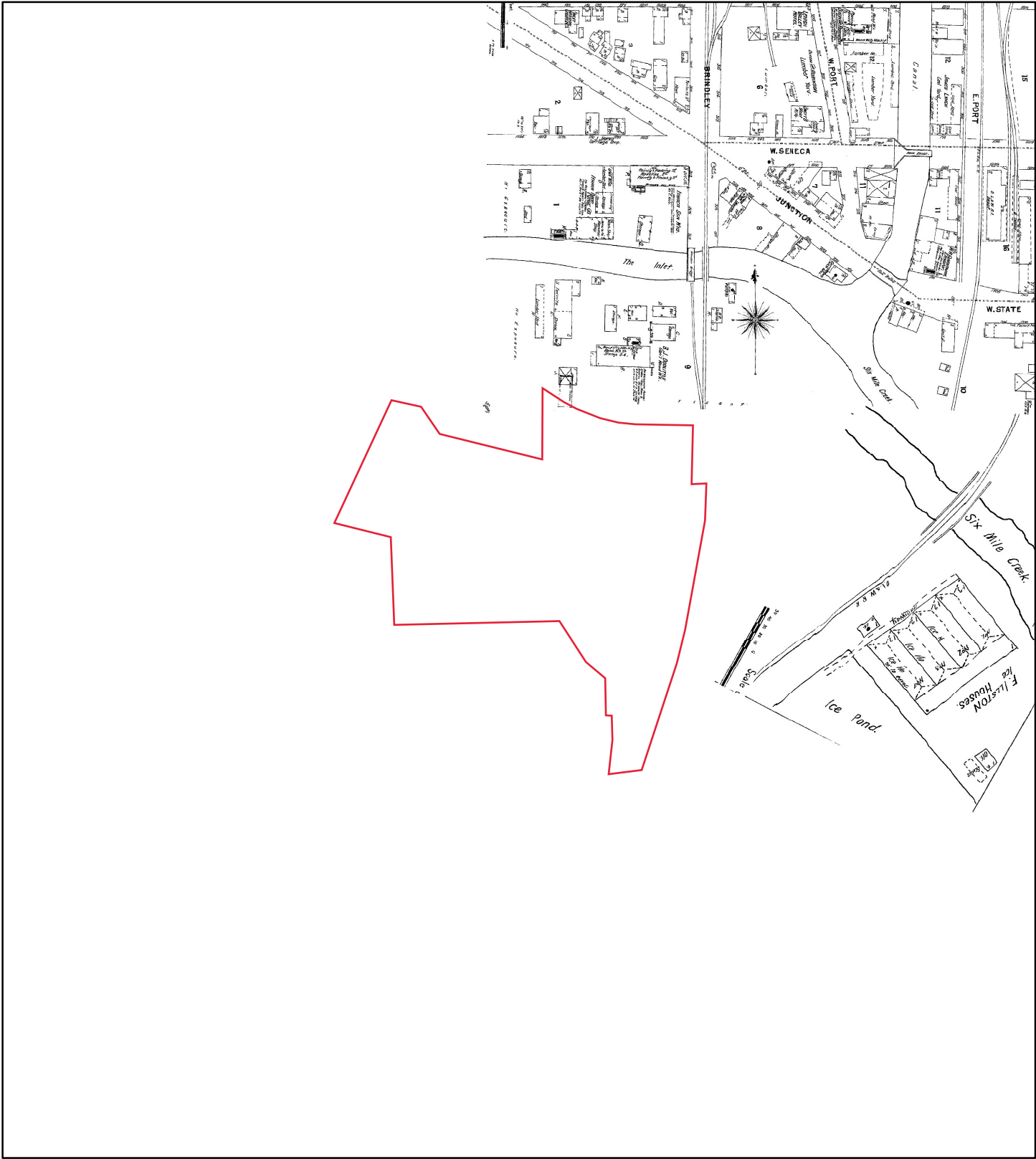
Map sheet(s):
Volume NA:31,6;



Order Number 21031500027

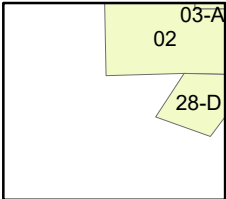


Fire Insurance Map

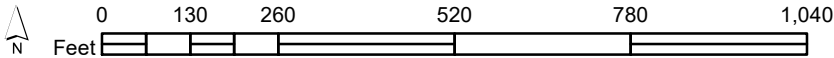


1898

Address: 105 Cherry Street Ithaca NY 14850



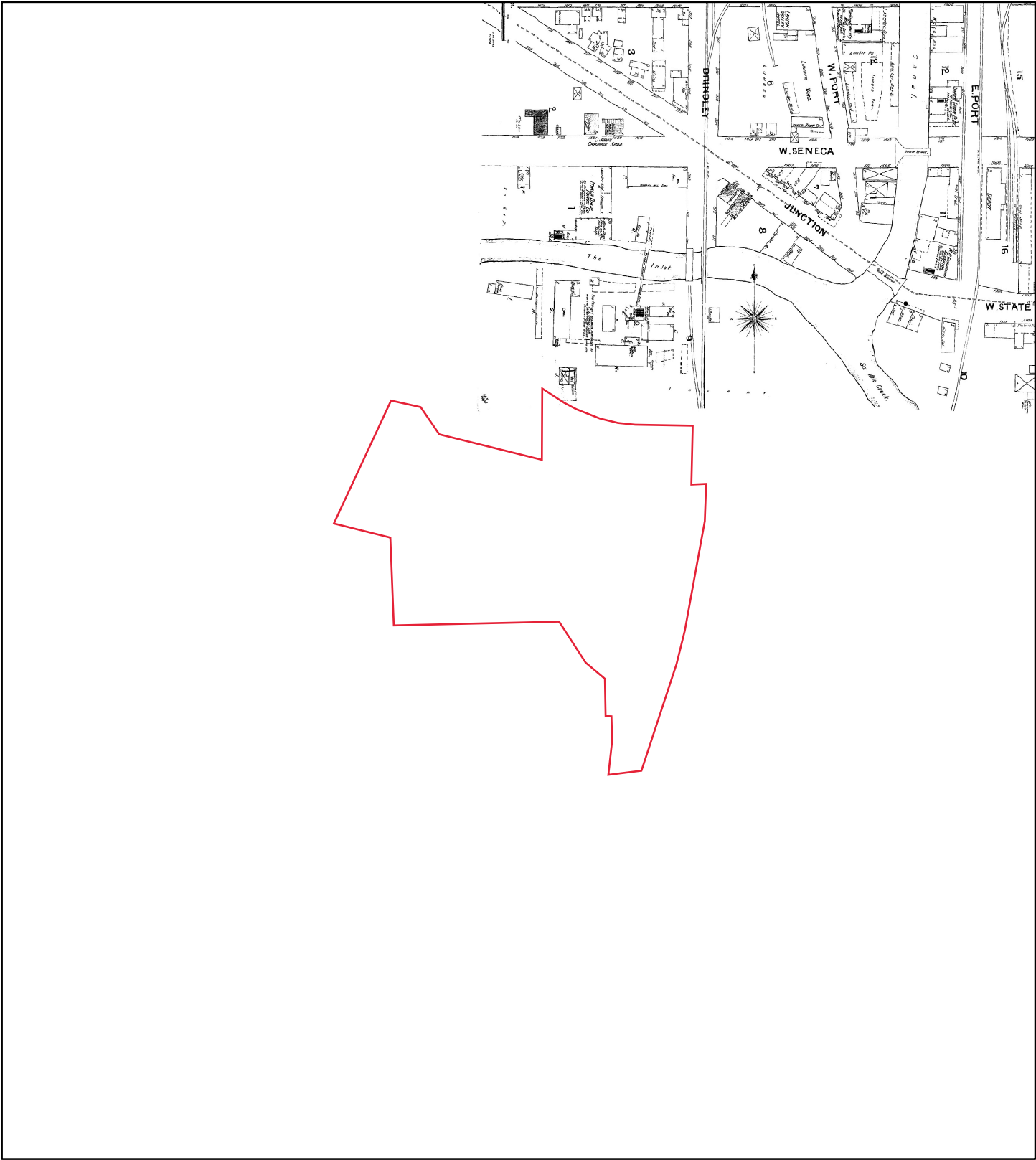
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Volume NA:2,28;



Order Number 21031500027

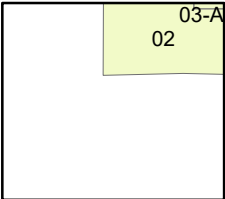


Fire Insurance Map

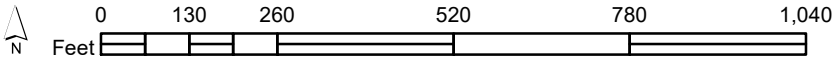


1893

Address: 105 Cherry Street Ithaca NY 14850



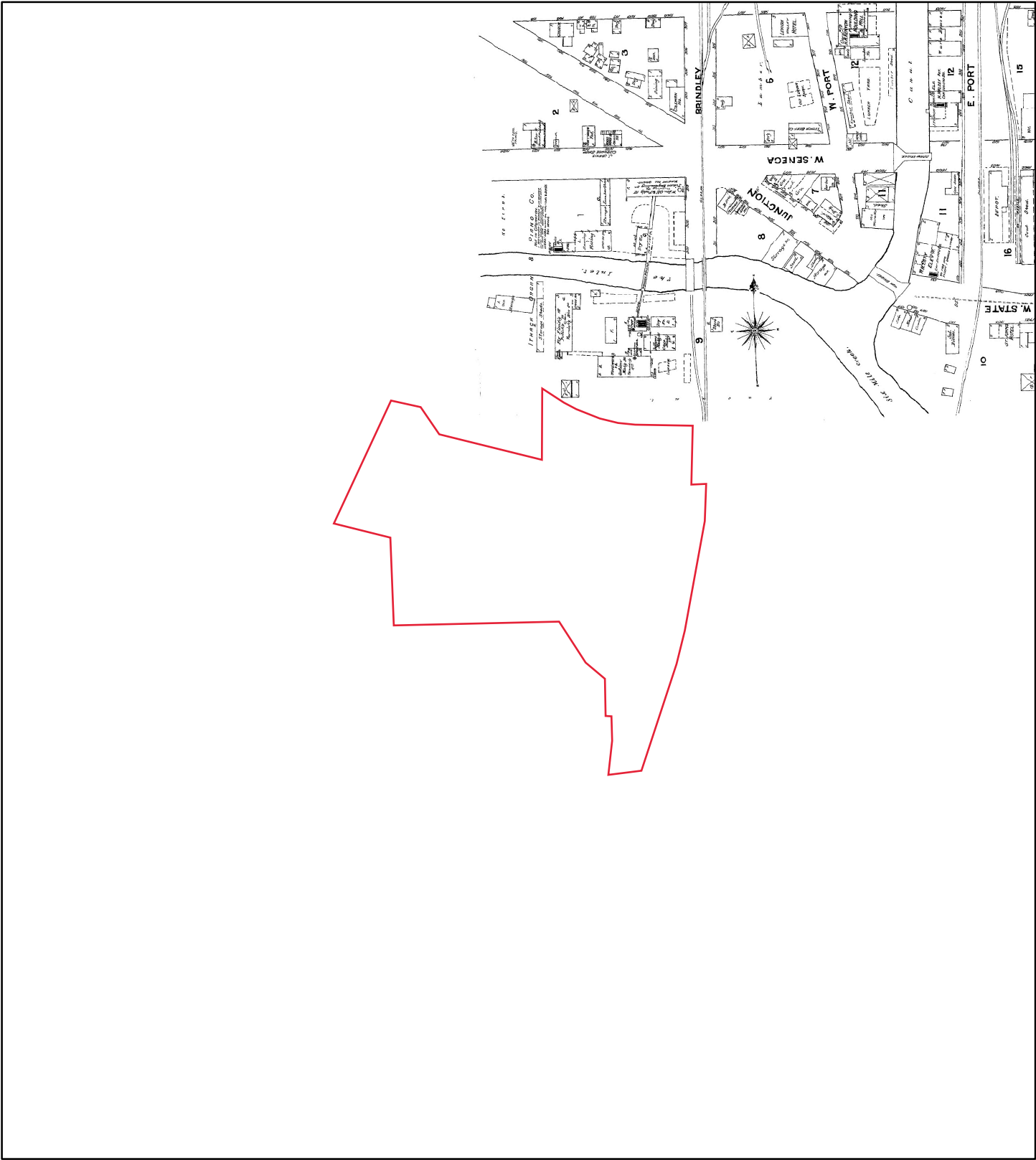
Map sheet(s):
Volume NA:2;



Order Number 21031500027

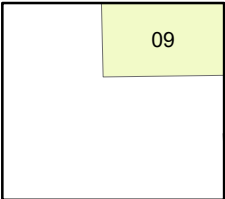


Fire Insurance Map

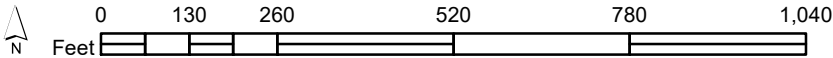


1888

Address: 105 Cherry Street Ithaca NY 14850



Map sheet(s):
Volume NA:9;



Order Number 21031500027

