Attachment 6

HUD Environmental Standards Review

Canal Plaza Project

HUD Environmental Standards Review

Project Area: 435 State Street, City of Binghamton, Broome County, New York

Introduction:

The purpose of this review is to ensure that the project complies with HUD environmental standards in relation to 24 CFR Part 58.5. Properties that are proposed for use in HUD programs "must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property."

A desktop review was performed to identify whether the Property referenced in the title of this document complies with the following criteria:

- is not Listed on an U.S. Environmental Protection Agency (EPA) Superfund National Priorities or Comprehensive Environmental Response Superfund National Priorities or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) List, or equivalent State list;
- is not located within 3,000 feet of a toxic or solid waste landfill site;
- does not have an underground storage tank; and
- is not known or suspected to be contaminated by toxic chemicals or radioactive materials.

Summary of Findings

Project Area Records Review

The proposed project activities are located at 435 State Street, Binghamton, New York. This property will be referred to as the "site" or "project area" within this report. The project will occur on currently undeveloped land. The project involves the construction of a new 48-unit apartment complex providing affordable housing to an underserved population in Binghamton, New York. The project area is the former location of a 47,644-square foot commercial structure which was demolished in preparation for new construction of this 48-unit apartment complex. The 435 State Street property has one (1) Phase I Environmental Site Assessment[1] (ESA) report from November 22, 2017 and one (1) Remedial Investigation Work Plan[2] from May 29, 2018 associated with the property.

Previous Environmental Records:

Per the New York State Department of Conservation (NYSDEC), the western half of the project area is the location of the former Stow Manufacturing facility. This facility is associated with industrial manufacturing between the late 1800s and at least 1971. The location of the Former Stow Manufacturing has been included as part of the Brownfield Cleanup Program, Site Number C704058, as noted by the Brownfield Cleanup Agreement issued by the New York State Division of Environmental Remediation to Brownfield applicant, Community Potential, Inc, on April 18, 2017. The applicant is considered a Volunteer, meaning that while the applicant is not responsible for the contamination on site, the applicant is willing to remediate the site. This site covers 2.88 acres on the southwestern half of tax parcel 144.82-1-9. After the Brownfield Cleanup Agreement was issued, a Citizen Participation Plan for the former Stow Manufacturing site was completed on May 1, 2017. This plan noted that previous investigations discovered fill materials consisting of construction and demolition debris, metal exceedances, and nuisance petroleum impacts. Additionally, a former wastewater lagoon was located on the northeastern portion of the brownfield site. The testing at the

[1] LaBella Associates, D.P.C. Phase I Environmental Site Assessment: 435 State Street, Binghamton, NY; November 2017.

[2] LaBella Associates, D.P.C. Remedial Investigation Work Plan: NYSDEC BCP Site #C704058; May 20018.

time of this Citizen Participation Plan was limited to exterior locations, sub-slab soil vapor, and indoor air testing. No remedial activities were completed at the Brownfield site at the time of the Participation Plan.

The Phase I ESA from November 22, 2017 noted the presence of a single Recognized Environmental Condition (REC) for the site, associated with the historic operations of the Stow Manufacturing facility that operated at this location from the late 1800s to at least 1971. Manufacturing operations on this site involved machine shops and foundries associated with the manufacture of electrical motors, shafts, wire winding, and motor driven tools. Based on the previous investigations on the site that occurred between 2015-2016, the contamination at the site exceeds the restricted residential soil cleanup objectives. Based on the findings of the 2017 Phase I ESA performed by LaBella Associates, D.P.C., referred to as "LaBella" in this report, it was noted that this site should continue to be remediated under the associated Brownfield Cleanup Program until a certificate of completion is obtained from the NYSDEC.

A Remedial Investigation Work Plan was completed by LaBella on May 29, 2018 for the Former Stow Manufacturing site. This report reviewed the previous Phase I ESA and Phase II ESA investigations and concluded there were four areas of concerns (AOCs) for this evaluation.

- AOC 1 involved landfilling and methane gas. This area is located along the north periphery of the Site and was identified from a 1958 historical aerial photograph that appeared to show filling/ ground disturbance. Phase II ESA results indicate that fill materials that extend at least 25 feet below ground surface (bgs). Methane gas was previously evaluated during the Supplemental Phase II ESA and indicated methane was detected at several locations. A passive soil depressurization system is incorporated into the proposed building design. As such, the methane gas will not be further evaluated during the RI.
- AOC 2 involves the wastewater lagoon identified on the 1942 and 1947 topographic maps; this lagoon appears to be related to the historical industrial use of the Site. The water shown may likely have been a lagoon used for the disposal of wastes, as was common during this time period.
- AOC 3 involves soil gas discovered when soil vapor intrusion samples were collected during the supplemental Phase II ESA at the former Site building. These samples identified TCE within the existing building at levels that exceeded the NYSDOH Air Guideline. A passive soil depressurization system is incorporated into the proposed building design. As such, the soil gas evaluation will be limited to the Site boundary.
- AOC 4 involved petroleum impacts that were primarily identified on the northern portion of the Site during the Phase II ESA. Petroleum odors have been identified in numerous locations at the Brownfield site and there is likely a source of petroleum on-site, rather than an off-site source. This is based on petroleum odors and PID readings present in the soil/fill materials located above the saturated zone.

The purpose of the Remedial Investigation Work Plan is to identify a proposed method for delineating the nature and extent of the contamination at the Brownfield site. These activities include surface soil sampling, soil gas sampling, soil boring, and groundwater monitoring wells within the previously identified AOCs and other, uninvestigated areas of the site. This report includes previous investigations that discovered metals, semi-volatile organic compounds, and volatile organic chemicals that exceeded NYSDEC's Unrestricted Use SCOs and Restricted Residential Use SCOs, and NYSDEC Part 703 Groundwater Quality Standards. As part of these previous investigations, the groundwater flow direction was inferred utilizing groundwater measurements from groundwater wells on site; groundwater was noted to be primarily traveling to the Chenango River, northwest of the site.

Before construction, Community Potential, Inc, (applicant) has confirmed that remediation/ mitigation actions will be performed as part of the Brownfield Cleanup Program, associated with the areas of concern

discovered during the previous site investigations. The NYSDEC Division of Environmental Remediation confirmed in an email dated August 31, 2018 that, in accordance with Brownfield Cleanup Agreement C704058-02-17, the site will be remediated to restricted residential use standards as defined by 6 NYCRR Part 375-1.8(g)(2)(ii). The restricted residential use category allows a site to be used for residential use but only when there is common ownership or control by a single owner/ managing entity of the site. Restricted residential use is the land use category intended for apartments, condominium, cooperative or other multi-family/common property control residential development. LaBella has submitted an Interim Site Management Plan to manage impacts that may be encountered during development of the site. Redevelopment of the site is reported to begin in October 2018 and is a primary goal of the NYSDEC's Brownfield Cleanup Program.

As part of this Brownfield Cleanup Program, the applicant will complete and submit a remediation investigation (RI) to the New York State Department of Conservation (NYSDEC), followed by a report that summarizes the results of the RI. LaBella Associates, D.P.C, the environmental consultant that is completing the RI for the site, has indicated the RI will be completed in September of 2018. This information will be used by the NYSDEC to determine if the site poses significant threat to public health or the environment. This determination will dictate the method of cleanup, as chosen from the analysis of alternatives prepared by the applicant and approved by the NYSDEC. A Remedial Work Plan will be published for public comment, and detail the applicants proposed remedy for addressing the contamination related to the site. This work plan must be approved by both the NYSDEC and the New York State Department of Health (NYSDOH). The applicant may then design and perform the cleanup activities to address the site contamination. These activities will be performed under the supervision and guidance of the NYSDEC and NYSDOH. Upon completion of cleanup activities, and the NYSDEC is satisfied that the cleanup requirements have been, or will be, achieved for the site, the final engineering report will be approved and a Certificate of Completion will be issued to the applicant. Upon receiving this Certificate of Completion, the applicant will then be eligible to redevelop the site. If contamination is to remain in place, site management in the form of institutional controls or engineering controls will be put into place in order to ensure safe reuse of property, as deemed appropriate by the NYSDEC. These controls are required to ensure the remedy implemented for the site remains protective of public health and the environment. All significant site management activities would be detailed in a Site Management Plan.

While the project area is currently vacant, it has been previously improved with structures dating back to the late 1800s. As such, it is possible that asbestos containing material (ACM) and lead based paint (LBP) may remain in buried materials or within the area of the former structures from the time of demolition. The contractor must comply with all procedures outlined in NYS Department of Labor regulations at 12 NYCRR Part 56, including all amendments; provide a statement that ACM maybe be buried at the site; utilize fugitive dust control measures during construction and excavation; properly dispose of all discovered ACM debris according to NYSDEC rules by utilizing certified entities to transport and dispose of ACM.

Due to the potential for LBP in the area of the former building and former manufacturing facility, the contractor will comply with the procedures outlined in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. As part of the RI work, soil at the site will be tested for lead to determine if concentrations will meet the restricted residential use soil cleanup objectives as defined in 6 NYCRR Part 375-6.8(b). All exposed surface soil at the site that exceeds the restricted residential soil cleanup objectives for the protection of human health shall have a soil cover of two feet in accordance with NYSDEC Department of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation Section 4.1 (f)(2)(i) or be covered with impervious materials such as asphalt and concrete. Soil identified as hazardous waste for lead as part of the RI will be remediated in accordance with NYSDEC requirements.

A Thermal Explosive Hazards Survey was performed on August 13, 2018; no thermal explosive hazards were found within 1,000 feet of the Project Area for tanks exceeding 100 gallons in size and no thermal explosive hazards were found within one (1) mile of the Project Area for tanks exceeding 20,000 gallons in size.[3]

NYSDEC Records:
The Project Area is not located within 3,000 feet of a toxic or solid waste landfill site. The Project Area is not listed on the NYSDEC Bulk Storage Database. The Project Area is listed in the NYSDEC Spill Incidents Database, with three (3) closed spills reported for the Project Area. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill number). The Project Area is listed in the NYSDEC Environmental Remediation database as a Brownfield Cleanup Program site, the **Former Stow Manufacturing facility (Site Code: C704058)**. These facility records are detailed above, under *Previous Environmental Records*. A review of the NYSDEC Spills and Bulk Storage databases provided no indication of past uses of the Project Area that could adversely affect the occupants of the Project Area or conflict with the intended utilization of the Project Area. The Project Area has been accepted into the Brownfield Cleanup Program, and will be remediated under the auspices of the NYSDEC and NYDOH, as detailed under the *Previous Environmental Records* section.

EPA Records:
The Project Area is not listed on an EPA Superfund National Priorities or CERCLA list or equivalent State list or EPA Resource Conservation and Recovery (RCRA) database.

<u>Surrounding Properties Records Review</u>
NYSDEC Records:
A search of the NYSDEC Spill Incidents Database resulted in the identification of 39 closed spills located within 1,000 feet of the Project Area. A spill closure means that the records and the data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial actions are necessary or the case was closed for administrative reasons (e.g. multiple reports of a single spill consolidated into a single spill number). As such, these spills are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

According to the NYSDEC Environmental Site Remediation and Bulk Storage Databases, there are 54 Petroleum and Chemical Bulk Storage sites within 3,000 feet of the Project Area. Of these 54 Bulk Storage sites, 50 of the sites are located over 1,000 feet cross- or down-gradient from the Project Area, or across a hydraulic barrier in the form of Chenango River and the Susquehanna River. Additionally, any active tanks on-site are permitted and regulated by NYSDEC which requires leak detection, containment and monitoring. As such, these sites are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area. The remaining four sites are discussed below.

Campbell Master Cleaners, Inc. (Site No. 7-000221) is an unregulated/ closed chemical bulk storage facility located approximately 520 feet south and cross-gradient of the Project Area. This facility's permit expired in 2001, and had a single 275 gallon aboveground storage tank (AST) that was closed and removed from site. No spills are reported at this facility. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

[3] LaBella Associates, D.P.C. Thermal Explosive Hazards Survey: 435 State Street, Binghamton, NY; August 2018.

J A V Gas 4 Less (Site No. 7-182788) is an active petroleum bulk storage (PBS) facility located approximately 225 feet south and up-gradient of the Project Area. This facility has three (3) active underground storage tanks (USTs) and six (6) USTs that have been closed and removed. The active USTs include an 8,000 gallon double-walled UST with catch basin and two (2) 4,000 gallon double-walled USTs with catch basins. There are no reported spills or releases at this facility. Due to the lack of spills, the presence of secondary containment and spill prevention measures, and the NYSDEC requirements for permitted and regulated tanks, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Binghamton City School Maintenance (Site No. 7-053201) is an unregulated/ closed PBS facility located approximately 520 feet east and up-gradient of the Project Area. This facility's permit expired in 2001 and had two (2) ASTs and one (1) UST that were closed and removed from the site. No spills are reported at this facility. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

NY PENN Truck Sales Service In. (Site No. 7-015261) is an unregulated/ closed PBS facility located approximately 450 feet northeast and cross-gradient of the Project Area. This facility's permit expired in 1991; a single 4,000 gallon UST that was closed and removed from the site in 1986. No spills are reported at this facility. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

According to the NYSDEC Environmental Site Remediation and Bulk Storage Databases, there are four (4) environmental remediation sites within 3,000 feet of the Project Area. These sites are discussed below.

Anitec Image Corporation (Site Code: 704022) is a New York State Superfund Program site. The Anitec Image Corporation manufactured photographic film, specialty photo paper, film coatings, and photographic chemicals since the early 1900s. This site had a history of past releases of photographic chemicals to both soils and groundwater at the facility located at 40 Charles Street, approximately 5,020 feet west of the Project site. A Remedial Investigation/ Feasibility Study was completed for the site, and it identified six (6) operable units (OUs) for this site. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Of these six (6) OUs, the first five are located on the Anitec Image facility site; OU 6 involves silver and cadmium contamination present in the Chenango River – approximately 850 feet west of the Project. Remedial activities at all six OUs have been completed, with a Record of Decision having been issued for each OU; no further action is required for this site. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Binghamton Plaza (Site Code: C704049) is a Brownfield Cleanup Program facility located approximately 220 feet north and down-gradient of the Project Area. Remediation at this site has been completed, and an environmental easement is in place for the site. A cover system is in place over contaminated soil, and sub-slab depressurization and passive venting systems have been installed at the buildings on the site. Soil vapor intrusion is not considered a concern for off-site buildings. Due to the remediation efforts and location down-gradient from the Project, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Frederick Street (Site Code: C704057) is a Brownfield Cleanup Program facility located approximately 2,140 feet northeast and cross- or down-gradient of the Project Area. This facility is located in an area zoned for heavy industry. A portion of this area was originally a marsh, or a low, wet area that was filled in around the early 1900s, with the Brandywine Creek having once flowed through the area prior being diverted as the area developed. The effects of this development and historic fill may have altered the direction of

groundwater flow, and no investigation has been performed to determine the groundwater flow. The Brownfield Cleanup Agreement (BCA) with the NYSDEC was terminated on July 18, 2017 for failure to comply with the requirements of the Brownfield Cleanup Program. No site characterization or remedial investigation was conducted prior to termination of the BCA. However, the majority of the site has been covered by structures or asphalt, preventing exposure to any potentially contaminated soil and the surrounding area is serviced by a public water supply that would not be affected by site-related contamination. Thus while this site has not been characterized, it is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

NYSEG Binghamton Court St MGP (Site Code: 704031) is a New York State Superfund Program facility located approximately 2,385 feet southeast and down-gradient of the Project Area adjacent to the Susquehanna River. This site was utilized as a manufactured gas plant from 1888 until it was decommissioned in approximately 1969. This site is fenced, with a cover of clean gravel across the site, and the surrounding area is serviced by a public water supply that is not affected by site-related contamination. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

EPA Records:
According to the EPA's Enforcement and Compliance History Online (ECHO) search, there are eight (8) EPA-permitted water discharger (NPDES) sites, 69 hazardous waste (RCRA) sites, five (5) air emissions (CAA) sites, one (1) Brownfield (ACRES) site, and 10 Toxic Release Inventory facility located within 3,000 feet of the Project Area. Of these facilities, all but 13 facilities had no reported violations, releases, or confirmed contamination. Facilities with no violations are not considered a hazard as the facilities are in compliance with permit conditions that are enforced and meet standards that protect public health and the environment by preventing releases to the environment. As such, these facilities are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area. The remaining 13 facilities are identified below.

375 State Street (Property ID: 34542) is a Brownfields Program site located approximately 700 feet southwest and down-gradient of the Project Area. A Site Assessment and Phase I ESA has been performed at this site, though no information has been provided associated with if cleanup is required at this site. This site is located down-gradient from the Project Area and is covered with asphalt or structures to prevent access to any potentially contaminated soil. As such, this site is not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Ten (10) of the identified sites are facilities included on the Toxic Release Inventory (TRI). A "release" of a chemical means that it was emitted to the air or water, or was placed in some type of land disposal, including material transfers to waste management facilities and recycling facilities. Of these 10 facilities, three (3) are listed in the TRI database but have no reported releases to the environment; seven (7) facilities have reported historic releases of material. The EPA considers 0.6 tons per year as the threshold of being a "significant emission rate" with federal air permits. None of the facilities identified during the course of this review were found to exceed releases above 0.6 tons per year; therefore, all reported emissions and releases are considered insignificant at these permitted facilities. While these facilities involve past releases of materials, the Project Area is participating in the Brownfield Cleanup Program, which includes a detailed site investigation and remediation program for the Project Area. Any potential contamination associated with these facilities will be included in the site remediation under the auspices of the NYSDEC and NYSDOH as part of the Brownfield Cleanup Program. As such, these facilities are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Binghamton Facility, located approximately 2,300 feet southeast and down-gradient from the Project Area, has a minor NPDES permit they were in non-compliance of during one quarter, due to permit schedule violations that were achieved late but still reported. The remaining facility, the **United States Postal Service**, is located approximately 1,800 feet south and down-gradient of the Project Area. This facility has an expired minor NPDES and an active small quantity generator RCRA permit; this facility is in violation of the NPDES permit due to status/ progress reports not being reported. Due to the nature of these violations and the distance and down-gradient location of these facilities, these facilities are not considered a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area.

Conclusion:

Based on a review of the available environmental reports for the Project Area and surrounding area, the Project Area is unlikely to contain radioactive substances which would constitute a hazard that could affect the health and safety of occupants or conflict with the intended utilization of the Project Area. The 2018 Remedial Investigation Work Plan indicated that elevated concentrations of VOCs, SVOCs, and metals exceeded the regulatory guidance values in the Project Area, and the western portion of the Project Area is a voluntary participant in the Brownfield Cleanup Program. *Due to the results of the previous environmental reports, remediation/ mitigation measures should be undertaken in order for the Project to comply with 24 CFR Part 50.3(i) and 58.5(i)(2). Proof of compliance in the form of engineering controls or "No Further Action" letters from the appropriate state department or agency will be required.* It should be noted that the developer has remediation plans in place and will be consulting with, and operating under the auspices of, the New York State Department of Environmental Conservation and New York State Department of Health in order to meet compliance with these remediation activities as part of the Brownfield Cleanup Program. Maps, environmental reports and letters, NYSDEC Reports, and EPA Reports are included at the end of this report.

Data Sources:

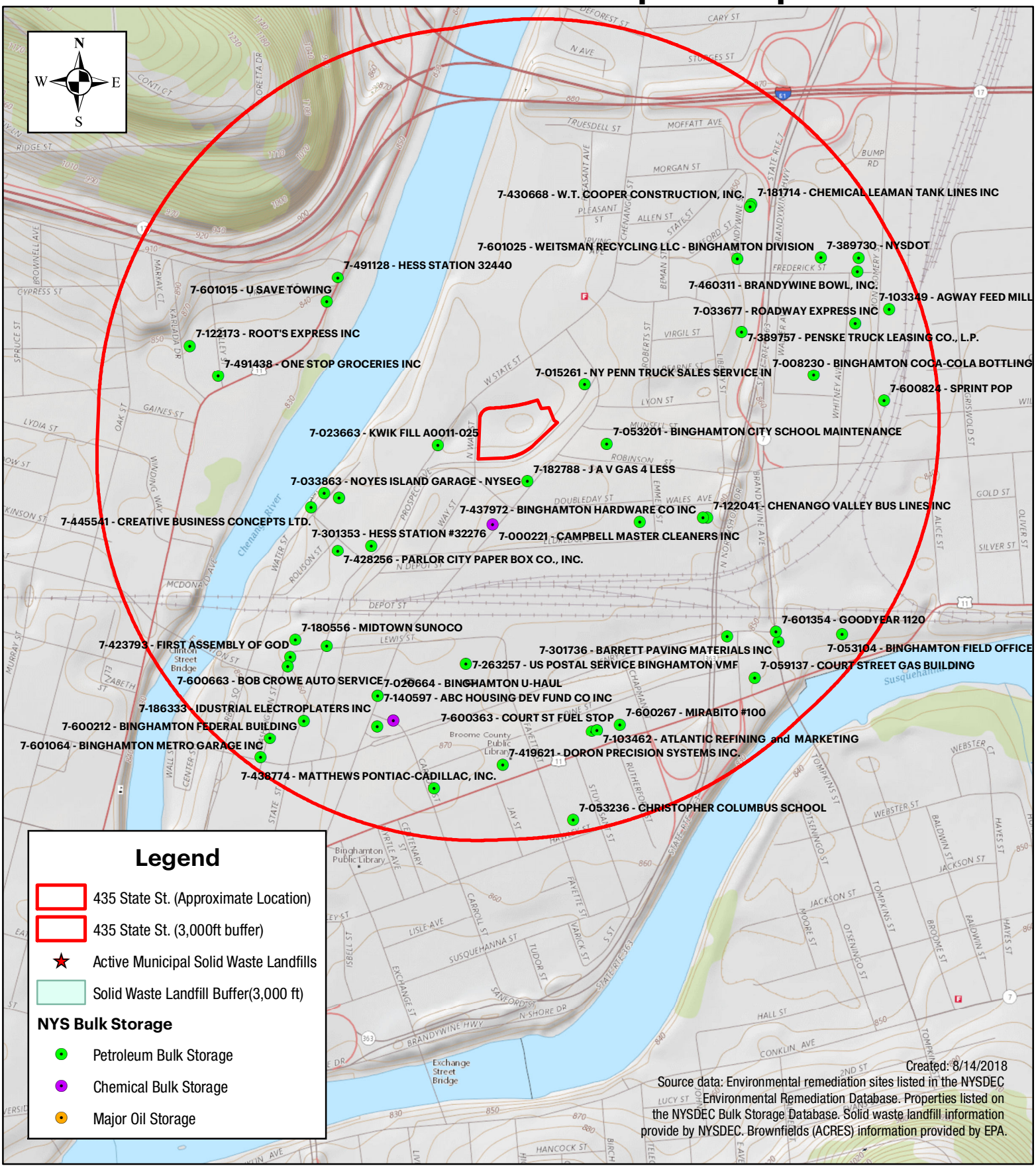
Tectonic Engineering and Surveying Consultants, P.C. (Tectonic) has reviewed the following sources to make the above determinations: Hazardous Waste records contained in the Resource Conservation and Recovery Act (RCRA) Information System, the Superfund Enterprise Management System (SEMS) for sites listed under CERCLA (otherwise known as Superfund), EPA's Toxic Release Inventory database (TRI), and the EPA Radiation Information Database (RADInfo). RCRA includes data on small and large quantity hazardous waste material generators and handlers. EPA's Toxic Release Inventory provides information on toxic chemical releases and waste management activities by certain industries. The RADInfo database provides information about facilities that are regulated by the U.S. EPA for radiation and radioactivity.

Tectonic reviewed previous environmental reports, including Phase I ESAs, and NYSDEC Bulk Storage records to determine if the Project Area has an underground storage tank (besides a residential fuel tank) or any other storage tank. Tectonic reviewed the NYSDEC Environmental Site Remediation Database to assess whether the site is registered as a NYS Superfund or Environmental Restoration site. The NYSDEC Environmental Site Remediation Database includes records of sites that are part of the NYS Superfund, Brownfield Cleanup, Environmental Restoration, and Voluntary Cleanup Programs. The Database also includes a Registry of Inactive Hazardous Waste Disposal Sites. The NYSDEC Bulk Storage Database was reviewed for records of facilities that are or have been regulated according to one of the Bulk Storage Programs - Petroleum Bulk Storage, Chemical Bulk Storage, or Major Oil Facility. The NYSDEC Spill Incidents Database was used to determine the potential effects of spills on or near the Project Area. A desktop review of Google Earth was used in conjunction with a map of active municipal landfills (provided by the NYSDEC), and a list of landfills provided by the NYSDEC to determine whether a non-active or active landfill is located within 3,000 feet of the Project Area.

Maps

HUD Environmental Report Maps
EPA NEPAssist Map

HUD Environmental Report Maps



Tectonic

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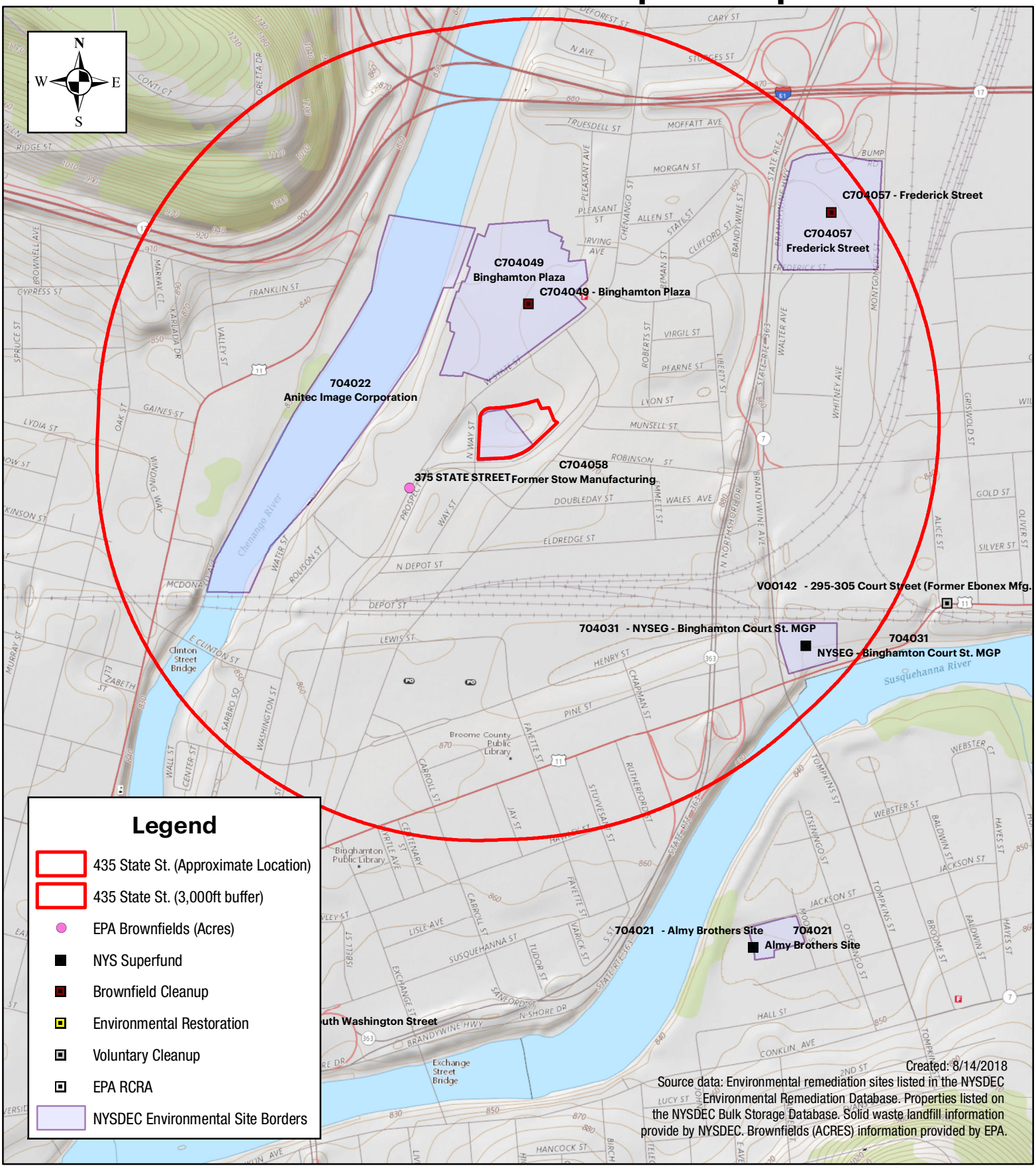
Canal Plaza Project
435 State Street
City of Binghamton
Broome County, New York

HUD Environmental Report Maps



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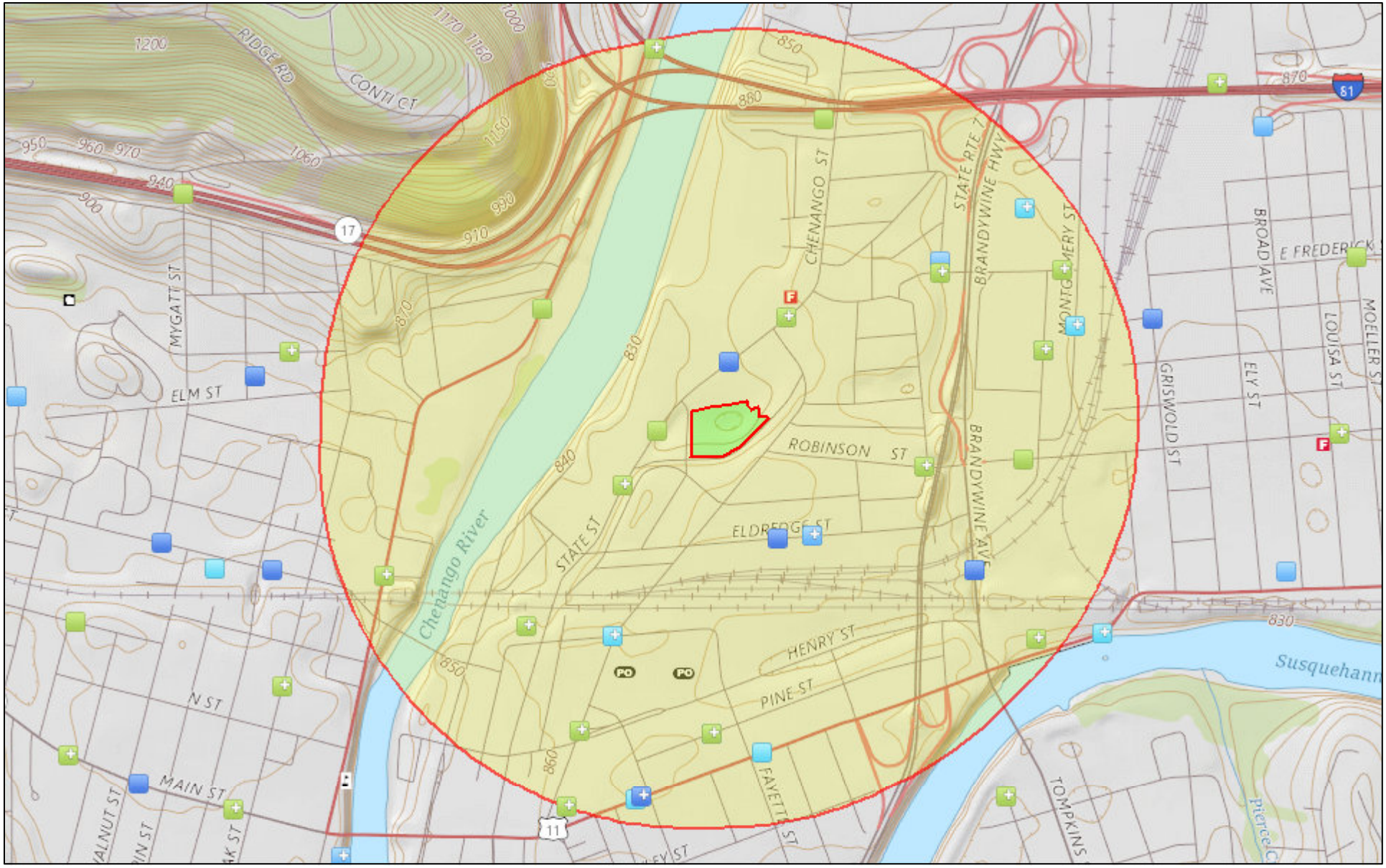
Canal Plaza Project
435 State Street
City of Binghamton
Broome County, New York

Canal Plaza Project



August 9, 2018

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- RCRAINFO (clustered)
- RCRAINFO (single)
- AIRS (clustered)
- AIRS (single)
- PCS (clustered)
- PCS (single)
- TRI (clustered)
- TRI (single)
- ACRES (single)
- Project 1
- Buffer Area

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography

Environmental Reports

Previous Environmental Reports:

NYSDEC Brownfield Cleanup Agreement (4/18/2017)
NYSDEC Brownfield Cleanup Program Citizen Participation Plan (5/1/2017)
Phase I Environmental Site Assessment: 435 Grand St (11/22/2017)
Remedial Investigation Work Plan (5/29/2018)
Lead Based Paint letter (8/6/2018)
Section 020800 - Asbestos Removal Specifications (08/13/2018)
Thermal Explosive Survey (8/18/2018)

Note: Appendices from the above reports have been removed.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

Community Potential, Inc.
c/o Binghamton Housing Authority
35 Exchange Street
Binghamton, NY 13901-3801
Attn: Elaine M. Miller, Chief Executive Officer

APR 18 2017

RE: Site Name: Former Stow Manufacturing
Site No.: C704058
Location of Site: 435 State Street, Broome County, Binghamton, NY 13901

Dear Ms. Miller,

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the Former Stow Manufacturing Site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Margaret Sheen, Esq., NYS Department of Environmental Conservation, Office of General Counsel, 615 Erie Blvd West Syracuse, NY 13204-2400, or by email at margaret.sheen@dec.ny.gov.

Sincerely,

Robert W. Schick, P.E.
Director
Division of Environmental Remediation

Enclosure

ec: Gary Priscott, Project Manager

cc: Margaret Sheen, Esq.
A. Guglielmi, Esq. /M. Mastroianni

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

BROWNFIELD SITE CLEANUP AGREEMENT
Index No. C704058-02-17

Former Stow Manufacturing
DEC Site No.: C704058
Located at: 435 State Street
Broome County
Binghamton, NY 13901

Hereinafter referred to as "Site"

by:

Community Potential, Inc.
4549 Main Street, Suite 100, Amherst, NY 14226

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on December 5, 2016; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, Community Potential, Inc., is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

The Site is not located in a City having a population of one million or more. It is therefore presumed that the Site is eligible for tangible property tax credits.

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 2.880 acres, a Map of which is attached as Exhibit "A", and is described as follows:

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Gary Priscott
New York State Department of Environmental Conservation
Division of Environmental Remediation
1679 NYS Route 11
Kirkwood, NY 13795
gary.priscott@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Krista Anders (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
krista.anders@health.ny.gov

Margaret Sheen, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
615 Erie Blvd West
Syracuse, NY 13204-2400
margaret.sheen@dec.ny.gov

2. Communication from the Department to Applicant shall be sent to:

Community Potential, Inc.
Attn: Bruce Levine
4549 Main Street, Suite 100
Amherst, NY 14226
bruce@3ddevelopment.com

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED: April 18, 2017

THIS BROWNFIELD CLEANUP AGREEMENT IS HEREBY APPROVED, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: _____

Robert W. Schick, P.E., Director
Division of Environmental Remediation

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, waives Applicant's right to a hearing herein as provided by law, and agrees to be bound by this Agreement.

Community Potential, Inc.

By: Elaine Miller

Title: CEO

Date: April 6, 2017 EM

STATE OF NEW YORK)
) ss:
COUNTY OF Broome)

On the 6th day of April KM in the year 2017, before me, the undersigned, personally appeared Elaine Miller, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name 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.

Signature and Office of individual taking acknowledgment

Kimberly Kay Mitchell
Notary Public, State of New York
No. 01MI6187893
Commission Expires June 2, 2020

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "BCA" or "Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Agreement, Applicant shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Agreement.

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a) and 375-3.6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and, if the Applicant is a "Participant", the extent of contamination emanating from such Site. If the Applicant is a "Volunteer" it shall perform a qualitative exposure assessment of the contamination emanating from the site in accordance with ECL § 27-1415(2)(b) and Department guidance;

2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site and, if the Applicant is a "Participant", the contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy.

5. "Supplemental" if additional work plans other than those set forth in II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as determined in a schedule to be approved by the Department.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities to be conducted in accordance with current guidance, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan. The Department shall use best efforts in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from its receipt or within fifteen (15) days from the close of the comment period, if applicable, whichever is later.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Agreement and shall be implemented in accordance with the schedule contained therein.

ii. If the Department requires modification of a Work Plan, the reason for such modification shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

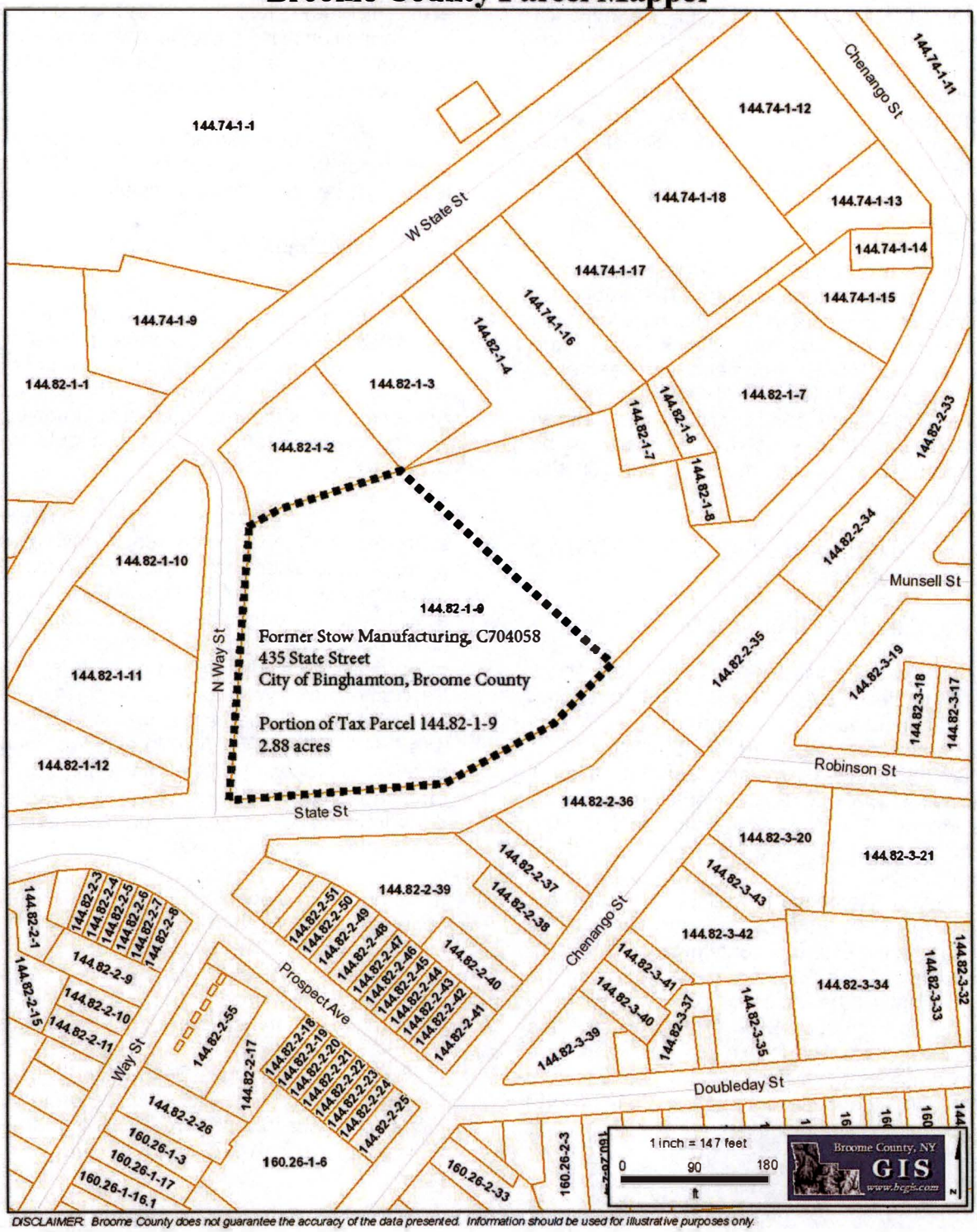
iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

3. A Site Management Plan, if necessary, shall be submitted in accordance with the schedule set forth in the IRM Work Plan or Remedial Work Plan.

EXHIBIT A

SITE MAP

Broome County Parcel Mapper



DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Applicant shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Applicant shall submit such additional Work Plans as it proposes to implement. In addition, Applicant shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Title 14. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant shall elect in writing to either (i) modify or expand it within thirty (30) days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIII; or (iv) terminate this Agreement pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement or under law.

E. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such determination and seek public comment in accordance with ECL § 27-1417(3)(f). The Department shall provide timely notification to the Applicant of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Applicant shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Applicant may elect to submit for review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with

ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant elects not to develop a Work Plan under this Subparagraph then this Agreement shall terminate in accordance with Paragraph XII. If the Applicant elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph II.D above.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL § 27-1431. Applicant agrees to provide the Department upon request with proof of access if it is not the owner of the site.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Agreement pursuant to Paragraph XII.

V. Payment of State Costs (Applicable only to Applicants with Participant Status)

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Applicant shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR § 375-1.5 (b)(3)(i).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7012

D. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Applicant objects to any invoiced costs under this Agreement, the provisions of 6 NYCRR §§ 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph V.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph III or the Department may commence an enforcement action for non-compliance with ECL § 27-1409(2) and ECL § 71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant shall be entitled to the Liability

Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Applicant hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Applicant may have as a result of Applicant's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Applicant shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Applicant prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. In the event that the Applicant is a Participant, this provision shall also include the Trustee of the State's Natural Resources. The Department shall provide Applicant with written notice no less than thirty (30) days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL § 27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within sixty (60) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation is not needed based upon use restrictions, Applicant shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36 and 6 NYCRR § 375-1.8(h)(2). Applicant shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) days after the Department's approval of such instrument. Applicant shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) days of such recording (or such longer period of time as may be required to obtain a certified copy provided Applicant advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

XI. Progress Reports

Applicant shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph III.A.1 of the Agreement by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination Date, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Applicant in connection with this Site, whether under this Agreement or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR §§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV of the Agreement.

XIII. Dispute Resolution

A. In the event disputes arise under this Agreement, Applicant may, within fifteen (15) days after Applicant knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR § 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to Paragraph V of Appendix A of this Agreement, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Agreement shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, if applicable, and VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR §§ 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Agreement to specifically reference any particular regulatory provision is not intended to imply that such provision is not applicable to activities performed under this Agreement.

C. The Department may exempt Applicant from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Agreement in accordance with 6 NYCRR §§ 375-1.12(b), (c), and (d).

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant shall promptly notify the Department and include a summary of the steps taken. The Department

may, as it deems appropriate and within its authority, assist Applicant in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

E. The paragraph headings set forth in this Agreement are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Agreement.

F. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Applicant concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Applicant of its obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s). Applicant consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written application to the Commissioner with copies to the parties in Subparagraph IV.A.1 of the Agreement.

ii. If Applicant seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1 of the Agreement.

iii. Requests for a change to a time frame set forth in this Agreement shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Applicant promptly.

G. 1. If there are multiple parties signing this Agreement, the term "Applicant" shall be read in the plural, the obligations of each such party under this Agreement are joint and several, and the insolvency of or failure by any Applicant to implement any obligations under this Agreement shall not affect the obligations of the remaining Applicant(s) under this Agreement.

2. If Applicant is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Agreement are joint and several and the insolvency or failure of any general partner to implement any obligations under this Agreement shall not affect the obligations of the remaining partner(s) under this Agreement.

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL § 27-1421(6) and 6 NYCRR § 375-1.5(b)(5).

I. Applicant shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

J. Applicant and Applicant's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Applicant including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Applicant's responsibilities under this Agreement.

K. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

L. Applicant's obligations under this Agreement shall not be deemed to constitute any type of fine or penalty.

M. In accordance with 6 NYCRR § 375-1.6(a)(4), the Department shall be notified at least 7 days in advance of, and be allowed to attend, any field activities to be conducted under a Department approved work plan, as well as any pre-bid meetings, job progress meetings, substantial completion meeting and inspection, and final inspection and meeting; provided, however that the Department may be excluded from portions of meetings where privileged matters are discussed.

N. In accordance with 6 NYCRR § 375-1.11(a), all work plans; reports, including all attachments and appendices, and certifications, submitted by a remedial party shall be submitted in print, as well as in an electronic format acceptable to the Department.

O. This Agreement may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.

Resolution No.
CP-170406.1

RESOLUTION

Community Potential Inc.
Binghamton, New York

Date Adopted:
April 6, 2017

RESOLUTION AUTHORIZING THE CEO TO ENTER INTO A BROWNFIELD SITE CLEANUP AGREEMENT for 435 STATE STREET IN BINGHAMTON, NY, WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, INDEX NO. C704058-02-17

WHEREAS, THE Department of Environmental Conservation is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, Community Potential Inc. submitted an application received by the Department of Environmental Conservation on December 5, 2016; and

WHEREAS, the Department of Environmental Conservation has determined that the site and Community Potential Inc. are eligible to participate in the BCP.

NOW, THEREFORE, in consideration and in exchange for the mutual covenants and promises, the parties agree to the following:

1. Community Potential Inc. is participating in the BCP as a Volunteer as defined in ECS 27-1405(1)(b).
2. The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement" consists of approximately 2.880 acres, a Map of which is attached as Exhibit "A" and is described as follows:

   Tax Map/Parcel No.: 144.82-1-9
   Street Number: 435 State Street, Binghamton
   Current Owner: Binghamton Local Development Corporation

3. Officers of Community Potential Inc. acknowledge that they have read, understand, and agree to abide by all the terms set forth in Appendix A – "Standard Clauses for all New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as set forth.

I, the undersigned, Chief Executive Officer of Community Potential Inc. of Binghamton, NY, County of Broome, DO HEREBY CERTIFY that the above is an original resolution of such Board of Director's duly adopted on the 6th day of April, 2017, by a majority of the members of the Board at a regular meeting of the Board.

X Elaine Miller 4/6/17
Elaine M. Miller
Chief Executive Officer

Motion made by: Judy Murray
Second made by: Rob Worhalic
Ayes: 5 Nays: 0

NEW YORK STATE OF OPPORTUNITY. | Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Former Stow Manufacturing

May 1, 2017

#C704058
435 State Street
Binghamton
Broome County, New York

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* * * * *

Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Community Potential, Inc. ("Applicant")**
Site Name: **Former Stow Manufacturing ("Site")**
Site Address: **435 State Street**
Site County: **Broome**
Site Number: **#C704058**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
http://www.dec.ny.gov/chemical/8450.html .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.
The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See http://www.dec.ny.gov/chemical/61092.html .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities

through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, **the significant threat determination for the site had not yet been made.**

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
http://www.dec.ny.gov/regulations/2590.html

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
• Prepare site contact list • Establish document repository(ies)	At time of preparation of application to participate in the BCP.
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
• Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation **Note:** Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	At the time the cleanup action has been completed. **Note:** The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There are no major issues of public concern regarding Site conditions identified at this time.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

- **location – 435 State Street, Binghamton, Broome County, NY**
- **setting – urban**
- **site size – approximately 2.88**
- **adjacent properties – Site is located in a commercial and residential area**

History of Site Use, Investigation, and Cleanup

The BCP Site is known as 'Former Stow Manufacturing', located at 435 State Street in the City of Binghamton, Broome County, New York 13902. The current tax parcel number is 144.82-1-9 which includes an approximate 5.7 acre parcel; however, the BCP Site consists of a smaller portion (about 2.88 acres) of the larger parent parcel. The parent parcel has yet to be subdivided to reflect Project Site boundaries. The BCP Site appears to have been historically utilized for manufacturing purposes since at least the late 1800s to at least 1971 and as a commercial retail and multi-use shopping plaza from at least the mid-1980s to at least the early 2000s. Manufacturing purposes at the Site appear to have included but may not be limited to the following: machine shops, foundry purposes, manufacture of electrical motors/shafts/wire winding, and motor driven tools. Commercial retail and shopping plaza uses appear to have included but may not be limited to the following: restaurants, a day care facility, and Big Lots. Historical mapping indicates that from at least approximately 1942 to at least approximately 1948, an apparent wastewater lagoon was located on the northeastern portion of the property.

Environmental investigations were completed at the Site in 2015 and 2016. According to the previous reports, fill materials (i.e., construction and demolition debris generally consisting of bricks, masonry debris, wood, metal, etc.), metal exceedences (i.e., metals in Site soils and/or groundwater that exist at an elevated levels including but not limited to Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium, and Silver etc.), and nuisance petroleum impacts (i.e., pockets of petroleum impacts and/or odors in Site soils and/or groundwater that appear throughout a Site) are present. Additionally, a portion of a former wastewater lagoon is

located on the northeastern portion of the BCP Site. The testing to date has been limited to exterior locations with the exception of sub-slab soil vapor and indoor air testing within the building. No major and/or immediate threats to public health were identified in the indoor air study. No remedial activities have been completed at the BCP Site at this time.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Volunteer**. This means **that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.**

The Applicant in its Application proposes that the site will be used for **restricted** purposes.

To achieve this goal, the Applicant will conduct **investigation** activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a **"partial"** site investigation before it entered into the BCP. **For the partial investigation, NYSDEC will determine if the data are useable.**

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
2) identify the source(s) of the contamination;
3) assess the impact of the contamination on public health and the environment; and

4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”.

The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional

control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A -
Project Contacts and Locations of Reports and Information

Project Contacts
For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Gary Priscott
Project Manager
NYSDEC Region 7
Division of Environmental Remediation
1679 NYS Route 11
Kirkwood, NY 13795
(607) 775-2545
gary.priscott@dec.ny.gov

Stephanie Webb
Citizen Participation Specialist
NYSDEC 7
615 Erie Blvd. West
Syracuse, NY 13204
315-426-7403

New York State Department of Health (NYSDOH):
Krista Anders
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
krista.anders@health.ny.gov

Locations of Reports and Information
The facilities identified below are being used to provide the public with convenient access to important project documents:

Broome County Public Library
185 Court Street
Binghamton, NY 13901
Phone: **(607) 778-6400**
Hours: **Monday-Thursday 9am-8pm**
Friday & Saturday 9am-5pm
Sunday - Closed

NYSDEC Region 7
Division of Environmental Remediation
1679 NYS Route 11
Kirkwood, NY 13795
Attn: **Gary Priscott**
Phone: **(607) 775-2545**
Hours: **8am-4pm** (call for appointment)

Appendix B - Site Contact List

Chief Executive Officer and Planning Board Mr. Richard David City of Binghamton Mayor Edwin L Crawford County Office Bldg., 5th Floor, 60 Hawley Street PO Box 1766 Binghamton, NY 13902	Ms. Juliet Berling Executive Director, City of Binghamton Planning Committee Edwin L Crawford County Office Bldg., 5th Floor 60 Hawley Street PO Box 1766 Binghamton, NY 13902
Broome County Planning Director Attn: Mr. Frank Evangelisti Edwin L Crawford County Office Bldg., 5th Floor, 60 Hawley Street PO Box 1766 Binghamton, NY 13902	Broome County Executive Attn: Ms. Debra Preston Edwin L Crawford County Office Bldg., 5th Floor 60 Hawley Street PO Box 1766 Binghamton, NY 13902

- The administrator of any school or day care facility located on or near the property

Broome County Head Start School	5 West State Street (~200ft north)	Kate Grippen *Head Start/Early Head Start Director* 607-723-8313 x822
Kurious Kids Childcare	297 Chenango Street (~800ft north)	No apparent contact available Facility: (607) 723-0905 Administration: (315) 423-1202
Mothers & Babies Perinatal Network	457 State Street (~200ft east)	CEO: Sharon Chesna 607-772-0517

- The location of a document repository for the project:

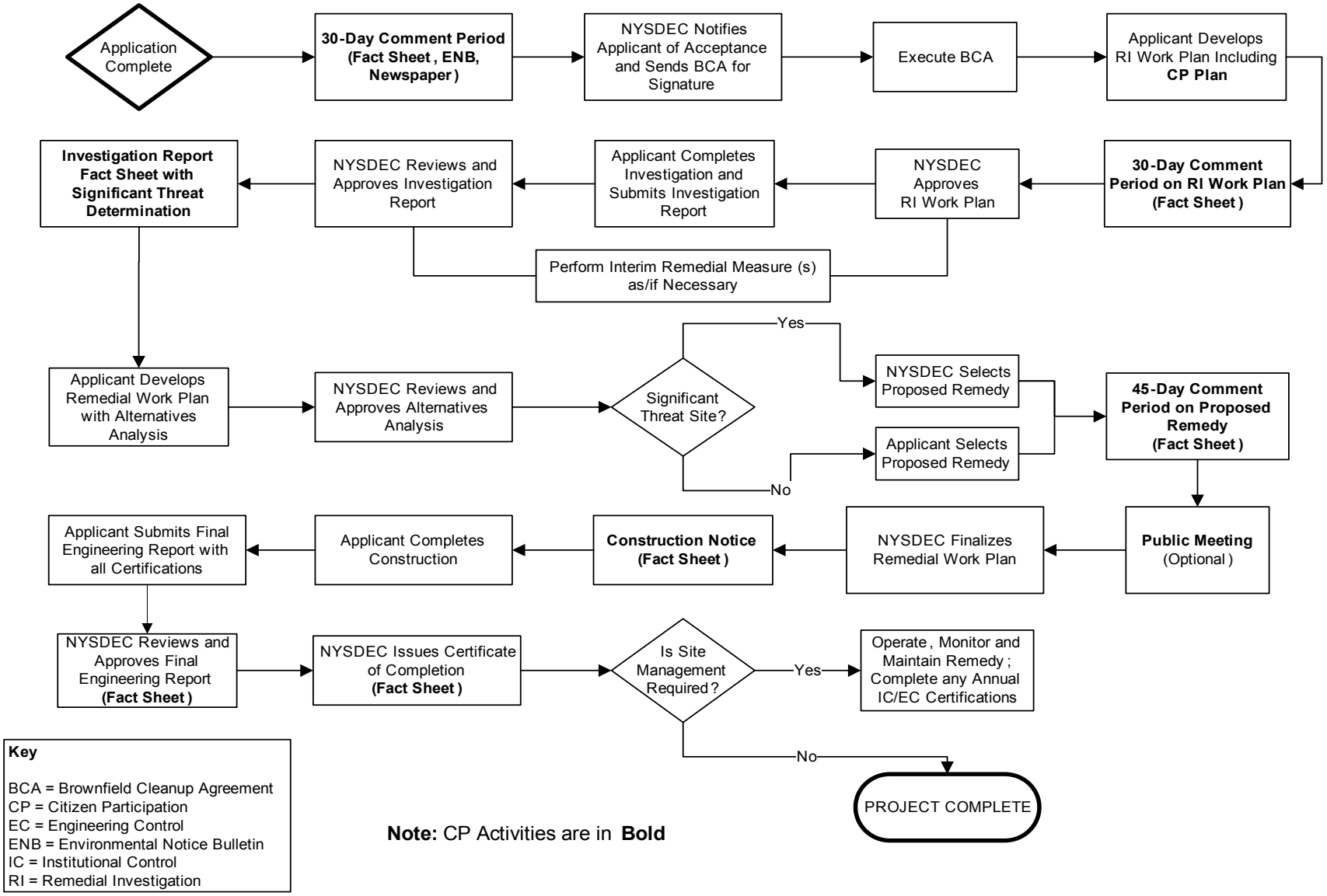
  Broome County Public Library
  185 Court St
  Binghamton, NY 13901
  (607) 778-6400

- Local news media from which the community typically obtain information

  Binghamton Press and Sun Bulletin
  33 Lewis Rd
  Binghamton, NY 13905
  (607) 798-1234

Appendix C - Site Location Map

Appendix D– Brownfield Cleanup Program Process



Key

BCA = Brownfield Cleanup Agreement
CP = Citizen Participation
EC = Engineering Control
ENB = Environmental Notice Bulletin
IC = Institutional Control
RI = Remedial Investigation

Note: CP Activities are in **Bold**

LABELLA Associates, D.P.C.
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Environmental
Planning

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Phase I
Environmental Site Assessment

Location:

435 State Street
Binghamton, New York 13901

Prepared for:

Mr. Bruce Levine
3d Development Group, LLC
4549 Main Street, Suite 100
Amherst, New York 14226

LaBella Project No. 2172310

November 22, 2017

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Appendices

Note: Appendices have been removed from this report.

LaBella Associates, D.P.C. (LaBella) has been contracted by 3d Development Group, LLC to perform an All Appropriate Inquiry (AAI) Phase I Environmental Site Assessment (ESA) report for 435 State Street, City of Binghamton, Broome County, New York, 13901, hereinafter referred to as the "Site".

The findings of this report are based upon a preliminary assessment of the condition of the Site within the Scope of Work and objective described below as of the date of our site observations and documentation review. This assessment was prepared according to the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 to satisfy the due diligence requirements set for 3d Development Group, LLC. The information contained in this report is considered privileged and confidential and is intended solely for the use of 3d Development Group, LLC, as it applies to the Site.

1.0 EXECUTIVE SUMMARY

Based on the results of this assessment, no apparent Historical Recognized Environmental Conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs), or de minimis conditions have been identified associated with the Site at this time. However, the following Recognized Environmental Condition (REC) has been identified associated with the Site at this time.

SECTION #5.1, 5.4.1, and 5.5.8 – Historical Site Operations

According to the review of available historical information, it appears the Site was historically utilized for manufacturing purposes relative to the former Stow Manufacturing tenant from the late 1800s until at least 1971. Manufacturing operations at the Site appear to have included machine shops and foundries associated with the manufacturing of electrical motors/shafts/wire winding and motor driven tools facility. A portion of the Site has been accepted into the Brownfield Cleanup Program (BCP) (#C704058) relative to impacts encountered during prior investigations that were completed at the Site in 2015 and 2016. The contamination at the Site requires remediation due to contaminants exceeding the restricted residential soil cleanup objectives. Based on the cumulative testing completed at the Site to date, LaBella identified the following areas of concern:

- Significant fill materials have been observed at the BCP Site. The fill materials consist of man-made industrial waste (e.g., ash, cinders, slag), putrescible waste (e.g., wood) and other waste materials (glass, metal, plastic, rubber tires, etc.). The waste material is not homogenous and materials significantly vary based on location and depth.
- The waste material contain high concentrations of heavy metals and these materials require special handling, transport and disposal should they be encountered during redevelopment. It is possible some of the waste may be considered hazardous waste.
- Petroleum odors have been identified in numerous locations at the Site and there is likely a source of petroleum on-Site (as opposed to an off-Site source). This is based on petroleum odors and PID readings present in the soil/fill materials above the saturated zone. Some of the petroleum impacts observed are consistent with a 'nuisance condition' as defined in NYSDEC Commissioner Policy 51 (CP-51).

- The chlorinated solvent trichloroethene (TCE) was identified within the existing building at levels that exceed the NYSDOH Air Guideline. LaBella understands that currently the building is vacant and is being planned for demolition in the future. These results indicate that TCE is present at the Site and future structures should evaluate for and/or mitigate for soil vapor intrusion. Based on the TCE detections in the soil vapor and indoor air, there may be a source present beneath or in proximity to the current building or in historical industrial areas. While groundwater sampling to date has not identified a groundwater plume of TCE; significant portions of the Site soil and groundwater have not yet been investigated (e.g., beneath the existing building).

As such, there is an apparent REC at the Site at this time and the Site should be remediated under the BCP until a certificate of completion is obtained from the New York State Department of Environmental Conservation (NYSDEC).

2.0 INTRODUCTION

2.1 Purpose

This investigation was requested to identify, to the extent feasible, Recognized Environmental Conditions in connection with the Site, including the identification of conditions indicative of releases and threatened releases of hazardous substances on, or in the vicinity of the Site. This AAI Phase I ESA report was conducted in general conformance with the Scope and Limitations of ASTM Standard Practice E1527-13.

The performance of ASTM Standard Practice E1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs (defined below) and the potential liability for contamination to be present in connection with the Site recognizing reasonable limits of time and cost. It is also intended to add protection from CERCLA liability for innocent landowner defense, bona fide prospective purchaser, contiguous property owners and grantors who meet certain statutory requirements.

The objective of this AAI Phase I ESA was to determine the following, using our professional judgment, by means of the Scope of Work hereafter described.

1. A general description of the Site.
2. The current and historical usage of the Site and adjoining properties.
3. Whether RECs exist or have the potential to exist at the Site.
4. Whether Site conditions suggest further evaluation based on the presence or probable presence of such RECs.
5. Provide information which may assist 3d Development Group, LLC in evaluating the fair market value of the Site.

The term "Recognized Environmental Condition" is defined by ASTM as the presence or likely presence of any hazardous substances (as currently defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) including pollutants and contaminants) or petroleum products (excluded from the definition of hazardous substance and controlled substances; or the presence of petroleum products as defined by the Resource Conservation and Recovery Act, the Oil Pollution Act of 1990, and the Clean Water Act) in, on, or at a property due to release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

The term "Historical Recognized Environmental Condition" is defined by ASTM as a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The term "Controlled Recognized Environmental Condition" is defined by ASTM as resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term "REC" is not intended to include "de minimis" conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not Recognized Environmental Conditions or Controlled Recognized Environmental Conditions.

The term "data gap" means lack or inability to obtain information required by the standards and practices as defined in ASTM Standard Practice E1527-13 despite good faith efforts by the Environmental Professional and Environmental Analyst.

The term "Environmental Professional" is defined by ASTM as a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgement to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in or to a property, sufficient to meet the objectives and performance factors defined in the ASTM Standard Practice E1527-13 and §312.20 of 40 CFR §31.

2.2 Scope of Work

The major components of an AAI Phase I ESA report in conformance with ASTM Standard Practice E1527-13 include a visual inspection of the Site and adjoining properties; interviews and review of documents from past and present owners, occupants, managers, representatives and neighbors to the extent necessary; interviews with tribal and local government agency representatives; review of tribal, local and state records relative to the Site; and a review of tribal, local, state and federal standard environmental record sources relative to the Site. The findings and conclusions presented in this report are based on information gathered and limitations set forth in this report.

The Scope of Work performed in this assessment is limited to the areas described as follows:

1. An attempt was made on October 20, 2017 to contact the Director of Economic Development, Mr. Robert Murphy. However, as of the date of this report submission, a response has not been received from Mr. Murphy. Any pertinent information obtained from an interview with Mr. Murphy will be included as a Letter of Addendum (refer to Section 7.1).

2. Interviews with and/or record reviews of each of the following to obtain information directly regarding environmental concerns at or in the immediate vicinity of the Site, which is available directly by file or through general knowledge of the individual being interviewed. Information sources include:
    a. United States Environmental Protection Agency (USEPA)
    b. New York State Department of Environmental Conservation (NYSDEC), Region 7
    c. Broome County Department of Health (BCDOH)
    d. Broome County Solid Waste Management Division
    e. City of Binghamton Fire Marshal, Code Enforcement Officer, Assessor, and Clerk

3. Review of the following federal, state, and local environmental records and databases to aid in the identification of conditions at or related to the Site and property, adjacent to or in the immediate vicinity of the Site, including:
    a. USEPA National Priority List (NPL) – 1.0 mile
    b. USEPA Delisted NPL – 0.5 mile
    c. USEPA Superfund Enterprise Management System (SEMS) and SEMS Archived Sites – 0.5 mile
    d. USEPA Resource Conservation and Recovery Act (RCRA) Corrective Action Sites (CORRACTS) Treatment, Storage and Disposal Facility Listing (TSD) – 1.0 mile
    e. USEPA RCRA non-CORRACTS TSD – 0.5 mile
    f. USEPA RCRA Large, Small and Conditionally Exempt Small Quantity Generator Listing – Site and adjoining properties
    g. National Response Center (NRC) Emergency Response and Notification System Listing (ERNS) – Site only
    h. Federal, state, and local Institutional Controls/Engineering Controls and Land Use Restrictions - Site only
    i. NYSDEC Registry of Inactive Hazardous Waste Disposal Sites (IHWDS) (state equivalent of NPL Sites) – 1.0 mile

j. NYSDEC Registry of Brownfield Cleanup Program (BCP), Voluntary Cleanup Program (VCP) and Environmental Restoration Program (ERP) Sites – 0.5 miles
k. NYSDEC Hazardous Substance Waste Disposal Site Inventory (state equivalent of SEMS Sites) – 0.5 mile
l. NYSDEC Part 360 Permitted Solid Waste Disposal Facilities – 0.5 mile
m. Local Inventory of Waste Disposal Sites – 0.5 mile
n. NYSDEC Listing of Registered Petroleum Bulk Storage Facilities (PBS), Chemical Bulk Storage Facilities (CBS), and Major Oil Storage Facilities (MOSF) – Site and adjoining properties
o. NYSDEC Listing of Spills and Leaking Storage Tanks – 0.5 miles
p. United States Geological Survey (USGS) Topographic Quadrangle Map Binghamton West, New York
q. United States Department of Agriculture (USDA) Broome County Soil Survey obtained from the Natural Resource Conservation Service (NRCS) website
r. Abstract of the property prepared by the Stewart Title Insurance Company dated November 21, 2016
s. Previous Phase I Environmental Site Assessment prepared by Delta Engineers, dated April 2015
t. Previous Phase II Environmental Site Assessment prepared by LaBella, dated August 2016 and November 2016
u. Previous Supplemental Phase II Environmental Site Assessment prepared by LaBella, dated December 2016
v. Brownfield Cleanup Program Application prepared by LaBella, dated November 23, 2016
w. Sanborn Fire Insurance maps
x. Aerial photographs of the area
y. Historical atlases
z. Historical topographic maps
aa. Local street directories

4. Site visit on October 17, 2017 by Ms. Alexandra Martino of LaBella to photograph the Site and to visually identify areas of concern as defined in the agreement.

5. Completion of LaBella's AAI Phase I ESA Site Reconnaissance Report.

6. Completion of a User Questionnaire completed by Mr. Bruce Levine of 3d Development Group, LLC.

2.3 Subsurface Risks/Unanticipated Hazardous Materials

This work for this report has been performed in accordance with generally accepted environmental engineering practices for the applicable region. The conclusion and recommendations of this report are based upon the opinion and judgment of an Environmental Professional (EP), and are dependent upon LaBella's knowledge, information supplied by the present owner and managers of the Site, and data and information solicited from governmental agencies. LaBella makes no other warranty or representation, either expressed or implied, nor is one intended to be included as part of its services, proposals, contracts, or reports.

In addition, LaBella cannot provide guarantees, certifications, or warranties that the property is or is not free of environmental impairment without a subsurface investigation involving drilling, vapor analysis, laboratory soil analysis, groundwater monitoring well installation, and laboratory groundwater analysis. Even with such a program, the data and samples from any given soil boring or monitoring well will indicate conditions that apply only at that particular location, and such conditions may not necessarily apply to the general Site as a whole.

2.4 Significant Assumptions

As a result of the unavailability or lack of receipt of information the following assumptions were made in order to complete the Scope of Work in the time frame desired by 3d Development Group, LLC.

- According to review of historical resources, the Site appears to be historically located along the entirety of Shear Street. As such, records obtained under the Scope of Work of this assessment for Shear Street properties will be records assumed to be associated with the Site. Additional historical addresses included 409-445 State Street and 4-8 North Way Street.
- Groundwater flow direction in the vicinity of the Site was estimated based on review of area topographic maps. Determination of site-specific groundwater flow direction requires the installation of at least three groundwater monitoring wells, surveying the wells, and collecting groundwater elevation data (refer to Section 3.2).

As stated in the Agreement, 3d Development Group, LLC acknowledges these assumptions and hereby agrees to release and hold LaBella harmless from any liability arising from or relating to any conclusions made or not made based on these assumptions.

2.5 Limitations and Exceptions of Assessment

ASTM Standard Practice E1527-13 expressly recognized the fact that no ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. LaBella's work is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the Site, and its Scope of Work reflects recognition of the reasonable limits of time and cost.

The actual presence of radon, lead-based paint, contaminants in drinking water [e.g., lead, volatile organic compounds (VOCs), "perfluorinated" compounds (PFCs), etc.], mold-related issues, electromagnetic frequencies, asbestos-containing building materials, polychlorinated biphenyl (PCB) caulk, wetlands, cultural and historic resources, ecological resources, and endangered species are not included in the Scope of Work of this assessment. Additionally, regulatory compliance, industrial hygiene, health and safety, indoor air quality and drinking water quality are not included in the Scope of Work of this assessment. Should 3d Development Group, LLC want these services, LaBella can complete them; however, they are not included in the Scope of Work of the Phase I ESA.

It is further noted that due to post 9/11 terrorist related concerns, the NYSDEC has limited the availability of petroleum bulk storage (PBS), chemical bulk storage (CBS), and major oil storage facility (MOSF) details, and detailed spill information to the public. However, LaBella does have access to the addresses of current PBS, CBS, and MOSF locations accessed from the database from the NYSDEC website. In addition, this information can usually be acquired by a FOIL to the regulating agency to attempt to obtain this relevant and reasonably ascertainable environmental information for AAI Phase I ESA reports. If this information is not obtainable then it will be discussed as a data gap in Section 8.2.

The site visit was limited to visual observations of accessible areas only.

2.6 Special Terms and Conditions

3d Development Group, LLC and LaBella have agreed that the Scope of Work described in Section 2.3, and the Limitations and Exceptions described in Section 2.5 above, are acceptable to you and that to the fullest extent permitted by law, LaBella shall not be liable to you for limiting its investigation to the Scope of Work described. Based on the engagement and Scope of Work agreed upon, our evaluation of the Site is as presented herein.

2.7 User Reliance

3d Development Group, LLC may rely upon the findings of this report and should be aware of the agreed upon Scope of Work and the limitations associated with this Scope of Work.

3.0 SITE DESCRIPTION

The Site consists of one 4.50-acre tax parcel (Tax ID #144.82-1-9) located to the north of State Street and to the east of North Way Street. The Site currently consists of undeveloped paved land. A former loading ramp, half basement, and concrete pad associated with a former structure are all located on the southern portion of the Site. The northwest adjoining property is occupied by a Kwik Fill gasoline filling station. The remaining adjacent properties are utilized for commercial purposes.

3.1 Site Location and Legal Description

The parcel that comprises the Site is outlined in the table below. Property boundaries for the purpose of this assessment were obtained from the Broome County GIS website. A map depicting the tax parcel that comprises the Site is located in the Figures and Photographs Appendix of this report.

Legal Address	Tax Account Number	Property Use Code	Acreage
435 State Street	144.82-1-9	452 – Neighborhood	4.50

3.2 Site and Vicinity Characteristics

The Site is located within an urban area. According to the 7.5-minute Binghamton West, New York quadrangle USGS Map, the Site consists of generally level land. The USGS map indicates that the nearest water body is the Chenango River, located approximately 700 feet west of the Site. Based on interpretation of the USGS topographic map, groundwater flow at the Site appears to be to the west. Based on information obtained from a 2016 Phase II Environmental Site Assessment completed by LaBella, groundwater flow appears to vary to either the west or north depending on Site location. According to the USDA Broome County Soil Survey, soils at the Site consist mainly of Cut and Fill lands. Cut and Fill lands are a miscellaneous land type consisting of areas that have been altered by methods other than mining so that the soil characteristics have been completely eliminated.

3.3 Present Ownership and Use

Based on the Landmax Data Systems, Inc. website, the Site is currently owned by Binghamton Local Development Corporation. The Site currently consists of undeveloped paved land.

3.4 Site Improvements

3.4.1 Structures and Improvements

The Site is currently undeveloped and therefore unimproved.

3.4.2 Roads

The Site is bordered by the following public thoroughfares.

Direction	Public Thoroughfare
South	State Street
West	North Way Street

3.4.3 Current Site Utilities

The Site is currently undeveloped and therefore not connected to site utilities.

3.4.4 Current Use of the Adjoining Properties

The Site is bordered by the following properties.

Direction	Occupant (Address)
Northwest	Kwik Fill gasoline filling station (4-8 West State Street)*
North	Undeveloped parking lot (10-12 West State Street)
Northeast	Martin Brothers-A-Fabricare dry cleaners (20 West State Street)
East	Mothers & Babies Perinatal Care (457 State Street)
Southeast beyond State Street	Cisco Transportation Inc. car rental/sales and Yellow Taxi (297 Chenango Street) Binghamton Plate Glass Company Inc. (289 Chenango Street)
South beyond State Street	Commercial property (269-273 Chenango Street)*
West beyond North Way Street	Jrama's Catering Hall & Event Center (4 West State Street) Lupo's S & S Char Pit (6 West State Street)

*Refer to Section 5.2 for additional information.

4.0 USER PROVIDED INFORMATION

In accordance with the ASTM E1527-13, a "User" is defined as the party seeking to complete an environmental site assessment of the property. If the user is aware of any specialized knowledge or experience that is material to RECs in connection with the Site, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional. The User Questionnaire was completed by Mr. Bruce Levine of 3d Development Group, LLC. A copy of the User Questionnaire is included in Appendix 7.

4.1 Title Records

According to the ASTM Standard Practice E1527-13, "the user should either engage a title company or title professional to undertake a review of reasonably ascertainable land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property or to negotiate such an engagement of a title company or title professional as an addition to the Scope of Work to be performed by the Environmental Professional."

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Are land title records available for review?	Land title records were provided to LaBella for review (refer to Section 5.5.4).

4.2 Environmental Liens or Activity and Use Limitations

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Did a search of *recorded land title records* identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?	The User reported that environmental liens have been filed or recorded against the Site (refer to Section 5.5.4).
Did a search of *recorded land title records* identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?	The User is not aware of any AULs, such as engineering controls, land use restriction, or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, state, or local law.

4.3 Specialized Knowledge

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Does the *User* of this *ESA* have any specialized knowledge or experience related to the *property* or nearby properties? For example, is the *User* involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that the *User* would have specialized knowledge of the chemicals and processes used by this type of business?	The User does not have any specialized knowledge or experiences related to the property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Is the *User* aware of commonly known or *reasonably ascertainable* information about the *property* that would help identify conditions indicative of releases or threatened releases?	The User is aware of environmental impacts identified at the Site by LaBella and others (refer to Section 5.4.1).
Based on the *User's* knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?	The User is aware of environmental impacts identified at the Site by LaBella and others (refer to Section 5.4.1).

4.5 Valuation Reduction for Environmental Issues

ASTM Standard Practice E1527-13 User Questionnaire Question	Reported by User
Does the purchase price being paid for the *property* reasonably reflect the fair market value of the *property*?	The User reported the purchase price of the Site is reduced.
If the *User* concluded that there is a difference, has the *User* considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?	The User reported that the Site is being donated due to known environmental contamination (refer to Section 5.4.1).

4.6 Reason for Performing Phase I ESA

According to ASTM E1527-13, either the User shall make known to the environmental professional the reason why the User wants to have the Phase I ESA preformed or, if the User does not identify the purpose of the Phase I ESA, the environmental professional shall assume the purpose is to qualify for the Landowner Liability Protections under the Brownfields Amendments. The User reported t he Phase I ESA was performed as part of a potential purchase.

5.0 STANDARD ENVIRONMENTAL RECORD SOURCES – FEDERAL AND STATE

Federal, state, and local environmental records were reviewed as a part of this assessment, in accordance with ASTM E1527-13 standard. Listings identified within the standard search radius outlined in ASTM E1527-13 are detailed in their respective sections below. Each listing identified was reviewed by LaBella and evaluated. Copies of the regulatory records documentation are included in Appendix 1.

5.1 Site Listings

Regulatory listings were identified associated with the Site. Copies of the listings are included in Appendix 1. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
State Listed BCP	NYSDEC Site Code: C704058 (Former Stow Manufacturing: 435 State Street)
State Listed Spill Site	Spill #9314181 (closed) (Don Wright: Stow Plaza) Spill #1705997 (inactive) and Spill #1700175 (inactive) (Former Big Lots: 435 State Street)

NYSDEC BCP #C704058

The Site is a registered NYSDEC BCP facility, as it appears to have been historically utilized for manufacturing purposes since at least the late 1800s to at least 1971 and as a commercial retail and multi-use shopping plaza from at least the mid-1980s to at least the early 2000s. Manufacturing purposes at the Site appear to have included machine shops, foundry purposes, manufacturing of electrical motors/shafts/wire winding, and motor driven tools. Commercial retail and shopping plaza uses appear to have included restaurants, a day care facility, and Big Lots. Additional information regarding the historical use of the Site and adjacent properties is included in Section 5.5.7. Records suggest that a former wastewater lagoon was located on the northwestern portion of the Site.

The Site is planned to be redeveloped with a mixed use Community Service Facility (CSF) on the first floor and affordable multi-family residential on floors two through four.

Environmental investigations were completed at the Site in 2015 and 2016 (refer to Section 5.4.1 for additional information). The contamination at the Site requires remediation due to contaminants exceeding the restricted residential soil cleanup objectives. The financing for this project will require any cleanup be conducted with oversight of the NYSDEC so that the NYSDEC can issue a certificate of completion and liability release from the State of NY.

Two closed/inactive NYSDEC Spill listings were identified associated with the Site and are detailed below.

NYSDEC Spill #9314181 (closed)

According to the closed NYSDEC Spill Report Form #9314181, dated March 3, 1994, last updated September 6, 2017, soil and groundwater contamination was encountered during an investigation at the Site. The investigation involved the collection of six soil and groundwater samples from the northern, eastern, and southwestern portions of the Site. Volatile organic compounds (VOCs) were detected in the soil and/or groundwater at two sampling locations on the northern portion of the Site. The soil concentrations were identified at levels below soil guidance values, but the groundwater concentrations slightly exceeded groundwater standards. No further work was required by the NYSDEC based on the low levels of contamination. The Spill was closed by the NYSDEC on March 21, 1994.

NYSDEC Spill #1700175 (inactive)

According to the inactive NYSDEC Spill Report Form #1700175, dated April 4, 2017, last updated May 15, 2017, a drum with label stating "Decon Water, 11/2/2016, LaBella Associates, Pending Analytical" was encountered tipped over in the parking lot at the Site. The drum did not reportedly appear to be leaking. According to an email from Mr. Dan Noll at LaBella Associates, the drum was secured and analytical had begun. No additional information was obtained from the Spill report. The Spill was inactivated by the NYSDEC on May 15, 2017.

NYSDEC Spill #1705997 (inactive)

According to the inactive NYSDEC Spill Report Form #1705997, dated September 18, 2017, last updated September 20, 2017, construction and demolition material potentially containing asbestos was dumped onto the Site. The material was encountered by an environmental company that was performing air monitoring during the demolition of the former structure at the Site. Inspection of the material found no information of who may have dumped it. Most of the material consisted of wood with few items that could contain asbestos. The former on-Site building had asbestos-containing materials and was being demolished by Gorick Construction. The City of Binghamton was to remove the material. No further pertinent information was obtained from the Spills unit, and the Spill was inactivated by the NYSDEC on September 18, 2017.

Based on the known presence of contamination at the Site associated with its long-term historical occupation by Stow Manufacturing, there is an apparent REC related to the BCP facility identified associated with the Site this time.

5.2 Adjacent Property Listings

Adjoining Northwest – 4 West State Street

Regulatory listings were identified associated with the northwestern adjoining property addressed as 4 West State Street. Copies of the listings are included in Appendix 1. The property is occupied by a Kwik Fill gasoline filling station. The apparent flow of groundwater at the property appears to be to the west and away from the Site. The listings are summarized in the table below.

Listing	Identification # (Facility Name: Address)
State Listed Registered PBS Facility	NYSDEC PBS Registration #7-023663 (Kwik Fill A0011-025: 4 West State Street)
State Listed Spill Site	Spill #8607906 (closed), Spill #9713221 (closed), and Spill #0607364 (inactive) (Kwik Fill Gasoline Station: 4 West State Street)

NYSDEC PBS #7-023663

The following table summarizes the NYSDEC PBS Facility Information listing associated with the property.

Tank No.	Location	Capacity (gallons)	Product Stored	Tank Type	Secondary Containment	Date Installed	Status
001	Underground	12,000	Gasoline	Steel/Carbon Steel/Iron	None	Not listed	Closed – Removed 10/23/2006
002	Underground	12,000	Gasoline	Steel/Carbon Steel/Iron	None	Not listed	Closed – Removed 10/23/2006
003	Underground	15,000	Gasoline/Ethanol	Fiberglass Reinforced Plastic	Double-walled	10/26/2006	In Service
004	Underground	10,000	Gasoline/Ethanol	Fiberglass Reinforced Plastic	Double-walled	10/26/2006	In Service

Additional documentation obtained from the NYSDEC included inspections of the facility. The inspections included sketches of the facility, indicating the location of the current underground storage tanks (USTs) to the west of the convenience store, located approximately 20 feet north of the Site. The removal of the former USTs at the facility (Tank #001 and #002) is detailed in NYSDEC Spill #0607364 (see below).

Three closed/inactive NYSDEC Spill listings were identified associated with the northwestern adjoining property and are detailed below.

NYSDEC Spill #8607906 (closed)

According to the closed NYSDEC Spill Report Form #8607906, dated March 25, 1987, last updated September 30, 2004, approximately thirty gallons of gasoline impacted the soil at the property. No further pertinent information regarding the Spill listing was provided by the NYSDEC. The Spill was closed by the NYSDEC on August 11, 1987.

NYSDEC Spill #9713221 (closed)

According to the closed NYSDEC Spill Report Form #9713221, dated February 26, 1998, last updated March 15, 1999, approximately fifteen gallons of gasoline were released to the pavement due to tank overfill. The release was reportedly contained on the pavement underneath the snow. The contaminated soil was collected and stored in barrels and was properly disposed of. No petroleum impacts were reportedly found in the soil near the parking lot. The cleanup was reportedly completed, and the Spill was closed by the NYSDEC on February 24, 1998.

NYSDEC Spill #0607364 (inactive)

According to the inactive NYSDEC Spill Report Form #0607364, dated September 27, 2006, last updated October 25, 2007, a gasoline product line was struck with a drilling rig. In response to this incident, United Refining Company scheduled a replacement of the USTs, petroleum product piping, and dispensers. According to the UST Closure Assessment Report prepared by Matrix Environmental Technologies, Inc., dated April 27, 2007, two 12,000-gallon unleaded gasoline USTs were properly decommissioned and removed. The soil in the excavation pit was screened for volatile organic compounds (VOCs) using an organic vapor meter (OVM) to determine if the removal of additional soil was necessary. Impacted soil was encountered in the excavation and was limited primarily to the bottom, north wall, and east wall of the excavation. Approximately 912 tons of impacted soil were removed from the property and properly disposed of.

One composite confirmatory soil sample was collected from the bottom and each sidewall of the excavation and submitted for laboratory analysis for VOCs. The analytical results indicated that four to ten target compounds, including total VOCs, exceeded NYSDEC Technical and Administrative Guidance Memorandum (TAGM) 4046 guidelines from soil samples collected from the north and south sidewalls and the bottom of the excavation. Remedial activities in these areas were limited due to the close proximity of the station building and underground utilities. The depth of the excavation was limited due to the reach of the excavator. The analytical results from the east and west sidewalls indicated that only benzene slightly exceeded the guidance values, and all of the detected contaminant concentrations were less than 1 part per million (ppm).

Two monitoring wells were installed near the dispenser island for monitoring purposes. In addition, two vapor extraction wells, three sparge points, and all associated underground plumbing for an air-sparging/soil vapor extraction (SVE) system were installed in and around the UST excavation for future use, if necessary. Four tank field wells were also set up for use as soil vapor extraction wells. Groundwater samples were collected from the monitoring wells and SVE wells and inspected for indications of petroleum impact. No petroleum impact was observed in any of the groundwater samples. The analytical results indicated that target compounds were detected in all groundwater samples and that several compounds slightly exceeded NYSDEC standards.

According to a letter prepared by the NSYDEC dated October 25, 2007, the NYSDEC reviewed the records and data associated with the removal of the USTs and determined that the necessary cleanup and removal activities were completed; as such, no further remedial activities were required by the NYSDEC. The Spill was inactivated by the NYSDEC on October 25, 2007.

Based on the proper removal of the former USTs, the closure/inactivation of the Spills by the NYSDEC, and the apparent flow of groundwater to the west and away from the Site, there are no apparent RECs related to regulatory records identified associated with the northwestern adjoining property at this time.

Adjacent South– 430 State Street

One closed NYSDEC Spill listing (Spill #9207494) was identified associated with the southern adjacent property, addressed as 430 State Street. A copy of the listing is included in Appendix 1. The property is occupied by Stott & Davis Motors. The flow of groundwater at the property appears to be to the west and away from the Site. According to the closed NYSDEC Spill Report Form #9207494, dated September 28, 1992, last updated December 2, 2003, approximately five gallons of diesel were released to the pavement due to a leaking line on a truck. The release was reportedly contained on the pavement. Absorbents were reportedly applied to the release and were properly cleaned up. No further action was required by the Spills unit, and the Spill was closed by the NYSDEC on October 2, 1992.

Based on the nature of the Spill listing and its closed status, there are no apparent RECs related to regulatory record identified associated with the southern adjacent property at this time.

5.3 ASTM Standard Regulatory Database Listings

5.3.1 USEPA National Priority List (last updated September 6, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.2 USEPA Delisted National Priority List (last updated October 23, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.3 USEPA SEMS (last updated October 23, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.4 USEPA SEMS ARCHIVED (last updated October 23, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
2	0.50 mile	1	NYSEG Noyse Island – NYD982531824 (Junction of Eldrige & Water Street)
		2	US Postal Office-Binghamton – NY0470002049 (111 Henry Street)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/Rationale
1	1,400 – Southwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
2	1,400 – South	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

5.3.5 USEPA RCRA CORRACTS (last updated September 22, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	1.0 mile	No listings	No listings

5.3.6 RCRA Treatment, Storage, and Disposal Facilities – non-CORRACTS (last updated September 22, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.7 USEPA RCRA Generators (last updated September 22, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # - CESQG/SQG/LQG (Address)
0	Site and Adjoining Properties	No listings	No listings

5.3.8 National Response Center ERNS

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	No listings	No listings

The NRC database was searched for the years 1990 to 2017 for the Site; however, no listings were identified associated with the Site in the NRC searchable database.

5.3.9 Federally Listed Sites with Institutional and/or Engineering Controls (last updated September 6, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – Federal Identification # (Address)
0	Site only	No listings	No listings

5.3.10 State Listed Facilities with Institutional and/or Engineering Controls (provided by the NYSDEC on October 17, 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	Site only	No listings	No listings

5.3.11 State Listed Inactive Hazardous Waste Disposal Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
2	1.0 mile	1	NYSEG-Binghamton Court Street MGP – 704031 (271-293 Court Street)
		2	Almy Brothers Site – 704021 (8 Jackson Street)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	2,600 – Southeast	East – Towards the Susquehanna River and away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the east and away from the Site and the distance of this facility from the Site.
2	4,200 – Southeast	North – Towards the Susquehanna River and away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the north and away from the Site and the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

5.3.12 State Listed Voluntary Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.13 State Listed Brownfield Cleanup Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
3	0.50 mile	1	Former Stow Manufacturing – C704058 (435 State Street)
		2	Binghamton Plaza – C704049 (33 West State Street)
		3	Frederick Street – C704057 (Frederick and Montgomery Streets)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	Site	North/West	Yes	Refer to Section 5.1 for additional information.
2	300 – North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
3	2,700 – Northeast	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

5.3.14 State Listed Environmental Restoration Program Facilities (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.15 State Listed Hazardous Substance Waste Disposal Sites (last updated 1998)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	0.50 mile	No listings	No listings

It should be noted that hazardous substance waste disposal sites are not currently available in a searchable web-based database. However, hazardous substance waste disposal sites were obtained from the NYSDEC on December 1, 1998. As of the date of this report submission, updates to this listing have not been provided by the NYSDEC.

5.3.16 State Listed Part 360 Solid Waste Disposal Facilities (last updated January 2016)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – State Identification # (Address)
0	0.50 mile	No listings	No listings

5.3.17 Local Inventory of Solid Waste Disposal Locations (provided by the Broome County Solid Waste Management Division 2009 and 2017)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name (Address)
4	0.50 mile	1	Binghamton Plaza Site (Intersection of State Street and Chenango Street)
		2	Front Street Dump (Behind 305 Front Street (Red Oak Diner))
		3	Ben Weitzman & Son Inc. – Vehicle dismantling (10 Brandywine Street)
		4	Cgreen – C&D processing (71 Frederick Street)

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Groundwater Flow – Towards/Away From the Site	REC (Yes/No)	Additional Information/ Rationale
1	300 – North	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
2	1,800 – West	East – Towards the Chenango River	No	The listing does not appear to represent a REC to the Site based on the presence of a hydrologic barrier between this facility and the Site and the distance of this facility from the Site.
3	1,900 Northwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.
4	2,200 – Northwest	West – Away from the Site	No	The listing does not appear to represent a REC to the Site based on the apparent flow of groundwater to the west and away from the Site and the distance of this facility from the Site.

Copies of the listings are included in Appendix 1.

5.3.18 NYSDEC Major Oil Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – MOSF Identification # (Address)
0	Site and adjoining properties only	No listings	No listings

5.3.19 NYSDEC Chemical Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – CBS Identification # (Address)
0	Site and adjoining properties only	No listings	No listings

5.3.20 NYSDEC Petroleum Bulk Storage Facilities (updated nightly)

Listing Summary

Number of Listed Sites	Search Radius	Reference Number	Facility Name – PBS Identification # (Address)
1	Site and adjoining properties only	1	Kwik Fill A0011-025 – 7-023663 (4 West State Street)

Detailed Listings

Reference Number	Distance from Site (feet) – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1	Adjoining – Northwest	West – Away from the Site	No	Refer to Section 5.2 for additional information.

A copy of the NYSDEC PBS Facility Information Report is included in Appendix 1.

5.3.21 NYSDEC Active and Closed/Inactive Spill Listings (updated bi-weekly)

Listing Summary

Number of Listed Sites	Search Radius	Listing Number	Spill # (status) (Facility Name: Address)
7 active 0 closed/inactive	Active listings: 0.25 mile Closed/inactive listings: Site and adjoining properties only	1-2	Spill #9314181 (closed) (Don Wright: Stow Plaza) Spill #1705997 (inactive) and Spill #1700175 (inactive) (Former Big Lots: 435 State Street)
		4-6	Spill #8607906 (closed), Spill #9713221 (closed), and Spill #0607364 (inactive) (Kwik Fill Gasoline Station: 4 West State Street)
		7	Spill #9207494 (closed) (Stott & Davis Motors: 430 State Street)

Due to the urban nature of the area in which the Site is located, the search radius has been reduced from 0.50 mile to 0.25 mile, per ASTM E1527-13.

Detailed Summary

Reference Number	Approximate Distance from Site (feet) – Direction	Overburden Groundwater Flow Direction	REC (Yes/No)	Additional Information and/or Rationale
1-3	Site	North/West	No	Refer to Section 5.1 for additional information.
4-6	Adjoining – Northwest	West – Away from the Site	No	Refer to Section 5.2 for additional information.
7	Adjacent – South	West – Away from the Site	No	Refer to Section 5.2 for additional information.

Copies of the listings are included in Appendix 1.

Review of the NYSDEC Spills/Leaking Storage Tank (LST) database identified 23 closed/inactive NYSDEC Spills within a 0.25-mile radius of the Site that did not occur on the Site or adjoining/adjacent properties. In addition, 21 unmapped closed/inactive Spill sites are potentially located within a 0.25 mile radius of the Site. These spill sites are considered "unmapped" as the spills have an incomplete or inaccurate address and therefore, the specific location of the spills could not be determined. Based on the limited address information available for the closed/inactive unmapped spill sites, they do not appear to be located on the Site or adjacent properties. As Spills assigned a closed or inactive status by the NYSDEC typically suggests that the spill incident has been remedied to the satisfaction of the NYSDEC, these spill incidents do not appear to represent an environmental concern related to the Site.

5.3.22 Assessment of the Potential for Soil Vapor Intrusion

Vapor intrusion is the entry of VOCs to indoor air from underlying contamination in soil and groundwater. While the Site is currently undeveloped, there is an apparent soil vapor intrusion concern associated with the subsurface contamination identified at the Site based on the results of the previous subsurface investigations (refer to Section 5.4.1).

5.4 Additional Environmental Record Sources

5.4.1 Review of Previous Environmental Reports

LaBella reviewed the following environmental reports. Copies of the reports are included in Appendix 8.

- Phase I Environmental Site Assessment report prepared by Delta Engineers (Delta), dated April 2015
- Phase II Environmental Site Assessment report prepared by LaBella, dated August 2016 and November 2016
- Brownfield Cleanup Program Application report prepared by LaBella, dated November 23, 2016
- Supplemental Phase II Environmental Site Assessment report prepared by LaBella, dated December 2016

Phase I Environmental Site Assessment

Based on the contents of that report, the Site consisted of approximately 4.5 acres and was developed with one 47,644 square-foot structure that was constructed in 1975. The Site was occupied by a former neighborhood shopping center and parking area. Prior to this, the Site was used for manufacturing purposes. The following RECs were identified by Delta.

- *Stow Manufacturing Company, Inc.*: The majority of the Site was occupied by Stow Manufacturing company, Inc. (Stow) and used for industrial purposes from approximately 1898 to the early 1970s. Operations included machine shops, a foundry, and other related activities associated with the manufacturing operations.
- *Historical Topographic Maps*: Maps dated 1942 and 1947 indicated a body of water directly to the north of the former Stow facility. The appearance of this water coincides with Stow reportedly increasing production. The waterbody could have been a lagoon used for the disposal of wastes, as was common during that time period. The body of water was no longer present on the 1961 historical topographic map.
- *Motor Repair Facility*: The eastern adjoining property was documented as a motor repair facility from at least 1930 to 1970. The southern adjacent properties are shown to have been used as a bus repair shop and a used auto sales and service business on the 1970 Sanborn Map.
- *Demolition of Stow*: The Phase I ESA Report states that there are no reasonably ascertainable records regarding the demolition of the former Stow facility or construction of the existing building. If some of the demolition debris were buried on-Site, the Site could be contaminated with lead, asbestos, and/or polychlorinated biphenyls (PCBs), which were commonly used in building materials and equipment during the time period when the Stow buildings were constructed.

August/November 2016 Phase II Environmental Site Assessment

LaBella completed a Phase II ESA in August 2016 consisting of the advancement of eleven soil borings, four geotechnical borings, the installation of five temporary groundwater monitoring wells, and the laboratory analysis of soil and groundwater samples.

Fill Materials:

General Construction & Demolition Debris (C & D)
C&D debris was generally observed in borings located within the footprints of former on-Site structures. Although this is generally hard to fully characterize through soil borings based on the limited recovery of these types of materials in spit spoon/macro-core samplers, evidence of traditional building materials appeared to be present.

Regulated Solid Waste:
The Site has been used for industrial purposes from approximately 1898 to the early 1970's. In addition, several former structures were located within the footprint of the BCP Site. Based on the site history it is not surprising that the fills present across the BCP Site can be variable. Much of the soil-based fills also contain industrial remnants such as slag, fly ash, cinders, etc. Concentrations of heavy metals and some polyaromatic hydrocarbons (PAHs) were identified in the industrial fill materials at concentrations exceeding the restricted residential soil cleanup objectives and require remediation.

Groundwater:
Groundwater samples collected and analyzed from the Site encountered low-level concentrations of volatile organic compounds (VOCs). Specifically, several constituents of concern were detected from two monitoring wells installed along the northern portion of the Site. However, exceedances do not indicate a source area for groundwater impacts in the locations evaluated.

LaBella recommended that the viability of entering the BCP program be determined that a Site specific Soil and Groundwater Management Plan be implemented.

Brownfield Cleanup Program Application

The BCP Application indicates that a 2.88 acre portion of the Site will be included within the BCP. The future planned usage of the Site is to include a community service facility on the first floor of the future structure and affordable housing on the remaining floors. The BCP application summarizes the information obtained from both Phase II investigation reviewed above as well as the supplemental investigation (see below).

December 2016 Phase II Environmental Site Assessment

LaBella collected additional analytical data in order to further assess subsurface conditions which may complicate development of the parcel. The work included the following:

A. Sub-surface soil samples in order to further assess high concentrations of heavy metals identified in fill materials. Specifically, this evaluation was completed to further assess fill materials and the potential for the fill materials to be considered a characteristic hazardous waste.
B. Sub-slab soil vapor and indoor air for the existing structure in order to assess Soil Vapor Intrusion (SVI) concerns as part of any future occupied buildings.

The supplemental Phase II ESA included advancing eight soil borings, installing one groundwater monitoring well, observing for impacts in the field, screening with a photoionization detector (PID), X-Ray Fluorescence (XRF), and methane gas meters, and collecting and analyzing samples of soil and fill materials at a laboratory. Based on the cumulative testing completed at the Site to date, LaBella identified the following areas of concern:

- Significant fill materials have been observed at the BCP Site. The fill materials consist of man-made industrial waste (e.g., ash, cinders, slag), putrescible waste (e.g., wood) and other waste materials (glass, metal, plastic, rubber tires, etc.). The waste material is not homogenous and materials significantly vary based on location and depth.
- The waste material contain high concentrations of heavy metals and these materials require special handling, transport and disposal should they be encountered during redevelopment. It is possible some of the waste may be considered hazardous waste.
- Petroleum odors have been identified in numerous locations at the Site and there is likely a source of petroleum on-Site (as opposed to an off-Site source). This is based on petroleum odors and PID readings present in the soil/fill materials above the saturated zone. Some of the petroleum impacts observed are consistent with a 'nuisance condition' as defined in NYSDEC Commissioner Policy 51 (CP-51).
- The chlorinated solvent trichloroethene (TCE) was identified within the existing building at levels that exceed the NYSDOH Air Guideline. LaBella understands that currently the building is vacant and is being planned for demolition in the future. These results indicate that TCE is present at the Site and future structures should evaluate for and/or mitigate for soil vapor intrusion.
- Based on the TCE detections in the soil vapor and indoor air, there may be a source present beneath or in proximity to the current building or in historical industrial areas. While groundwater sampling to date has not identified a groundwater plume of TCE; significant portions of the Site soil and groundwater have not yet been investigated (e.g., beneath the existing building).

5.4.2 Other Records

No other records were obtained or were reasonably ascertainable for review.

5.5 Historical Use Information on the Property and Adjoining Properties

LaBella attempted to review reasonably ascertainable and readily available standard sources of historical information as defined by the ASTM Standard Practice E1527-13 in order to identify all obvious usages of the Site back to the first developed use or 1940, whichever is earlier (i.e., the historical research objective according to ASTM). Uses of the properties adjoining the Site are identified in this report only to the extent that this information is revealed in the course of re searching the Site itself and were determined at the discretion of the Environmental Analyst. As such, LaBella reviewed only as many of these sources as necessary to achieve the historical research objective. It should be noted that the lack of availability of reasonably ascertainable and readily available standard ASTM required sources have the potential to affect the findings of this assessment and can impact the ability of the Environmental Professional or Analyst to identify recognized environmental conditions and may result in a data failure (defined in Section 8.2.1 of this report). A data failure may represent a significant data gap. Data failures and data gaps are identified, defined, and evaluated for their significance in Section 8.2 of this report.

Standard historical sources LaBella attempted to review are outlined in the table below.

Section	Historical Source	Date(s)	Source/Comments
5.5.1	Sanborn Fire Insurance Maps	1887, 1891, 1898, 1918 and 1950	Erie County Public Library
5.5.2	Aerial Photographs	1942, 1948, 1958, 1960, 1967, 1974, 1987, 1995, 1999, 2006, 2008, 2009 and 2011	Environmental Data Resources Inc.
5.5.3	Municipal Records	Not applicable	City of Binghamton
5.5.4	Recorded Land Title Records	Not applicable	Mr. Bruce Levine of 3d Development Group, LLC.
5.5.5	Historical Atlases	1876	Historic Map Works
5.5.6	Historical Topographic Maps	1904	Environmental Data Resources, Inc.
5.5.7	Local Street Directories	1930, 1940, 1949, 1958, 1962, 1966, 1970, 1993, 1998, 2001, 2006, 2011 and 2016	Environmental Risk Information Services (ERIS)

5.5.1 Sanborn Fire Insurance Maps

Site

The apparent usages of the Site and adjacent properties, as depicted by the Sanborn maps, are summarized in the table below.

Property	Date	Apparent Usage(s)/Occupant(s)
Site	1887	Not depicted
	1891	Shear Street bisects the northern and southern portions of the Site. The northern portion of the Site appears developed with structures labeled as "to be machine shop", "to be foundry", "to be boiler", "to be used for manufacturing" and four residential dwellings. The southeastern portion of the Site appears developed with Stowe Manufacturing machine shop and cable shop. The southern portion of the Site appears developed with multiple residential dwellings.
	1898	Shear Street bisects the northern and southern portions of the Site. The northern portion of the Site appears developed with and four residential dwellings. The southeastern portion of the Site appears developed with Stowe Manufacturing machine shop and cable shop. The southern portion of the Site appears developed with multiple residential dwellings.
	1918	The northern portion of the Site is developed with multiple machine shops, storage buildings and a foundry associated with the Stow Manufacturing Company and multiple residential structures. The southern portion of the Site is developed with the Stow Manufacturing Company (manufacturing of electric motors, flexible shafts & motor driven tools) and multiple residential structures.
	1950	The northern portion of the Site is developed with structures utilized as a warehouse, for wire winding, electric assembly and guard house associated with the Stow Manufacturing Company and multiple residential structures. The southern portion of the Site is developed with the Stow Manufacturing Company (manufacturing of electric motors, flexible shafts & motor driven tools) and multiple residential structures.
Northern adjacent	1887, 1891, 1898, 1918 and 1950	Not depicted
Eastern adjacent	1887	Developed with residential dwellings and North Side Hall.
	1891	Developed with residential dwellings, Hotel European and commercial structures including a drug store and a grocer.
	1898	Developed with stores, an undertaker, a carpenter and residential dwellings.

	1918	Developed with a funeral home, hotels and residential dwellings.
	1950	Developed with residential structures, a temple and multiple restaurants.
Southern adjacent	1887	Not depicted.
	1891 and 1898	Developed with residential dwellings and St. Mary's Catholic Church / St. Paul's R. C. Church.
	1918	Developed with multiple residential structures and a large vacant building.
	1950	Developed with multiple residential structures and a large structure utilized for truck sales and service.
Western adjacent	1887	Not depicted.
	1891, 1898, 1918 and 1950	Developed with residential dwellings. A furniture warehouse with automotive repair is also present in at least 1950.

Copies of the Sanborn maps are included in Appendix 2.

5.5.2 Aerial Photography

The table below outlines observations of the Site and adjacent properties obtained from the review of aerial photographs.

Date	Observations
1942	The Site and eastern, southern and western adjacent properties appear developed; however, due to the poor quality resolution of the photograph, no additional observations could be made. The northern adjacent property appears undeveloped.
1948 and 1958	The northern and central portions of the Site appear developed with multiple large manufacturing structures. The southern portion of the Site appears developed with apparent residential dwellings. An apparent lagoon appears to be located on the northeastern portion of the Site in 1948. The northern adjacent property appears undeveloped. The eastern, southern and western adjacent properties appear developed with apparent residential and/or commercial use structures.
1960	The northern and central portions of the Site appear developed with multiple large manufacturing structures. The southern portion of the Site appears undeveloped. The northern and western adjacent properties appear undeveloped. The eastern and southern adjacent properties appear developed with apparent residential and/or commercial use structures.
1967	The northern and central portions of the Site appear developed with multiple large manufacturing structures. The southern portion of the Site appears undeveloped. The northern adjacent properties appear developed with commercial structures, including a gasoline station. The western adjacent property is undeveloped. The eastern and southern adjacent properties appear developed with apparent residential and/or commercial use structures.
1974	The Site and the western adjacent property appear undeveloped. The northern adjacent property appears developed commercially. The eastern and southern adjacent properties appear developed with apparent residential and/or commercial use structures.

1987, 1995, 1999, 2006, 2008, 2009 and 2011	The Site appears developed with one large apparent commercial structure. The adjacent properties appear developed with apparent residential and/or commercial use structures. An apparent gasoline station is located north of the Site.

Copies of the aerial photographs are included in Appendix 3.

5.5.3 Municipal Records

A FOIL request was submitted to the City of Binghamton Clerk, Ms. Leighton Rogers on October 3, 2017 requesting copies of building department, assessment and fire marshal records on file for the Site with the City of Binghamton. A response received from the City of Binghamton on October 17, 2017. According to property cards obtained, the Site was historically owned by Mr. Stanton M. Drazen Etal and Mr. E. Mark Vietra, Kilcy-Casella in at least 1977, Stowe Plaza Partnerships from 1994 until at least 2000, Stowe Equites in at least 2003, Stan Drazen and Ed Bedyna in at least 2007 and Stows-Plaza Association in at least 2008. The Site was historically developed with one; 45,990 square foot building constructed in approximately 1975 and was utilized as a commercial shopping plaza. The Site was reportedly connected to municipal sewer and water and gas and electric. Multiple building permits were obtained from the City of Binghamton. Most of the permits were associated with minor building renovations. In addition, an electrical permit application was obtained. Remarks noted on this application stated that one, 55-gallon drum of an unknown substance was found lying on its side in the parking lot at the Site. The drum was not reportedly leaking. A tag was reportedly found on the drum that read "LaBella Associates Decon Water" and the NYSDEC was contacted by the City of Binghamton. The NYSDEC was reported to have contacted LaBella in order to have the drum of potentially contaminated soil removed from the Site. The NYSDEC would reportedly follow up with LaBella. No further pertinent information was obtained from the NYSDEC regarding this incident. Copies of the FOIL request, response, and records obtained are included in Appendix 6.

5.5.4 Recorded Land Title Records

Review of the abstract of title for the Site prepared by Stewart Title Insurance Company, dated November 21, 2016, indicated the Site has been historically owned by McDonald's Corporation from an unreported date until approximately 2009. The Site has been owned by Binghamton Local Development Corp. since at least 2009. In addition, easement deeds were obtained from Mr. Bruce Levine of 3d Development Group, LLC. The easements appear issued in approximately 1967 to the City of Binghamton and the New York State Electric & Gas Corporation for the placing of a utility line.

Copies of these deed records and a copy of the abstract of title are included in Appendix 4.

5.5.5 Historical Atlas

<u>1876 Historical Atlas</u>

The Site and the northern and western adjacent properties appear undeveloped. An apparent creek appears located on the northern adjacent property. The eastern and southern adjacent properties appear developed with apparent residential dwellings. In addition, a creek appears located on the eastern and southern Site boundary. A copy of the historical atlas is included in Appendix 2.

5.5.6 Historical Topographic Map

1904 Historical Topographic Map

The southern portion of the Site appears developed. The northern and western adjacent properties appear undeveloped. The eastern and southern adjacent properties appear developed. A copy of the historical topographic map is included in Appendix 2.

5.5.7 Local Street Directories

Listings identified associated with the Site and adjacent properties in the Calkin – Kelly Street directories and the Digital Business Directory via ERIS are detailed below.

Site listings

- 1930-1958: Private individuals (409- 437 State Street)
- 1930 - 1970: Stow Manufacturing Company (441-445 State Street)
    - It should be noted that there were no Street directories provided from 1971 – 1992.
- 1993 - 2016: Offices and commercial businesses including restaurants, retail, and video rental facilities (435 State Street)

The adjacent properties appear occupied by private individuals, medical offices, funeral homes and commercial businesses including the following occupants of concern.

Eastern adjacent (457 and 457 East State Street)

- 1930 - 1949: Whitney Motor Sales and Whitney's Transfer / Whitbeck Garage
- 1958 – 1970: Binghamton Public Service Garage
- 1962 - 1970: Gilkay Trans Corp

Eastern adjacent (297 Chenango Street)

- 1966 - 1970: Bing Public Service Garage

Southern adjacent (275 Chenango Street)

- 1940: Lewis Motor Sales / Brockway Binghamton Company / Cook Brothers Truck and Parts Company

Southern adjacent (271 Chenango Street)

- 1949: Binghamton Plate Glass

Western adjacent (4 West State Street)

- 2001 - 2016: Kwik Fill

Copies of the street directories are included in Appendix 2.

5.5.8 Summary of Historical Information

The Site is located in an urban area and appears to have been developed since at least the late 1800s. It appears the Site was historically utilized for manufacturing purposes from at least 1891 until at least 1971 and for commercial purposes from at least 1975 until at least 2016. In addition, residences were located on-Site from at least 1891 until at least 1958. Stow Manufacturing appears to have occupied the Site from at least 1898 until at least 1971. It appears the manufacturing operations at the Site involved machining and foundries associated with the manufacturing of electrical motors/shafts/wire and motor-driven tools. Evidence of a suspect former lagoon was noted on the northern portion of the Site in at least 1948; a prior Phase I study suggests that such was located on-Site from at least 1942 until at least 1947.

After the occupancy by Stow, a commercial structure was constructed 1975 and was used for commercial purposes including retail, restaurants, office space, a day care facility. Based on the long-term manufacturing operations at the Site associated with the former Stow operations, there is an apparent REC at the Site at this time.

The surrounding properties appear to have been developed since at least the late 1800s and located in an urban area. Apparent utilization of the surrounding properties appear to have included residential, automotive service and repair, commercial retail, restaurants services, and gasoline filling station services. While operations of potential concern were identified in connection with several adjacent properties, based on the extensive investigation completed on-Site, any on-Site impacts associated with these adjacent properties would have likely been encountered during the prior intrusive investigations.

6.0 SITE RECONNAISSANCE

Conducted by: Ms. Alexandra Martino, Environmental Geologist

Date of site visit: October 17, 2017

Representative photographs from the site visit are included in the Figures and Photographs section of this report. In addition, observations discussed in this Section are outlined on Figure 3 in the Figures and Photographs section of this report. Site visit limitations are outlined in Section 2.5 above. Copies of the field notes taken during the site visit are included in Appendix 4.

6.1 Interior Observations

The Site is an undeveloped property. As such, no interior observations were made during the site visit.

6.2 Exterior Observations

6.2.1 Historical Usage

Observed	Additional Information
No	No apparent indicators (i.e., signs, equipment, etc.) were observed on the exterior of the Site at the time of the site visit which would indicate historical usages of the Site. It should however be noted that evidence of a former on-Site structure was observed by LaBella.

6.2.2 Hazardous Substances and Petroleum Products in Connection with Identified Usages

Observed	Additional Information
No	No apparent hazardous substances or petroleum products were observed on the exterior of the Site at the time of the site visit.

6.2.3 Storage Tanks

Noted	Additional Information
No	No apparent indications of aboveground or underground storage tanks (e.g., fill ports, vent pipes, access ways) were observed on the exterior of the Site at the time of the Site visit.

6.2.4 Odors

Noted	Additional Information
No	No apparent strong, pungent, or noxious odors were noted on the exterior of the Site at the time of the site visit.

6.2.5 Pools of Liquid(s)

Observed	Additional Information
No	No apparent pools, sumps, or standing water containing liquids likely to be hazardous substances or petroleum products were noted on the exterior of the Site at the time of the site visit.

6.2.6 Unidentified Substance Containers

Noted	Additional Information
No	No apparent unidentified substance containers were observed on the exterior of the Site at the time of the site visit.

6.2.7 Pits, Ponds, or Lagoons

Observed on the Site	Additional Information
No	No apparent pits, ponds, or lagoons were observed at the Site at the time of the site visit.

6.2.8 Stained Soil or Pavement

Observed on the Site	Additional Information
Yes	Apparent purple-blue colored area of staining was observed on the asphalt on the southeastern portion of the Site. The source of the staining appeared to be plastic and the staining area was small scale in nature. Based on the nature and apparent source of the staining, there are no apparent RECs associated with the stained asphalt at the Site at this time.

6.2.9 Stressed Vegetation

Observed on the Site	Additional Information
No	No apparent stressed vegetation was observed at the time of the site visit.

6.2.10 Solid Waste

Observed on the Site	Additional Information
Yes	Apparent piles of debris consisting of asphalt and soil were observed throughout the Site. No apparent hazardous substances, petroleum products, or evidence of release were noted on or near the piles at the time of the site visit. As such, there are no apparent RECs associated with the solid waste observed at the Site at this time.

6.2.11 Wastewater

Observed on the Site	Additional Information
Yes	One floor drain was observed within the former half basement on the southern portion of the Site at the time of the site visit. In addition, four floor drains were observed on the remaining concrete pad of the former structure located on the southern portion of the Site. The discharge location of these drains was unknown at the time of the site visit. According to the City of Binghamton assessment records, it appears these floor drains discharge to the public sewer system. Based on the apparent discharge location and the operations within the former on-Site structure, there are no apparent RECs associated with the floor drains observed at the Site at this time.

6.2.12 Wells

Observed on the Site	Additional Information
No	No apparent wells were observed on the exterior of the Site at the time of the site visit or reported to be located on the Site.

6.2.13 Septic Systems

Observed on the Site	Additional Information
No	No apparent indications of on-Site septic systems or cesspools were observed on the Site at the time of the site visit.

6.2.14 PCBs-Containing Equipment

Observed	Additional Information
Yes	Three pole-mounted transformers were observed on the southern portion of the Site at the time of the site visit. The pole-mounted transformers did not appear to be leaking at the time of the site visit. Based on the condition of the transformers, there are no apparent RECs related to the presence of the transformers on the Site at this time.

7.0 INTERVIEWS

7.1 Owner Representative

Attempts were made on October 6 and October 20, 2017 to contact the Director of Economic Development, Mr. Robert Murphy. However, as of the date of this report submission, a response has not been received from Mr. Murphy. Any pertinent information obtained from an interview with Mr. Murphy will be included as a Letter of Addendum. A blank copy of the interview is included in Appendix 5.

7.2 Local Government Officials

A FOIL request was submitted to the City of Binghamton Clerk, Ms. Leighton Rogers on October 3, 2017 requesting copies of building department, assessment and fire marshal records on file for the Site with the City of Binghamton. A response received from the City of Binghamton on October 17, 2017. Refer to Section 5.5.3 for additional information. Copies of the FOIL request, response, and records obtained are included in Appendix 6.

7.3 Tribal Records

There do not appear to be any Native American Sovereign Territories on or within one mile of the Site. In accordance with ASTM Standard Practice E1527-13, tribal records will only be reviewed if the subject Site falls on or within one mile of Native American Sovereign Territory. Therefore, tribal government representatives were not contacted as part of this AAI Phase I ESA report.

7.4 New York State Department of Environmental Conservation

A FOIL request was submitted to the NYSDEC on October 3, 2017. A response was received from the NYSDEC on October 17, 2017. Spill records were obtained from the NYSDEC and are discussed in further detail in Section 5.1. Copies of the FOIL request and response are included in Appendix 6.

7.5 Broome County Department of Health

A FOIL request was submitted to the BCDOH on October 3, 2017. A response was received from the BCDOH on October 4, 2017. According to the BCDOH, no health records were on file for the Site. Copies of the FOIL request and response are included in Appendix 6.

8.0 FINDINGS, OPINIONS AND CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for 435 State Street, City of Binghamton, Broome County, New York, 13901, the Site.

8.1 Findings

Any exceptions to, or deletions from, this practice are described in Section 2.5 of this report. Based on the results of this assessment, the following REC has been identified associated with the Site at this time.

SECTION #5.1, 5.4.1, and 5.5.8 – Historical Site Operations

According to the review of available historical information, it appears the Site was historically utilized for manufacturing purposes relative to the former Stow Manufacturing tenant from the late 1800s until at least 1971. Manufacturing operations at the Site appear to have included machine shops and foundries associated with the manufacturing of electrical motors/shafts/wire winding and motor driven tools facility. A portion of the Site has been accepted into the Brownfield Cleanup Program (BCP) (#C704058) relative to impacts encountered during prior investigations that were completed at the Site in 2015 and 2016. The contamination at the Site requires remediation due to contaminants exceeding the restricted residential soil cleanup objectives. Based on the cumulative testing completed at the Site to date, LaBella identified the following areas of concern:

- Significant fill materials have been observed at the BCP Site. The fill materials consist of man-made industrial waste (e.g., ash, cinders, slag), putrescible waste (e.g., wood) and other waste materials (glass, metal, plastic, rubber tires, etc.). The waste material is not homogenous and materials significantly vary based on location and depth.
- The waste material contain high concentrations of heavy metals and these materials require special handling, transport and disposal should they be encountered during redevelopment. It is possible some of the waste may be considered hazardous waste.
- Petroleum odors have been identified in numerous locations at the Site and there is likely a source of petroleum on-Site (as opposed to an off-Site source). This is based on petroleum odors and PID readings present in the soil/fill materials above the saturated zone. Some of the petroleum impacts observed are consistent with a 'nuisance condition' as defined in NYSDEC Commissioner Policy 51 (CP-51).
- The chlorinated solvent trichloroethene (TCE) was identified within the existing building at levels that exceed the NYSDOH Air Guideline. LaBella understands that currently the building is vacant and is being planned for demolition in the future. These results indicate that TCE is present at the Site and future structures should evaluate for and/or mitigate for soil vapor intrusion. Based on the TCE detections in the soil vapor and indoor air, there may be a source present beneath or in proximity to the current building or in historical industrial areas. While groundwater sampling to date has not identified a groundwater plume of TCE; significant portions of the Site soil and groundwater have not yet been investigated (e.g., beneath the existing building).

8.1.1 Additional Findings

Based on the results of this assessment, no apparent HRECs, CRECs, or de minimis conditions have been identified associated with the Site at this time.

8.2 Data Failures and Data Gaps

8.2.1 Data Failures

ASTM E1527-13 defines a data failure as a failure to achieve the historical research objectives of AAI even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Specifically, the historical research objectives include identifying all obvious uses of the Site from the present, back to the Site's first developed use, or back to 1940, whichever is earlier. A data failure was not encountered within Scope of Work of this assessment.

8.2.2 Data Gaps

ASTM E1527-13 defines a data gap as a lack of or an inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, interviews, data failure, or lack of a User Questionnaire.

A data gap was encountered within the Scope of Work of this assessment. This data gap includes the lack of a completed Phase I interview. This data gap does not appear significant based on the regulatory and historical records reviewed during this assessment.

8.3 Opinion of Findings

Based on the findings of this assessment, the Site should continue to be remediated under the Site related Brownfield Cleanup Program until a certificate of completion is obtained from the NYSDEC.

9.0 DEVIATIONS

No deviations were made to the report, other than the Limitations and Exceptions as stated in Section 2.5.

10.0 ADDITIONAL SERVICES

No additional services were provided or agreed upon as part of this assessment.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to our knowledge and belief, we meet the definition of Environmental Professional as defined in ASTM Standard Practice E1527-13 and §312.20 of 40 CFR §312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting at the subject property.

We have developed and performed the Scope of Work for this assessment in conformance with the standards, practices, and limitations set forth in ASTM Standard Practice E1527-13.

Ryan Welch
Environmental Due Diligence Technical Manager
Environmental Professional

The following representatives of LaBella assisted in the completion of this report.

Gabrielle Krawiec
Phase I Program Business Manager

Alex Martino
Environmental Analyst

Bonnie Gambrel
Environmental Analyst

RW/GK/AM/BG

I:\3D DEVELOPMENT GROUP, LLC\2172310 - 435 STATE ST BINGHAMTON PH I\REPORTS\2172310_FINAL REPORT.DOCX

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Ryan Welch | Environmental Due Diligence Technical Manager

Ryan is the Environmental Due Diligence Technical Manager at Labella who is responsible for the development and training of Phase I Analysts as well as providing efficient analysis and assisting in the completion of environmental reports required for property transactions. The site assessments include evaluation of environmental liability associated with properties such as vacant land, residential units, commercial properties and industrial complexes. Ryan has conducted or supervised over 500 Phase I Environmental Site Assessments and is considered an Environmental Professional per the ASTM definition.

PHASE I ESA TEAM

Gabrielle Krawiec | Phase I Business Manager

Gabrielle is the Phase I ESA Business Manager responsible client management, business development, and the coordination of Phase I Environmental Site Assessments. Working with financial institutions, attorneys and private developers, Gabby provides efficient analysis and completion of environmental reports required for property transactions. The site assessments include evaluation of environmental liability associated with properties such as warehouses, gas stations, auto repair facilities, manufacturing facilities, farms, commercial, and residential.

Bonnie Gambrel | Environmental Analyst

Bonnie is an Environmental Analyst and is responsible for the preparation of Phase I Environmental Site Assessments. The site assessments include evaluation of environmental liability associated with properties, and Bonnie provides efficient analysis and completion of environmental reports for financial institutions, attorneys and private developers.

Alex Martino | Environmental Analyst

Alex is an Environmental Analyst and is responsible for the preparation of Phase I Environmental Site Assessments. The site assessments include evaluation of environmental liability associated with properties, and Alex provides efficient analysis and completion of environmental reports for financial institutions, attorneys and private developers.

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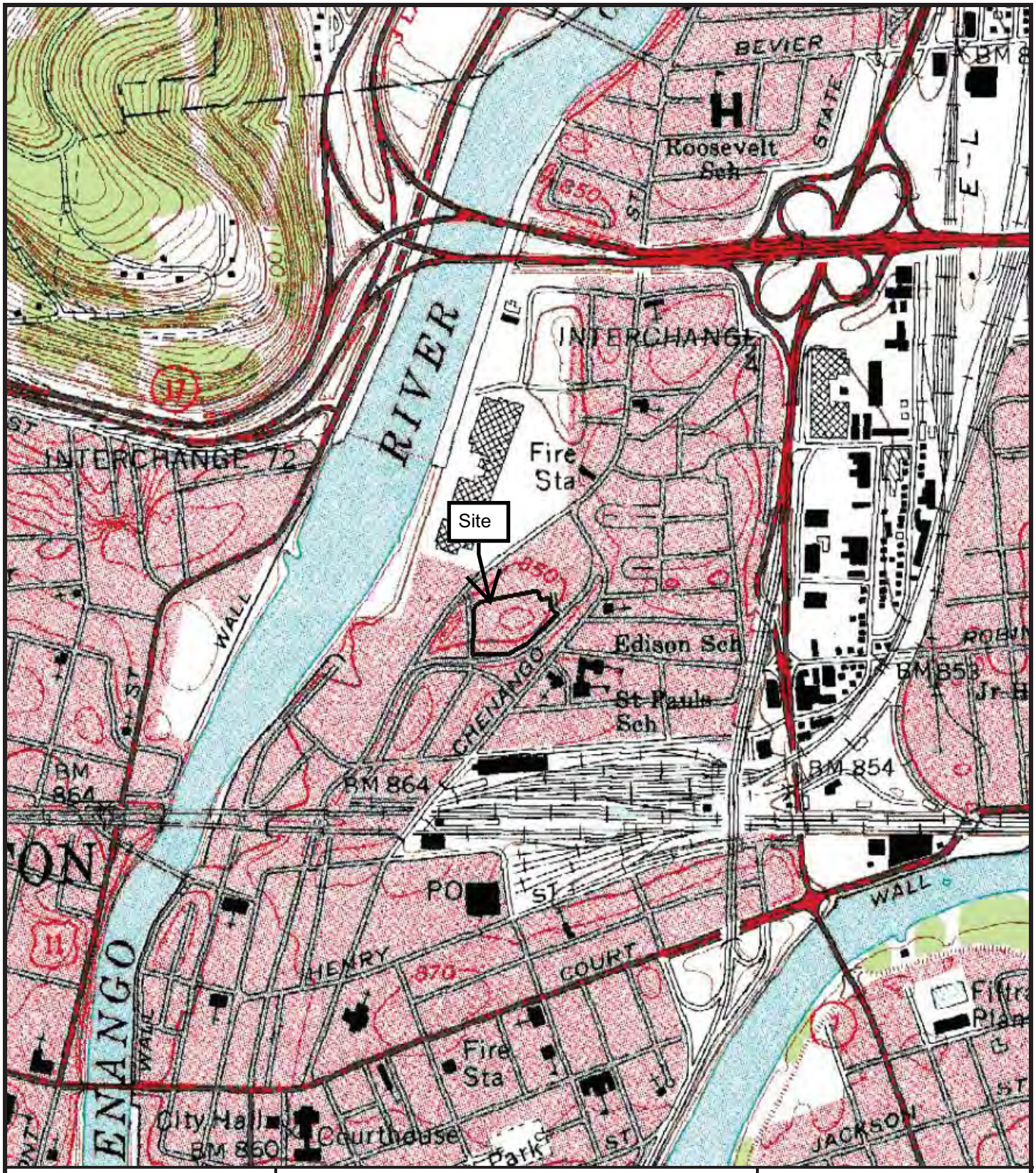
FIGURES AND PHOTOGRAPHS



NOT TO SCALE

FIGURE 1

SITE LOCATION MAP

435 State Street
Binghamton, New York 13901

LABELLA

PROJECT NO. 2172310

NOT TO SCALE

FIGURE 2
PROPERTY TAX MAP

435 State Street
Binghamton, New York 13901

LABELLA

PROJECT NO. 2172310

NOT TO SCALE

FIGURE 3

SITE SKETCH

435 State Street
Binghamton, New York 13901

LABELLA

PROJECT NO. 2172310

Staged soil pile – Northwestern portion of Site

Staged asphalt – Northern portion of Site

Metal debris – Northeastern portion of Site

Staged concrete – Southeastern portion of Site

Ramp and half-basement – Southern portion of Site

Staged asphalt – Southwestern portion of Site

Typical pole-mounted transformers

Typical floor drain – Southern portion of Site

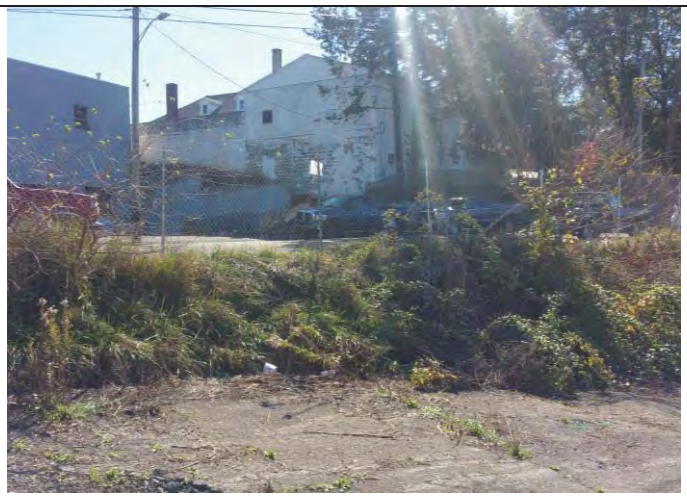
Northwestern adjoining property

Northern adjoining property

Northeastern adjoining property

Eastern adjacent property

Southeastern adjacent properties



Southern adjacent property

Southwestern adjacent property

Western adjacent property

Western adjacent property

435 State Street
Binghamton, New York 13901

LABELLA

Remedial Investigation Work Plan
NYSDEC BCP Site #C704058

LOCATION:

Former Stow Manufacturing
435 State Street
Binghamton, New York 13901

PREPARED FOR:

Community Potential, Inc.
35 Exchange Street
PO Box 1906
Binghamton, New York 13901

LaBella Project No. 2161856

May 29, 2018

LaBella
Powered by partnership.

300 State Street, Suite 201 | Rochester, NY 14614 | p 585-454-6110 | f 585-454-3066

CERTIFICATIONS

"I Daniel P. Noll *certify that I am currently a NYS registered professional engineer and that this Remedial Investigation Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10)."*

NYS Professional Engineer: # 081996 Date: 5/29/2018

Signature: _____

STATE OF NEW YORK
DANIEL P. NOLL
No. 081996
LICENSED PROFESSIONAL ENGINEER

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Appendix 2 – Health and Safety Plan
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Note: Appendices have been removed from this report

1.0 INTRODUCTION

LaBella Associates, D.P.C. (LaBella) is pleased to submit this Remedial Investigation (RI) Work Plan (RIWP) on behalf of Community Potential, Inc. ("CPI") to conduct an RI at the Former Stow Manufacturing facility located at 435 State Street, City of Binghamton, Broome County, New York, herein after referred to as the "Site." The Site was entered into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) in April 18, 2017 as Site #C704058 and the applicant, CPI, is considered a Volunteer. A Site Location Map is included as Figure 1.

This document presents the Work Plan for the completion of a RI to define the nature and extent of contamination at the Site. The Work Plan has been prepared in accordance with the NYSDEC DER-10, "Technical Guidance for Site Investigation and Remediation," dated May 3, 2010 and the New York State Department of Health (NYSDOH) Final document "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," dated October 2006.

1.1 Work Plan Organization

The scope of work for the Work Plan has been organized into the following sections:

- Section 2.0 Site Description and History
- Section 3.0 Previous Investigations
- Section 4.0 Standards, Criteria and Guidelines
- Section 5.0 Objective and Rationale
- Section 6.0 Site Geology and Hydrogeology
- Section 7.0 Remedial Investigation Work Plan
- Section 8.0 Quality Control Plan
- Section 9.0 Health and Safety Plan
- Section 10.0 Community Air Monitoring Plan
- Section 11.0 Investigation Derived Waste Management
- Section 12.0 Schedule and Reporting

2.0 SITE DESCRIPTION AND HISTORY

2.1 Site Description and Surrounding Properties

The BCP Site boundary, herein after referred to as "the Site", is comprised of an approximate 2.88 acres as shown on Figure 2. The Site is currently undeveloped and a vacant commercial building (approximately 47,644 square foot (i.e., sq. ft.) cement block masonry building of which approximately 28,580 sq. ft. of the building is located on the proposed BCP Site) was recently demolished by others.

The Site is bordered by the following properties and detailed on Figure 3:

TABLE 2.1 – Adjacent Properties

Direction	Land Use
North	Gas Station, Commercial Properties
East	Commercial Properties
South	Binghamton Plate Glass
West	Commercial Properties

2.2 Site History

The BCP Site appears to have been historically utilized for manufacturing purposes since at least the late 1800s to at least 1971 and as a commercial retail and multi-use shopping plaza from at least the mid-1980s to at least the early 2000s. Manufacturing purposes at the Site appear to have included but may not be limited to the following: machine shops, foundry purposes, manufacture of electrical motors/shafts/wire winding, and motor driven tools. Commercial retail and shopping plaza uses appear to have included but may not be limited to the following: restaurants, a day care facility, and Big Lots.

Historical mapping indicates that from at least 1942 to approximately 1948, an apparent wastewater lagoon was located on the northeastern portion of the property. Apparent utilization of the surrounding properties over time has appeared to include but may not be limited to the following: residential, automotive service and repair, commercial retail, restaurants services, and gasoline filling station services.

3.0 PREVIOUS INVESTIGATIONS

The following environmental reports exist for the Site:

- *Phase I ESA,* completed by Delta Engineers, April 2015;
- *Phase II ESA,* completed by LaBella Associates D.P.C. (LaBella), September 2016;
- *Supplemental Phase II ESA,* completed by LaBella, November 2016.

These aforementioned reports are on file with the NYSDEC. LaBella completed a Phase II Environmental Site Assessment (ESA) and a Supplemental Phase II ESA for the Site. The Phase II ESA's were performed to evaluate the Site subsurface conditions based on available historic information as presented in a Phase I ESA by Delta Engineers, Architects and Land Surveyors (Delta). Specifically, the Site had a long history of manufacturing (1890s to 1970s).

3.1 Delta Engineers April 2015 Phase I ESA

The findings of the Delta Engineers Phase I ESA are summarized below:

- *"Delta Engineers, Architects & Land Surveyors, P.C. (Delta) was retained by the Broome County Land Bank Corporation / Broome County Industrial Development Agency (BCIDA) to complete a Phase I Environmental Site Assessment (ESA) for an approximately 4.5 acre property located at 435 State Street in the City of Binghamton, Broome County, New York. The County of Broome currently owns the subject property".*

- *"Recognized environmental conditions* (i.e., RECs) *were observed by Delta in conducting the records review. No recognized environmental conditions, or information, were observed conducting interviews associated with the ESA. No recognized environmental conditions were observed by Delta in conducting the site reconnaissance associated with the ESA".*
- RECs identified associated with the Site are as follows:

    - *"REC 1 - The majority of the subject property was occupied by Stow Manufacturing Co., Inc. (Stow) and used for industrial purposes from approximately 1898 to the early 1970's. This use included up to three machine shops, a foundry and other activities that are not precisely known. We note that during most of this time period there was no environmental legislation to protect the environment (Clean Air Act 1970, Clean Water Act 1972). Pollutants associated with machine shops include oils, metals, solvents, and metal coatings generated through machining, surface treatment and plating operations, metal cleaning and stripping operations and paint applications. Pollutants enter the waste stream when spent process solutions, filter sludges, rinse water and used oil are disposed. It is likely that other unknown industrial processes that occurred on the subject property also produced pollutants and that 55 gallon drums of chemicals were stored/used on the subject property".*
    - *"REC 2 – Historical topographic maps from 1942 and 1947 show an elongated body of water directly to the north of Stow. The appearance of this water coincides with Stow tripling their personnel level and greatly increasing production to keep up with the demands of the war effort (see Appendix 15.7.3). The water shown could likely have been a lagoon used for the disposal of wastes, as was common during this time period. This body of water was no longer present on the 1961 historical topographic map".*
    - *"REC 3 – The adjoining property to the east has documented use as a motor repair facility from at least 1930 to 1970. The adjoining properties to the south are shown to have been used on the 1970 Sanborn Map as a bus repair shop and a used auto sales & service business. Potential pollution from motor repair facilities includes:*
    -
        - *Shop solvents – These are organic solvents used in degreasing / cleaning operations. These are volatile compounds (they transition from liquid into gaseous phase under normal temperature and pressure). Examples include chlorinated solvents (trichloroethylene, aka TCE, carbon tetrachloride, methylene chloride and perchloroethylene, aka PCE), petroleum hydrocarbons (toluene, xylene) and other organic solvents (methyl ethyl ketone, aka MEK).*
        - *Shop fluids – These include used engine oil, transmission and brake fluids. These fluids are oil based and may contain a series of toxic heavy metals. The heavy metals usually leach in the auto fluids from a series of parts (welds, radiator or other engine components) during normal operation.*
        - *Auto antifreeze – Contains ethylene glycol (poisonous to animals and humans) and lead (may leach and contaminate coolant fluid)*
        - *Shop spills – Spills and leaks may occur during the repair work or normal storage of cleaning solvents, paints, engine fluids, etc.*
        - *Shop USTs / ASTs – Automotive repair facilities during this time period almost always had their own source of gasoline. Historic USTs / ASTs were prone to spills and leaks".*

- *"REC 4 – As stated in section 7.3 of this report, there are no reasonably ascertainable records regarding the demolition of the former Stow facility or construction of the existing building. If some of the demolition debris were buried on-site, the subject property could be contaminated with lead, asbestos and / or PCBs which were commonly used in building materials and equipment during the time period when the Stow buildings were constructed.*
- *Business Environmental Risk – Excavation on the subject property may reveal contamination and remediation would be the responsibility of the current Owner. The NYSDEC and an attorney specializing in environmental law should be consulted regarding liability issues".*

3.2 LaBella September 2016 Phase II ESA

The September 2016 LaBella Phase II ESA consisted of the advancement of eleven (11) soil borings, four (4) geotechnical borings, installation of five (5) temporary groundwater monitoring wells and laboratory analysis of soil and groundwater samples. Figure 4 illustrates the Phase II ESA testing locations. The findings of the LaBella September 2016 Phase II ESA are summarized below:

Fill Materials:

General Construction & Demolition Debris (C&D)

C&D debris was generally observed in borings located within the footprints of former on-site structures. Although this is generally hard to fully characterize through soil borings based on the limited recovery of these types of materials in spit spoon/macro-core samplers, evidence of traditional building materials appeared to be present.

Regulated Solid Waste

The BCP Site has been used for industrial purposes from approximately 1898 to the early 1970's. In addition, several former structures were located within the footprint of the BCP Site. Based on the site history it is not surprising that the fills present across the BCP Site can be variable. Much of the soil-based fills also contain industrial remnants such as slag, fly ash, cinders, etc. Concentrations of heavy metals and some polyaromatic hydrocarbons (PAHs) were identified in the industrial fill materials at concentrations exceeding the restricted residential soil cleanup objectives and require remediation.

Groundwater

Groundwater samples collected and analyzed from the Site encountered low-level concentrations of volatile organic compounds (VOCs). Specifically, several constituents of concern were detected from LBA-MW-01 and LBA-MW-02 installed along the northern portion of the BCP Site. However, exceedences do not indicate a source area for groundwater impacts in the locations evaluated.

3.3 LaBella November 2016 Supplemental Phase II ESA

LaBella conducted a Supplemental Phase II ESA in November 2016. LaBella collected additional analytical data in order to further assess subsurface conditions which may complicate development of the parcel. The work included the following:

- Sub-surface soil samples in order to further assess high concentrations of heavy metals

identified in fill materials. Specifically, this evaluation was completed to further assess fill materials and the potential for the fill materials to be considered a characteristic hazardous waste.

- Sub-slab soil vapor and indoor air for the existing structure in order to assess Soil Vapor Intrusion (SVI) concerns as part of any future occupied buildings.

The supplemental Phase II ESA included advancing eight (8) soil borings, installing one (1) groundwater monitoring well, observing for impacts in the field, screening with a photoionization detector (PID), X-Ray Fluorescence (XRF) and methane gas meters and collecting and analyzing samples of soil and fill materials at a laboratory. Figure 4 illustrates the Phase II ESA testing locations. Based on the cumulative testing completed at the BCP Site to date, LaBella identified the following areas of concern:

- Significant fill materials have been observed at the BCP Site. The fill materials consist of man-made industrial waste (e.g., ash, cinders, slag), putrescible waste (e.g., wood) and other waste materials (glass, metal, plastic, rubber tires, etc.). The waste material is not homogenous and materials significantly vary based on location and depth.
- The waste material contain high concentrations of heavy metals and these materials require special handling, transport and disposal should they be encountered during redevelopment. It is possible some of the waste may be considered hazardous waste.
- Petroleum odors have been identified in numerous locations at the BCP Site and there is likely a source of petroleum on-site (as opposed to an off-site source). This is based on petroleum odors and PID readings present in the soil/fill materials above the saturated zone. Some of the petroleum impacts observed are consistent with a 'nuisance condition' as defined in NYSDEC Commissioner Policy 51 (CP-51).
- The chlorinated solvent trichloroethene TCE was identified within the existing building at levels that exceed the NYSDOH Air Guideline. LaBella understands that currently the building is vacant and is being planned for demolition in the future. These results indicate that TCE is present at the Site and future structures should evaluate for and/or mitigate for soil vapor intrusion.
- Based on the TCE detections in the soil vapor and indoor air there may be a source present beneath or in proximity to the current building or in historic industrial areas. While groundwater sampling to date has not identified a groundwater plume of TCE; significant portions of the BCP Site soil and groundwater have not yet been investigated (e.g., beneath the existing building).

The above Phase II ESA testing results are summarized on Figures 5A to 5C.

4.0 STANDARDS, CRITERIA, AND GUIDELINES

This section identifies the Standards, Criteria and Guidelines (SCGs) for the Site. The SCGs identified are used in order to quantify the extent of contamination at the Site that requires remedial work based on the cleanup goal. The SCGs to be utilized as part of the implementation of this RI Work Plan are identified below:

Soil SCGs: The following SCGs for soil were used in developing this RI Work Plan:

- NYCRR Subpart 375-6 Remedial Program Soil Cleanup Objectives (RPSCOs) for the Protection of Groundwater
- NYCRR Subpart 375-6 RPSCOs for Restricted Residential

- NYSDEC Commissioner Policy (CP)-51 Soil Cleanup Guidance

Groundwater SCGs: The following SCGs for groundwater were used in developing this RI Work Plan:

- NYSDEC Part 703 Groundwater Standards
- Technical and Operational Guidance Series (TOGS) 1.1.1 Water Quality Standards and Guidance Values

Soil Gas SCGs: Currently, no state regulatory (NYSDEC or NYSDOH) guidance values exist for soil gas.

5.0 OBJECTIVES AND RATIONALE

The objective of this RI is to determine the aerial and vertical extent of the contamination at and emanating from all media at the Site and the nature of that contamination. In addition, the BCP general requirements (e.g., "full suite" testing, surface soil sampling, quality assurance/quality control (QA/QC), etc.) will also be fulfilled.

Testing completed to date indicates that chlorinated volatile organic compounds (CVOCs), metals, VOCs, and SVOCs are present in soil and groundwater at the Site at levels that exceed NYSDEC standards and the results are summarized on Figures 5A-5C representing SVOCs, VOCs, and metals in soil and groundwater. The exact source of these chemicals of concern are unknown; however, four (4) areas of concern (AOC) have been identified based on the current information for the Site. The AOCs associated with historical Site operations are attributed to the former owners and operators as summarized in Section 2.2.

Locations where contaminants are known or suspected to have been discharged were selected for AOCs. Based on the above, the following AOCs were retained for evaluation as part of this RI and are shown on Figure 6:

- **AOC 1 - Landfilling and Methane Gas:** This area is located along the north periphery of the Site and was identified from a 1958 historical aerial photograph that appeared to show filling/ground disturbance. Methane gas was previously evaluated during the Supplemental Phase II ESA and indicated methane was detected at several locations. Sub-slab vent systems are planned to be installed for any future occupied structures at the Site. As such, the methane gas will not be further evaluated during the RI.
- **AOC 2 - Wastewater Lagoon:** This area was identified on a 1942 and 1947 topographic map and appears to be related to the historical industrial use of the Site. The water shown may likely have been a lagoon used for the disposal of wastes, as was common during this time period.
- **AOC 3 - Soil Gas:** Soil vapor intrusion samples collected during the supplemental Phase II ESA at the former Site building, identified TCE within the existing building at levels that exceeded the NYSDOH Air Guideline. Sub-slab vent systems are planned to be installed for any future occupied structures at the Site. As such, the soil gas evaluation will be limited to the Site boundary.

- AOC 4 - **Petroleum Impacts:** Petroleum impacts were primarily identified on the northern portion of the Site during the Phase II ESA. However, petroleum odors have been identified in numerous locations at the BCP Site and there is likely a source of petroleum on-site (as opposed to an off-site source). This is based on petroleum odors and PID readings present in the soil/fill materials above the saturated zone.

6.0 SITE GEOLOGY AND HYDROGEOLOGY

Depth to groundwater at the BCP Site based on Phase II ESA monitoring wells indicates the shallow overburden water table is between approximately 9 and 17 feet (ft) below ground surface (bgs), varying by location. Groundwater flow at the BCP Site was evaluated during the 2016 Phase II ESA and indicated a divide in groundwater flow where the northern/eastern portion of the Site indicated a groundwater flow direction to the north/northeast and the western portion of the Site indicated groundwater flow to the north/northwest as shown on Figure 5D.

Based on the Phase II ESA investigations completed at the BCP Site, the BCP Site contains significant man-made fill materials that are located directly beneath surface treatments (asphalt pavement) and extend to depths at least up to 25 ft. bgs. Underlying the fill materials, the apparent native materials predominantly consisted of sand and gravel with lesser amounts of silt and clay. Borings have been advanced to a maximum depth of approximately 35 ft bgs without encountering bedrock. Area wide information on soil types from the USDA Natural Resources Conservation Service (http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm) indicates the area as 'cut and fill lands' with the overall area being within an area of sand and gravel soils that are well drained and are highly transmissive.

7.0 REMEDIAL INVESTIGATION WORK PLAN

The purpose of the RI will be to delineate the nature and extent of contamination at the Site. Exploration locations will include surface soil sampling, soil gas sampling, soil borings, and groundwater monitoring wells within the previous identified AOCs and other areas of the Site that have not been previously investigated. The type, location, and sampling methodology for each media is detailed in the sections below. The surface soil sampling, soil gas sampling, soil borings, and groundwater monitoring wells will be completed in accordance with DER-10 and as described in the sections below.

7.1 Surface Soil Sampling

Three (3) surface soil sampling locations are planned at the locations shown on Figure 7. Each surface soil sampling location will include three (3) vertical sample intervals (i.e. a total of three (3) samples per location and a total of nine (9) samples). Prior to sampling the sod/vegetative material will be removed with a clean shovel/trowel. Each surface soil sample will be collected using a clean shovel/trowel to prevent cross-contamination of the samples from an approximate depth of 0 to 2 inches, 2 to 12 inches, and 12 to 24 inches below the sod/vegetative material. The soil will be screened in the field for visible impairment by capturing headspace readings from soils in a plastic Ziploc® bag or similar. Headspace readings will be analyzed with a photo-ionization detector (PID) for detectable levels of VOCs. Additionally, olfactory indications of impairment and evidence of non-aqueous phase liquids (NAPLs) will be observed during surface soil sampling work. All observations will be documented on sampling logs. Samples, including QA/QC, will be placed into laboratory supplied bottleware for analysis and will be submitted under Chain of Custody procedures to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory. Laboratory analyses of samples are summarized in the Sampling and Analysis Plan included in Table 7.1.

TABLE 7.1 – Surface Soil Sampling and Analysis Plan

Sample ID	Matrix	Sampling Method	Soil Sampling Method and Depth	Groundwater Sample Method	Analytical Method
SS-1	Soil	Hand shovel or trowel	PID Screening / Grab from 0 to 2 inches bgs	NA	TCL and CP-51 list VOCs by USEPA 8260, TCL and CL-51 list SVOCs by USEPA 8270, TAL Metals by USEPA 6010 and 7471, PCBs by USEPA 8082, Pesticides by USEPA 8081
SS-2					
SS-3					

Notes:
- VOCs analyzed for United States Environmental Protection Agency (USEPA) Target Compound List (TCL) and NYSDEC Commissioner Policy 51 (CP-51) list VOCs plus Tentatively Identified Compounds (TICs) analyzed using USEPA Method 8260
- SVOCs analyzed for TCL and NYSDEC CP-51 list semi-volatile organic compounds (SVOCs) plus TICs using USEPA Method 8270
- Metals analyzed for Total Analyte List (TAL) Metals using USEPA Methods 6010 or 7471
- Pesticides analyzed using USEPA Method 8081
- Polychlorinated Biphenyls (PCBs) analyzed using USEPA Method 8082
- USEPA Method 5035 procedures will be used to collect soil samples for VOCs

7.2 Overburden Soil Sampling

Twelve (12) soil borings will be completed at the locations shown on Figure 7 to collect overburden soil samples. Locations may vary based on field conditions. Any significant changes will be discussed with the NYSDEC.

Direct push drilling methods via a Geoprobe® drill rig equipped with a stainless steel macrocore core barrel will be used to advance the twelve (12) subsurface soil borings through the soil/fill to a maximum depth of 25 ft bgs. The planned drilling method will use a 1.5 inch diameter, 4 or 5 ft macrocore sampler with a dedicated PVC sleeve to advance and retrieve soil core samples at 4 or 5 ft intervals. The total depth of the borings is anticipated to be a maximum of 25 ft bgs or refusal, whichever occurs first. All non-dedicated, downhole sampling equipment will be decontaminated between soil boring locations in accordance with accepted drilling practices using a potable water and Alconox® mixture wash followed by a potable water rinse.

Upon retrieval of each soil/fill core, the soil/fill samples will be screened for total organic vapors using a PID. The organic vapor measurements will be recorded and the soil/fill material described on boring logs by a LaBella field representative. The depth from which samples are collected will be determined based on screening results or visual and olfactory observations and PID measurements. Samples will be collected from the discrete depth interval that displays the greatest evidence of contamination, if present. If there is no discernable difference across the entire boring depth based on the visual, olfactory or PID screening methods, the default sample collection approach will consist of collecting a sample from the apparent top of the water table. Excess soil generated during the sampling will be containerized in 55 gallons drums and managed in accordance with Section 11.0.

Seven (7) subsurface soil samples will be collected and selected for chemical analysis from the twelve (12) proposed boring locations shown on Figure 7. Samples selected for laboratory analyses will be based on the highest evidence of impairment and/or geographic area of Site. Such as, if several samples do not indicate the presence of similar evidence of impairment, soil samples will be selected from locations of the Site where testing has not been conducted.

Samples collected will be placed into laboratory supplied bottleware for analysis and will be submitted under Chain of Custody procedures to a NYSDOH ELAP certified laboratory. Laboratory analyses of samples are summarized in the Sampling and Analysis Plan included in Table 7.2.

TABLE 7.2 – Overburden Soil Sampling and Analysis Plan

Sample ID	Matrix	Drilling Method	Soil Sampling Method Depth	Groundwater Sample Method	Analytical Method
RISB-01	Soil	Geoprobe® Direct Push Macrocore Sampler	Depth of sample will be based on evidence of impairment or top of water table if no evidence of impacts / Grab	NA	Seven (7) samples for TCL and CP-51 list VOCs by USEPA 8260, TCL and CL-51 list SVOCs by USEPA 8270, TAL Metals by USEPA 6010 and 7471, PCBs by USEPA 8082, Pesticides by USEPA 8081 Five (5) samples for TCLP RCRA Metals
RISB-02					
RISB-03					
RISB-04					
RISB-05					
RISB-06					
RISB-07					
RISB-08					
RISB-09					
RISB-10					
RISB-11					
RISB-12					

Notes:
- VOCs analyzed for USEPA TCL and NYSDEC CP-51 list VOCs plus TICs analyzed using USEPA Method 8260
- SVOCs analyzed for TCL and NYSDEC CP-51 list SVOCs plus TICs using USEPA Method 8270
- Metals analyzed for Total Analyte List (TAL) Metals using USEPA Methods 6010 or 7471
- Pesticides analyzed using USEPA Method 8081
- PCBs analyzed using USEPA Method 8082
- USEPA Method 5035 procedures will be used to collect soil samples for VOCs

The above testing coupled with the testing from the Phase II ESA is sufficient to evaluate the Site for Historic Fill Materials (HFM) for a three (3) acre site. Phase II ESA testing included the analysis of five (5) samples of fill material for VOCs, SVOCs, and Metals and three (3) samples for PCBs. With the addition of nine (9) surface soil and seven (7) overburden soil samples to be collected and analyzed during the RI for 'full suite' parameters has substantially evaluated the Site for HFM per DER-10.

7.3 Groundwater Monitoring Well Installation and Sampling

7.3.1 Monitoring Well Installation

Two (2) 2 inch overburden groundwater monitoring wells will be completed at the locations shown on Figure 7. The locations may vary based on field conditions, and any significant changes will be discussed with the NYSDEC. Groundwater monitoring wells will be installed via a Geoprobe® drill rig using prepacked well screens. To install a monitoring well with these prepacks, probe rods are first driven to depth of 25 ft bgs or to equipment refusal with a Geoprobe® machine. The 10 ft prepacked well assembly is then lowered into the probe rod string with threaded PVC riser pipe (the anticipated well screened interval will be from approximately 15 to 25 ft bgs). The 3.4 inch outside diameter (OD) prepacked well assembly uses 2.0 inch Schedule 40 PVC riser pipe and is installed with 4.25-inch OD probe rods or through hollow stem augers. Once the well assembly is lowered to the bottom of the probe rod string, the probe rods are retracted to a point above the screen. A sand barrier, installed directly above the well screen, prevents grout or bentonite from entering the screens. With the barrier in place, granular bentonite will then be installed in the annulus to form a well seal. The remaining well will be completed with scheduled 40 PVC solid riser type and a flush mount or stand up well protective casing.

7.3.2 Monitoring Well Development

The newly installed monitoring wells will be developed no sooner than 24 hours after construction has been completed. The development procedure will require purging of the groundwater and periodically surging the water in the well to loosen and remove suspended fines from the well screen (if present). Measurements of the water volume removed and water quality parameters including temperature, pH, conductivity, and turbidity will be recorded at regular intervals throughout the development process. Development will continue until water quality measurements stabilize or when a maximum of 6 well volumes have been removed. The wells will be allowed to stabilize for a minimum of 48 hours prior to sampling. Purge water will be containerized in 55 gallons drums and managed in accordance with Section 11.0.

7.3.3 Groundwater Sample Collection

Two (2) rounds of groundwater samples will be collected from the Phase II ESA and RI wells. As part of the first round of sampling, a round of groundwater samples will be collected from the Phase II ESA wells prior to start of the RI fieldwork. The second round of groundwater samples will be collected approximately 3 months after the first round of groundwater samples have been collected. Based on the first round of groundwater samples, a reduction in the parameter/analytical method may be requested for the second round of samples.

Prior to sampling, static water levels will be collected from each well to determine groundwater flow direction. Groundwater will be collected from each well using low flow sampling techniques via dedicated plastic flex tubing and a peristaltic or bladder pump. If low-flow sampling is not feasible due to insufficient groundwater recharge rate, new and dedicated disposable bailers may be used to collect the groundwater samples. During sampling, the following parameters will be measured and recorded at three (3) to five (5) minute intervals from the wells.

- Water level drawdown (<0.3')
- Temperature (+/- 3%)
- pH (+/- 0.1 unit)
- Dissolved oxygen (+/- 10%)
- Specific conductance (+/- 3%)

- Oxidation reduction potential (+/- 10 millivolts)
- Turbidity (+/- 10%, <50 NTU for metals)

Groundwater sampling will commence once the groundwater quality indicator parameters have stabilized for at least three consecutive readings for the following parameters or after 1 hour of purging.

Samples collected will be placed into laboratory supplied bottleware for analysis and will be submitted under Chain of Custody procedures to a NYSDOH ELAP certified laboratory. Laboratory analyses of samples are summarized in the Sampling and Analysis Plan included in Table 7.3.3.

TABLE 7.3.3 – Groundwater Sampling and Analysis Plan

Sample ID	Matrix	Drilling Method	Soil Sampling Method	Groundwater Sample Method	Analytical Method
MW-01 SUP*	Groundwater	Geoprobe® Direct Push Macrocore Sampler	NA	Low flow / Well Screen Approximately 15-25 ft bgs	TCL and CP-51 list VOCs by USEPA 8260, TCL and CL-51 list SVOCs by USEPA 8270, TAL Metals by USEPA 6010 and 7471, PCBs by USEPA 8082, Pesticides by USEPA 8081 Wells LBA-MW-02, LBA-MW-04, and LBA-MW-03 will be tested for 1,4-Dioxane
LBA-MW-02*					
LBA-MW-03*					
LBA-MW-04*					
LBA-MW-05*					
LBA-MW-06					
LBA-MW-07					

Notes:
- VOCs analyzed for USEPA TCL and NYSDEC CP-51 list VOCs plus TICs analyzed using USEPA Method 8260
- SVOCs analyzed for TCL and NYSDEC CP-51 list SVOCs plus TICs using USEPA Method 8270
- Metals analyzed for Total Analyte List (TAL) Metals using USEPA Methods 6010 or 7471
- Pesticides analyzed using USEPA Method 8081
- PCBs analyzed using USEPA Method 8082
- USEPA Method 5035 procedures will be used to collect soil samples for VOCs
- 1,4-Diozane analyzed both 8260 and 8270, specifically including the ability to run in "selective ion monitoring" (SIM) mode. Method 8270 is preferred because it provides a more robust extraction procedure, uses larger sample volume, is less vulnerable to interference from chlorinated solvents, and generally provides lower detection limits. Method 8260 can be accepted when justified
- *denotes existing Phase II ESA well

7.3.4 Perfluorinated Compound (PFC) Groundwater Sampling

Sampling for PFCs will be conducted prior to any other groundwater sampling event conducted as part of the RI. One sampling event of PFCs will be collected from wells LBA-MW-02, LBA-MW-04, and LBA-MW-03 only. Prior to conducting the sampling identified in the RI, a disposable HDPE bailer and PFC-free string will be utilized to purge three (3) well volumes. Subsequent to purging, a sample will be collected from each monitoring well. Sample collection will occur as follows:

- Don new/unused powder-free nitrile gloves
- Remove the cap from a clean/unused sample container provided by the laboratory and place water collect from the bailer inside. Fill the container so that water is within 1 inch of the top of the container. Care will be taken not overfill or rinse the sample container to avoid loss of the sample preservative. Samples will be collected into 250 mL HDPE bottles fitted with a HDPE screwcap.
- After the sampled has been collected and cap securely fastened, the bottle will be lightly agitated and inverted to mix the preservative.

Subsequent to PFC sampling collection, the wells will be allowed to equilibrate for at least 24-hrs and then groundwater sampling will be completed for the other parameters per the NYSDEC approved RI Work Plan.

Sample Equipment / Bottleware

Samples will be collected in 250 milliliter (mL) high density polyethylene (HDPE) containers with caps that do not include a polytetrafluoroethylene (i.e., Teflon) liner. Sampling equipment / bottleware constructed of aluminum foil, low density polyethylene (LDPE), glass or Teflon will *not* be used and the sampling containers will not come into contact with these materials. The HDPE bottles will include the proper preservative (e.g., Trizma®) to buffer the sample.

Special Sampling Considerations

Because PFCs are found in numerous everyday items, the following special precautions will be taken during all sampling activities:

- No use of Teflon®-containing materials (e.g., Teflon® tubing, bailers, tape, sample jar lid liners, plumbing paste)
- No Tyvek® clothing will be worn onsite
- Clothes treated with stain-resistant or rain-resistant coatings (e.g., Gortex®) will be not be worn on-Site.
- All clothing worn by sampling personnel must have been laundered multiple times. Clothing must not be laundered with fabric softener.
- No Post-It® notes will be brought onsite
- No fast food wrappers, disposable cups or microwave popcorn will be brought on-Site.
- No use of chemical (blue) ice packs will be allowed.
- No use of aluminum foil will be allowed.
- No use of Sharpies®, rather ball point pens will be utilized.
- No use of sunscreen, insect repellants, cosmetic, lotions or moisturizers will be allowed by sampling personnel the day of sampling.
- If any of the above items are handled by the field personnel prior to sampling activities, field personnel will wash their hands thoroughly with soap and water prior to any sampling activities.
- Powder-free nitrile gloves will be worn during all sample collection activities.

Field Quality Control

Field quality control samples will be used to assess sample variability and evaluate potential sources of contamination. The types of quality control samples that will be collected during the proposed sampling event are described in this section. There are three (3) wells proposed for PFC sampling and all these wells will be sampled and shipped in the same day and thus the quality control samples will include: one (1) field duplicate (blind duplicate), one (1) matrix spike / matrix spike duplicates (MS/MSD) and one (1) equipment rinsate sample. The procedures and rationale for collecting these samples are described below.

- Field duplicate – Sample will be used to assess the variability in concentrations of samples from the same well due to the combined effects of sample processing in the field and laboratory as well as chemical analysis. One (1) field duplicate will be collected using laboratory provided bottleware (see above).

- Matrix spike/matrix spike duplicate – Sample will be used to provide information about the effect of the sample matrix on the design and measurement methodology used by the laboratory. One (1) MS/MSD sample will be collected using laboratory provided bottleware (see above).

- Equipment blank – Sample will be collected to help identify possible contamination from sampling equipment (i.e., bailer). One equipment blank will be collected for the project. The equipment blank will be collected by pouring approximately 1 liter of laboratory certified analyte-free deionized water over the HDPE bailer into (1) 250-mL HDPE container or if necessary, a stainless steel bowl. If a stainless steel bowl is utilized, the rinsate collected in the bowl will be poured into (1) 250-mL HDPE container. The stainless steel bowl will be decontaminated with Alconox® detergent and laboratory certified analyte free deionized water prior to and after use.

Sample Packaging and Transport

Sample coolers and packing materials will be supplied by the analytical laboratory. Individual sample jars will be labeled and sealed. Samples will then be packed in a cooler with ice to maintain a temperature of approximately 4°C (±2°C). A chain of custody (COC) will be sent with each shipment. Each cooler will also be sealed with a COC seal. Coolers containing samples for chemical analyses will be transported to the laboratory by courier or overnight shipping service.

Laboratory Analyses

All samples will be submitted to an ELAP certified laboratory) via a modified USEPA Method 537. The following seventeen (17) PFCs listed below will be analyzed for by the laboratory.

Analyte	CAS #
PFOA Perfluorooctanoic acid ($C_8HF_{15}O_2$)	335-67-1
PFOS: Perfluorooctanesulfonic acid ($C_8HF_{17}O_3S$)	1763-23-1
PFNA: Perfluorononanoic acid ($C_9HF_{17}O_2$)	375-95-1
PFHxS: Perfluorohexane sulfonate ($C_6HF_{13}O_3S$)	355-46-4
PFHpA: Perfluoroheptanoic acid ($C_7HF_{13}O_2$)	375-85-9
PFBS: Perfluorobutanesulfonic acid ($C_4HF_9O_3S$)	375-73-5
PFBA: Perfluorobutanoic acid ($C_4HF_7O_2$)	375-22-4
PFPeA: Perfluoropentanoic acid ($C_5HF_9O_2$)	2706-90-3
PFHxA: Perfluorohexanoic acid ($C_6HF_{11}O_2$)	307-24-4
PFDA: Perfluorodecanoic acid ($C_{10}HF_{19}O_2$)	335-76-2
PFUnA: Perfluoroundecanoic acid ($C_{11}HF_{21}O_2$)	2058-94-8
PFDoA: Perfluorododecanoic acid ($C_{12}HF_{23}$)	307-55-1
PFTriA: Perfluorotridecanoic acid ($C_{13}HF_{25}O_2$)	72629-94-8
PFTeA: Perfluorotetradecanoic acid ($C_{14}HF_{27}O_2$)	376-06-7
PFHps: Perfluoroheptanesulfonic acid ($C_7HF_{15}O_3S$)	375-92-8
PFDS: Perfluoroheptanesulfonic ($C_{10}HF_{21}O_3S$)	335-77-3
PFOSA: Perfluorooctanesulfonamide ($C_8H_2F_{17}NO_2S$)	754-91-6

The laboratory detection limits will be a minimum of 0.002 µg/L (i.e., 2 ng/L).

7.4 Soil Gas Point Installation and Sampling

7.4.1 Soil Gas Point Installation

Soil gas points will be installed at four (4) locations as shown on Figure 7. The locations of the samples may be moved due to the presence of underground utilities or other obstructions. Soil gas collection points will be installed using direct-push technology. A porous, inert backfill material (e.g., glass beads or coarse sand) will be used to create a sampling zone of 1 to 2 ft in length. The soil gas sampling points will be constructed of inert tubing (e.g., polyethylene, stainless steel, or Teflon®) of the appropriate size (typically 1/8 inch to 1/4 inch diameter) and of laboratory or food grade quality to the surface. The soil vapor probes will be sealed above the sampling zone with a minimum 1 ft of bentonite slurry. In addition, the sampling zone will be a minimum of 5 ft bgs in order to minimize outdoor air infiltration. Soil gas points may be installed at depths less than 5 feet depending equipment refusal or the presence of groundwater. The remainder of the borehole will be backfilled with clean material. Soil gas sampling points will be finished with protective casings that are grouted in place to minimize infiltration of water or outdoor air and to prevent damage to the soil gas point.

Subsequent to installation, the probes will be allowed to equilibrate a minimum of 24 hours prior to purging and sampling. Initially, one to three probe volumes (i.e., the volume of the sample probe and tube/riser pipe) will be purged in order to ensure that the samples collected are representative of soil gas conditions. The flow rate during purging will not exceed 0.2 liters per minute (L/min) to minimize outdoor air infiltration.

During purging of the sample point, a tracer gas evaluation will be conducted to verify the integrity of the soil gas probe seal. Helium will be used as the tracer gas. An enclosure will be constructed around the soil gas sampling point (e.g., plastic bag, plastic bucket, etc.) and sealed to the sample point casing or surrounding concrete. Subsequently, the enclosure will be enriched with the tracer gas. The purged soil gas will then be tested for the tracer gas by an appropriate meter (i.e., a meter capable of measuring the concentration of the tracer gas in at least percentage increments). In the event that the tracer gas is detected at a concentration of 10% or greater, the sample point will be resealed and retested prior to sampling.

7.4.2 Soil Gas Sampling

Soil gas samples will be collected over the same general time period and in the same manner at all locations to minimize possible discrepancies. Soil gas samples will be collected using 1 Liter Summa Canisters® equipped with flow control regulators. The regulators will be calibrated by the laboratory for a sampling time of approximately 2 hours. The Summa Canister will be connected to the soil gas sampling point via inert tubing (e.g., polyethylene, stainless steel, or Teflon®).

In addition to the soil gas samples, one exterior ambient air sample will also be collected from the apparent upwind location. The ambient air sample will be collected from about 3 to 4 ft above the ground using a Summa Canister over the same approximate sampling period. Subsequent to completing soil gas sampling, the samples will be sent under chain of custody control to a NYSDOH ELAP certified laboratory for testing. Laboratory analyses of samples are summarized in the Sampling and Analysis Plan included in Table 7.4.2.

TABLE 7.4.2 – Soil Gas Sampling and Analysis Plan

Sample ID	Matrix	Drilling Method	Soil Vapor Sampling Method	Groundwater Sample Method	Analytical Method
SG-01	Soil Gas	Geoprobe® Direct Push Macrocore Sampler	2-Hour Summa Canisters	NA	USEPA TO-15
SG-02					
SG-03					
SG-04					

7.5 Survey of Exploration Locations

Explorations locations will be located with a GPS and referenced to New York State Plane Coordinates, Central Zone. The ground surface, road box and monitoring point elevations of the monitoring wells and borings will be measured and referenced to the National Geodetic Vertical Datum (NGVD). The coordinates of the exploration locations will be included within the EDD and RI Report.

7.6 Qualitative Exposure Assessment

The Qualitative Exposure Assessment will be performed in accordance with DER-10 Appendix 3B and Section 3.6 of the May 2004 BCP Guidance. This Qualitative Exposure Assessment will evaluate whether potential or completed exposure pathways exist. This assessment will be based on the soil, groundwater, and soil gas sampling data generated during the RI work. Currently, it is not proposed to collect off-site samples: rather, the property line data will be used to assess whether impacts approach or have the potential to migrate beyond the Site boundary.

The Qualitative Exposure Assessment will include the following areas of evaluation:

- Source Areas – Areas with identified impacts will be included as part of the exposure assessment.
- Fate & Transport – The property boundary data will be evaluated for potential off-site migration via soil, groundwater, and/or soil gas.
- Route of Exposure – The results of site sampling will be interpreted to determine if contaminant concentrations are at levels that have the potential to be inhaled or ingested.
- Receptor Population – The Site will be evaluated to determine the size and makeup of potential receptors both on-site and off-site locations downgradient of the Site.

7.7 Fish and Wildlife Resources Impact Analysis

Actual or potential adverse impacts to fish and wildlife resources will be evaluated as part of the RI.

8.0 QUALITY CONTROL PLAN

Activities completed at the Site will be managed under LaBella's Quality Control Program, which is included in Appendix A. Sampling will include the collection of a sample duplicate and a matrix spike/matrix spike duplicate (MS/MSD) as part of the quality assurance/quality control plan. In addition, a NYSDEC Analytical Services Protocol (ASP) Category B data deliverable will be generated by the laboratory and a data usability summary report (DUSR) will be developed. The DUSRs will include the laboratory data summary pages showing corrections made by the data validator and each page will be initialed by the data validator. The laboratory data summary pages will be included even if no changes were made.

9.0 HEALTH AND SAFETY PLAN

A site-specific Health and Safety Plan (HASP) has been prepared for the field work described in this Work Plan. This HASP is included in Appendix B. All LaBella personnel will be required to follow the procedures in the HASP. Subcontractors, will have access to a copy of the HASP, however, they are responsible to provide their own safety procedures and monitoring for their own personnel.

10.0 COMMUNITY AIR MONITORING PLAN

The NYSDOH Generic Community Air Monitoring Plan (CAMP) and Fugitive Dust and Particulate Monitoring will be utilized for this RI Work Plan and is included as Appendix C. The CAMP describes required VOC vapor and/or particulate monitoring that will be conducted during intrusive Site investigation activities. The intent of this CAMP is to provide for a measure of protection of the downwind communities from potential airborne releases of constituents of concern during RI activities. As such, this CAMP specifies the potential air emissions, air monitoring procedures, and monitoring schedule.

11.0 INVESTIGATION DERIVED WASTE MANAGEMENT

During installation of the soil borings and monitoring wells, excess soil cuttings will be containerized in 55-gallon drums and sampled to determine if they can be utilized on-Site or require treatment or off-Site disposal. Groundwater from well development and purging will be containerized in 55-gallon drums pending disposal. Drums will be labeled with regard to contents, origin, and date of generation using a label for each drum. The drums will be staged on-site pending analyses and disposal.

12.0 SCHEDULE AND REPORTING

12.1 Schedule

An estimated schedule is provided in Table 12.1 below, and is based on the date the final RI Work Plan is approved by the NYSDEC.

TABLE 12.1 - Anticipated Schedule

Task	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
30 Day Public Comment Period	X					
RI Fieldwork and First Round of Groundwater Samples Collected		X	X			
Laboratory Data, ASP Data Package, and DUSR of RI Samples and First Round of Groundwater Sample Received				X	X	
Second Round of Groundwater Samples				X	X	
RI Report Submitted						X

12.2 Reporting

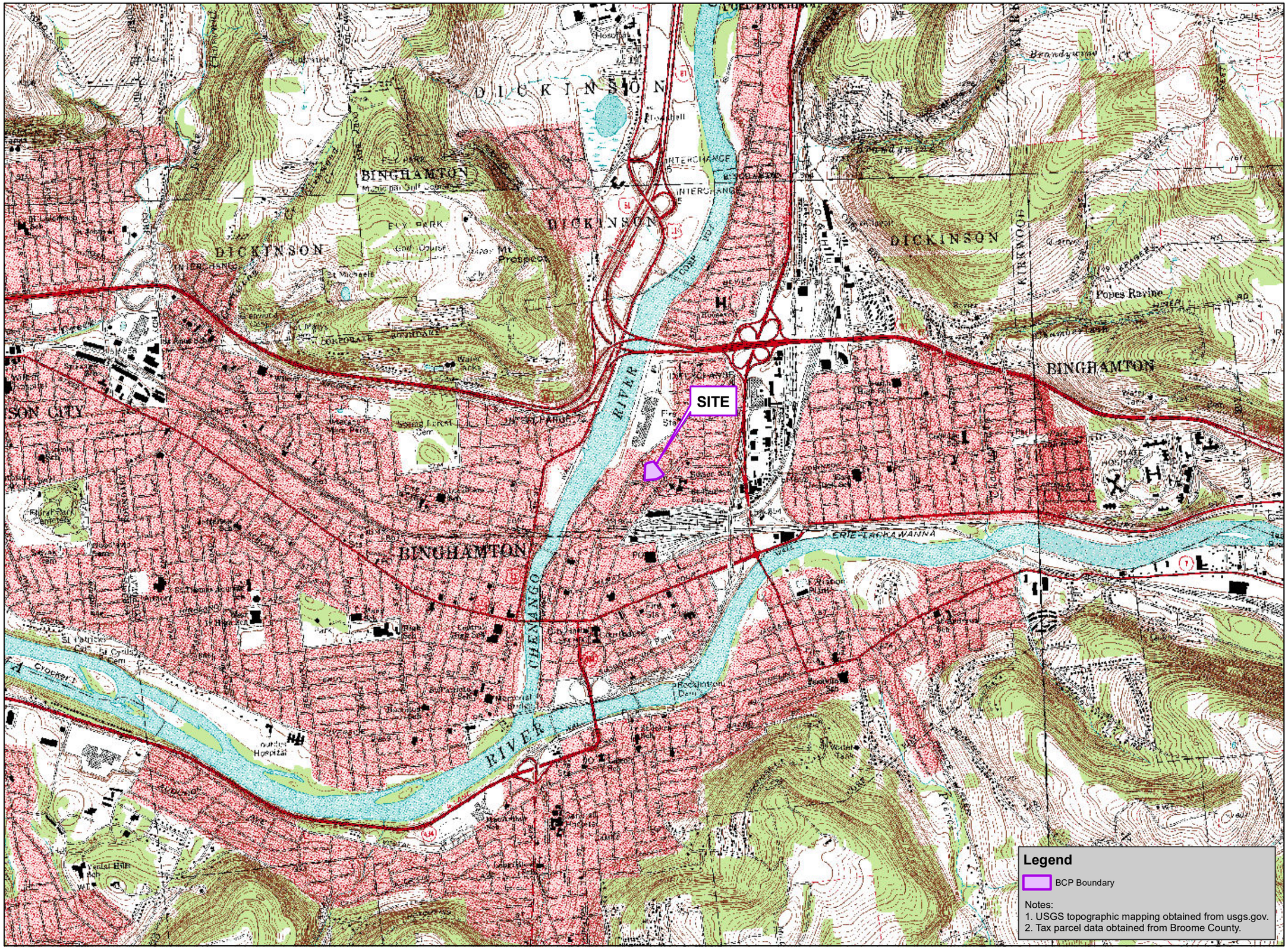
The RI Report will be submitted within two (2) months of receipt of DUSRs. The reports will include field documentation and observations, and summary tables for the analytical data obtained from the samples during the RI work. Supporting documentation will include boring logs, groundwater monitoring logs, sampling logs, laboratory reports and chains of custody, the DUSR, and figure showing sampling locations. All data will also be submitted in the NYSDEC-approved EDD format. Moreover, the data will be submitted on a continuous basis immediately after data validation occurs, but in no event more than 90 days after the data has been submitted to the remedial party or its consultant(s).

12.3 Citizen Participation Activities

A citizen participation plan (CPP) has been developed for the project under separate cover and will be on file at the document repositories. The CPP activities that will be conducted throughout the RI work include:

- Maintaining and updating the Brownfields Site Contact List.
- Maintaining and updating documents in the specified document repository (as indicated in the CPP).

FIGURES



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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
SITE LOCATION MAP

N
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0 1,100 2,200 Feet

1 inch = 2,000 feet

Intended to print as 11" x 17"

Wednesday, May 23, 2018

2161856

FIGURE 1

Path: 13d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 1 - Topo Map.mxd

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 2 - BCP Site Map.mxd

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
BCP SITE MAP

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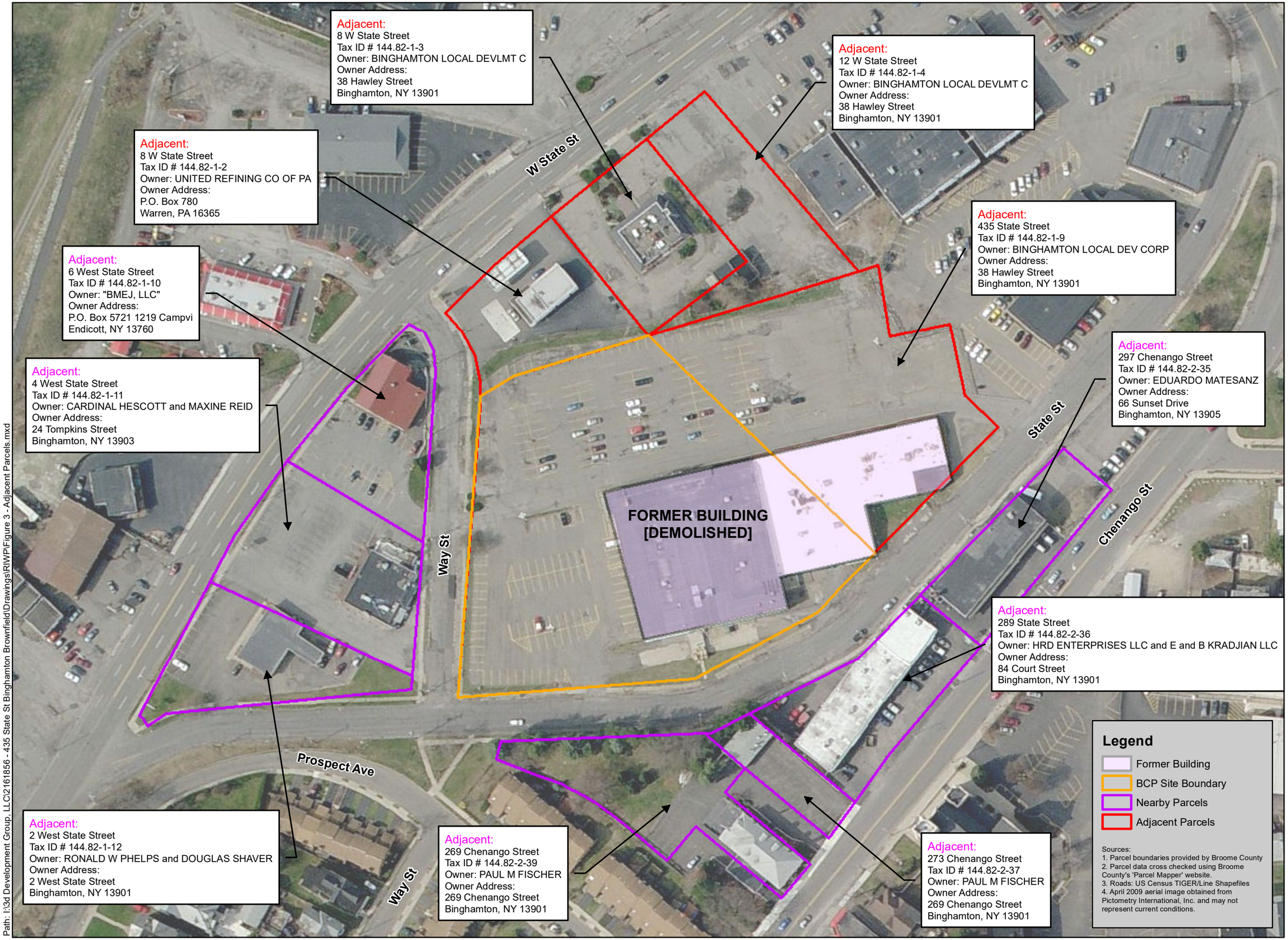
1 inch = 100 feet

Intended to print as 11" x 17"

Wednesday, May 23, 2018

2161856

FIGURE 2



Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 3 - Adjacent Parcels.mxd

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
NEARBY AND ADJACENT PARCEL INFORMATION

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0 50 100 Feet

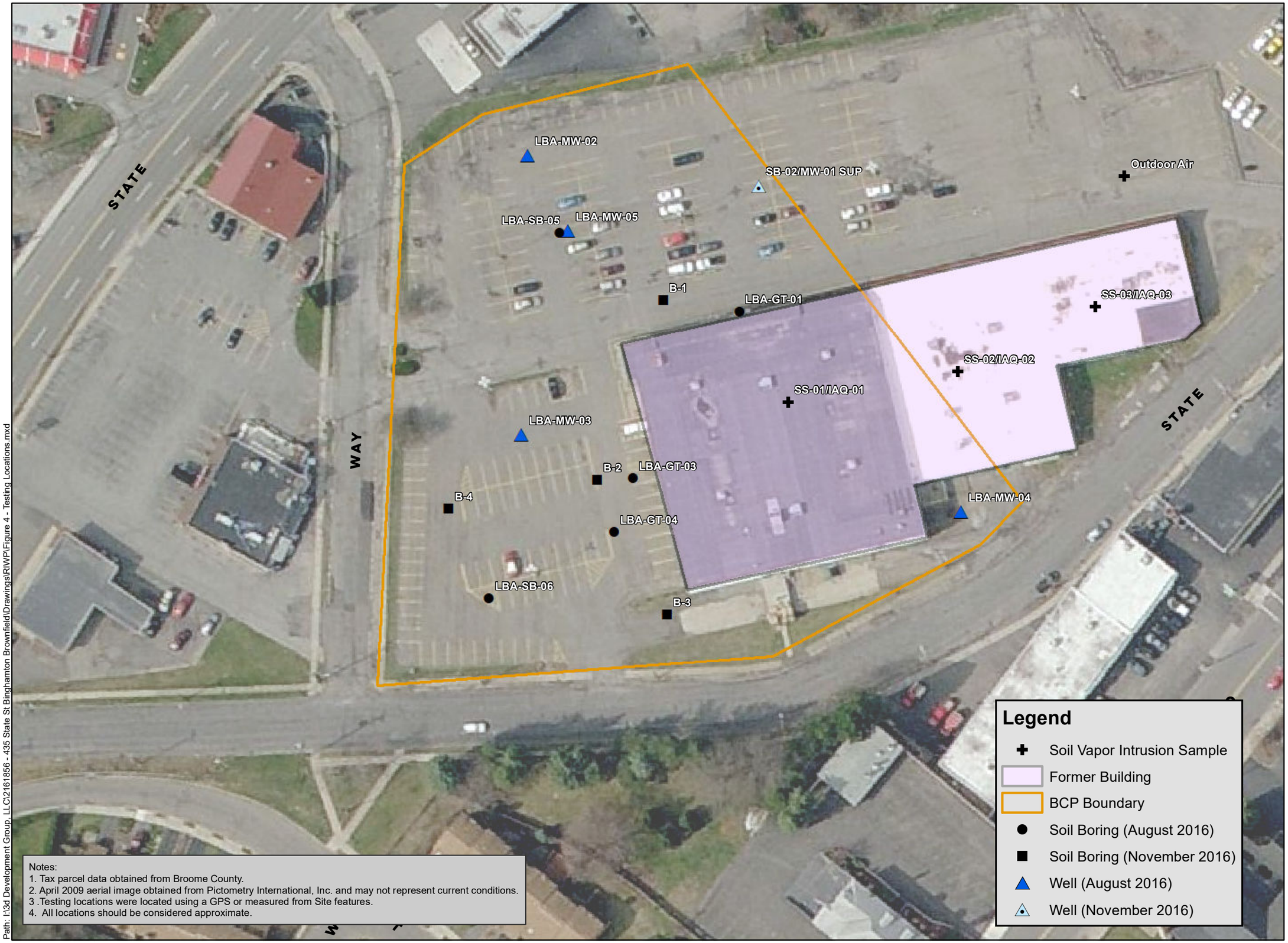
1 inch = 100 feet

Intended to print as 11" x 17"

Wednesday, May 23, 2018

2161856

FIGURE 3



Notes:
1. Tax parcel data obtained from Broome County.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Testing locations were located using a GPS or measured from Site features.
4. All locations should be considered approximate.

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 4 - Testing Locations.mxd

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
PHASE II ESA TESTING LOCATIONS

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0 30 60 Feet

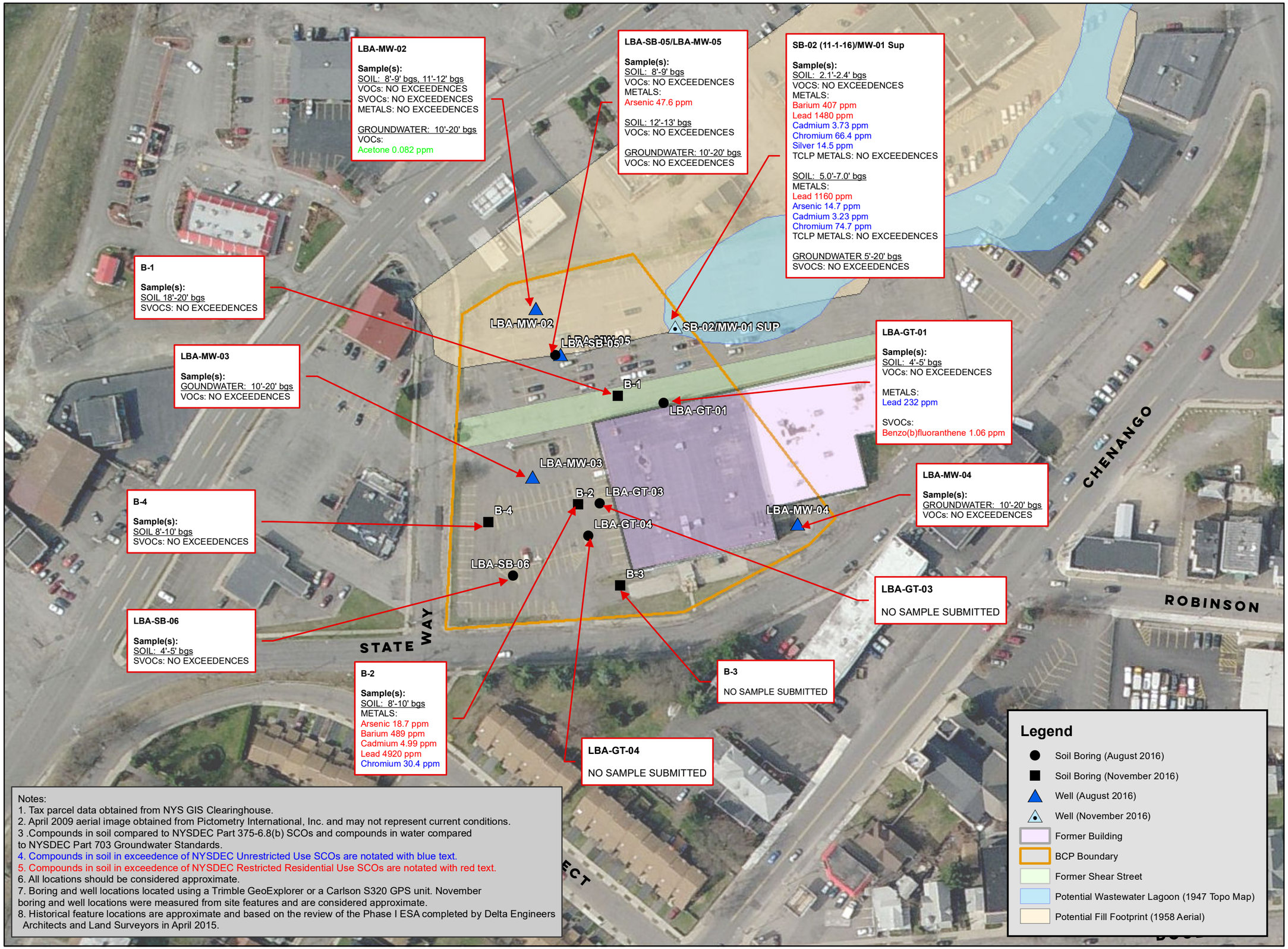
1 inch = 60 feet

Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 4



Notes:
1. Tax parcel data obtained from NYS GIS Clearinghouse.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Compounds in soil compared to NYSDEC Part 375-6.8(b) SCOs and compounds in water compared to NYSDEC Part 703 Groundwater Standards.
4. Compounds in soil in exceedence of NYSDEC Unrestricted Use SCOs are notated with blue text.
5. Compounds in soil in exceedence of NYSDEC Restricted Residential Use SCOs are notated with red text.
6. All locations should be considered approximate.
7. Boring and well locations located using a Trimble GeoExplorer or a Carlson S320 GPS unit. November boring and well locations were measured from site features and are considered approximate.
8. Historical feature locations are approximate and based on the review of the Phase I ESA completed by Delta Engineers Architects and Land Surveyors in April 2015.

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
SUMMARY OF PHASE II ESA COMPOUNDS EXCEEDING NYSDEC RESTRICTED RESIDENTIAL AND UNRESTRICTED SCOS, AND PART 703 GROUNDWATER

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0 50 100 Feet

1 inch = 100 feet

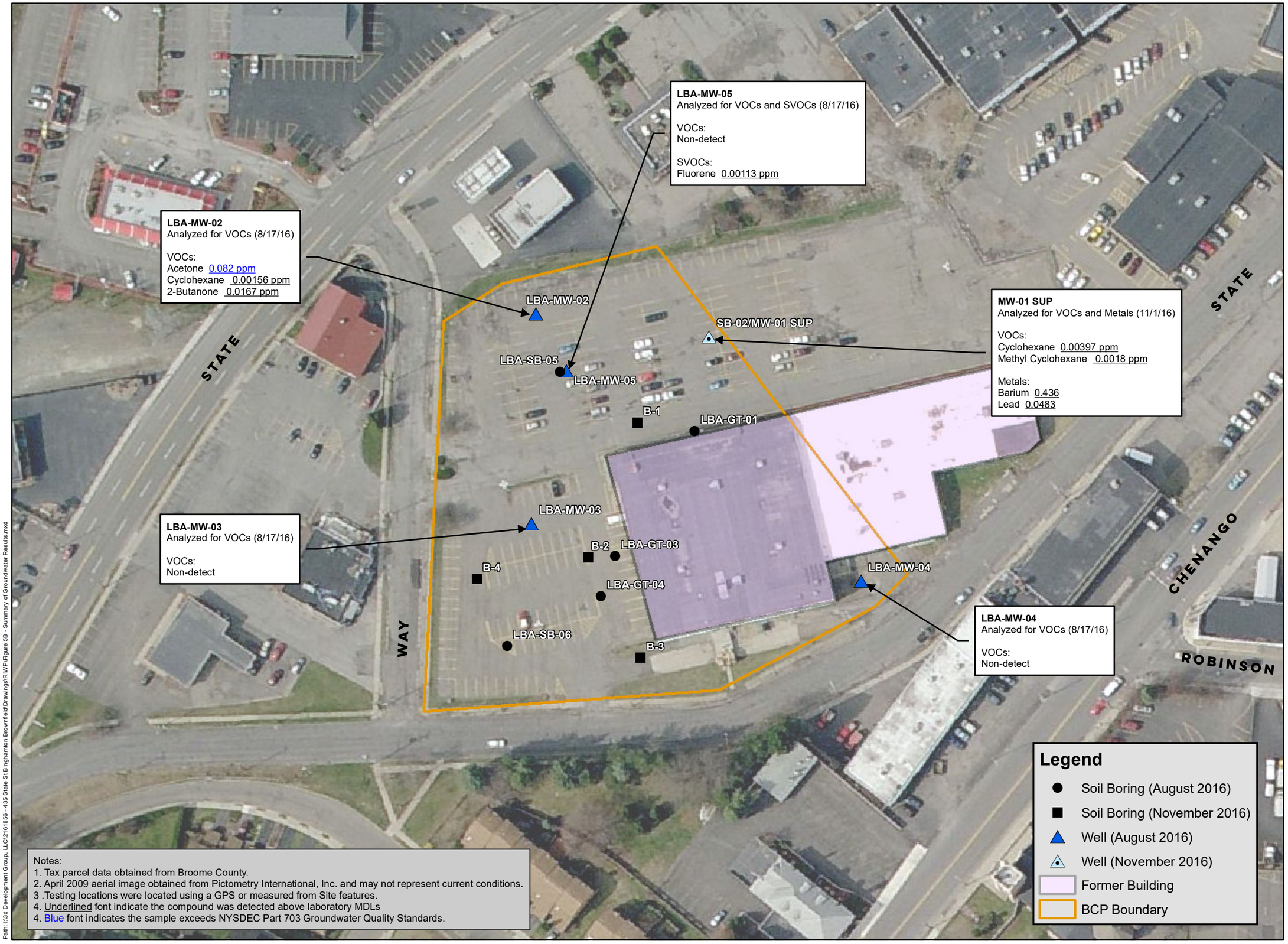
Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 5A

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 5A - Use Summary of Soil Results.mxd



Notes:
1. Tax parcel data obtained from Broome County.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Testing locations were located using a GPS or measured from Site features.
4. Underlined font indicate the compound was detected above laboratory MDLs
4. Blue font indicates the sample exceeds NYSDEC Part 703 Groundwater Quality Standards.

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 5B - Summary of Groundwater Results.mxd

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
SUMMARY OF PHASE II ESA GROUNDWATER RESULTS

N
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0 40 80 Feet

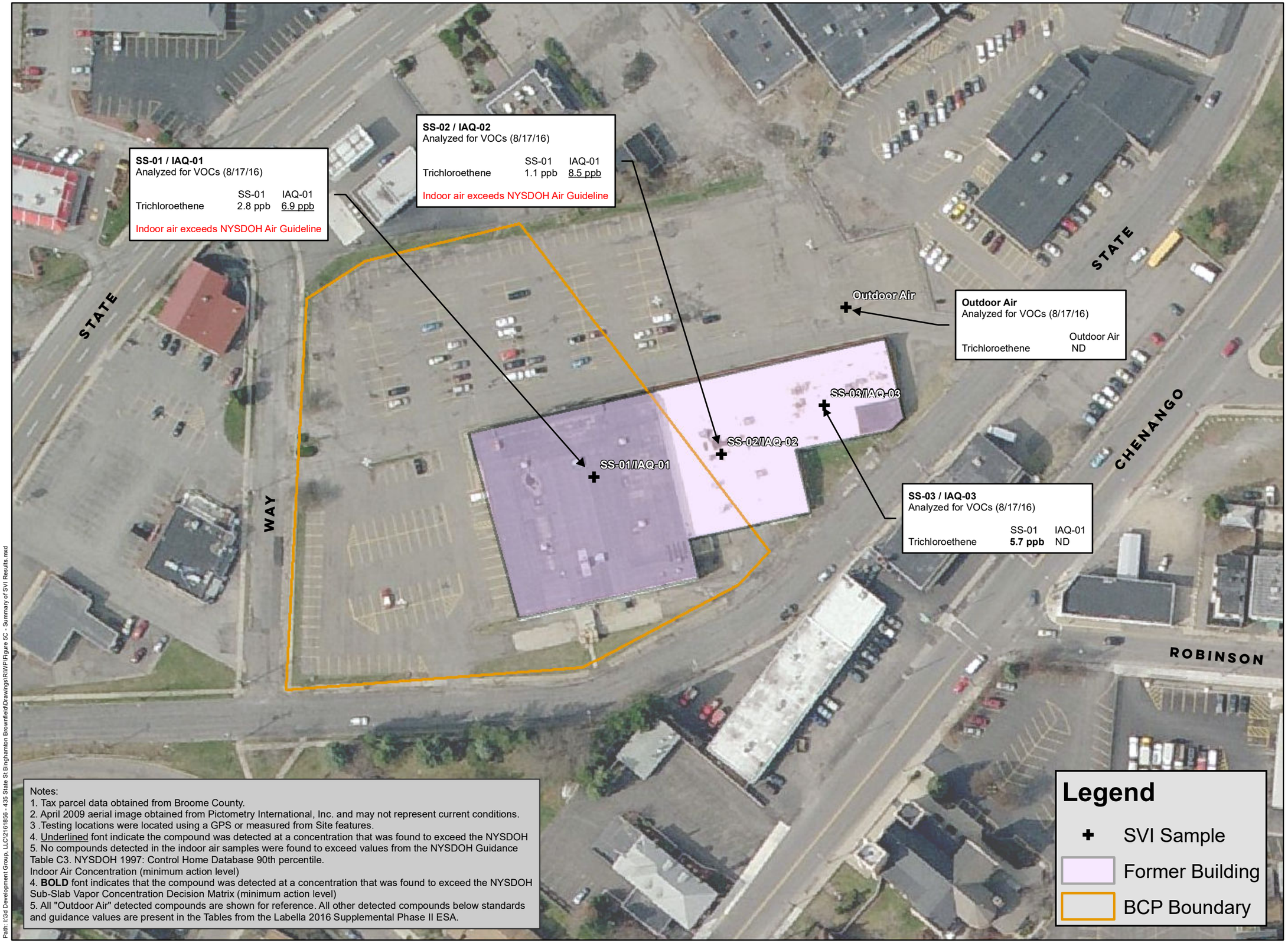
1 inch = 80 feet

Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 5B



Notes:
1. Tax parcel data obtained from Broome County.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Testing locations were located using a GPS or measured from Site features.
4. Underlined font indicate the compound was detected at a concentration that was found to exceed the NYSDOH Table C3. NYSDOH 1997: Control Home Database 90th percentile.
Indoor Air Concentration (minimum action level)
4. **BOLD** font indicates that the compound was detected at a concentration that was found to exceed the NYSDOH Sub-Slab Vapor Concentration Decision Matrix (minimum action level)
5. All "Outdoor Air" detected compounds are shown for reference. All other detected compounds below standards and guidance values are present in the Tables from the Labella 2016 Supplemental Phase II ESA.

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
SUMMARY OF PHASE ESA SOIL VAPOR INTRUSION RESULTS

N
W E
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0 40 80 Feet

1 inch = 80 feet

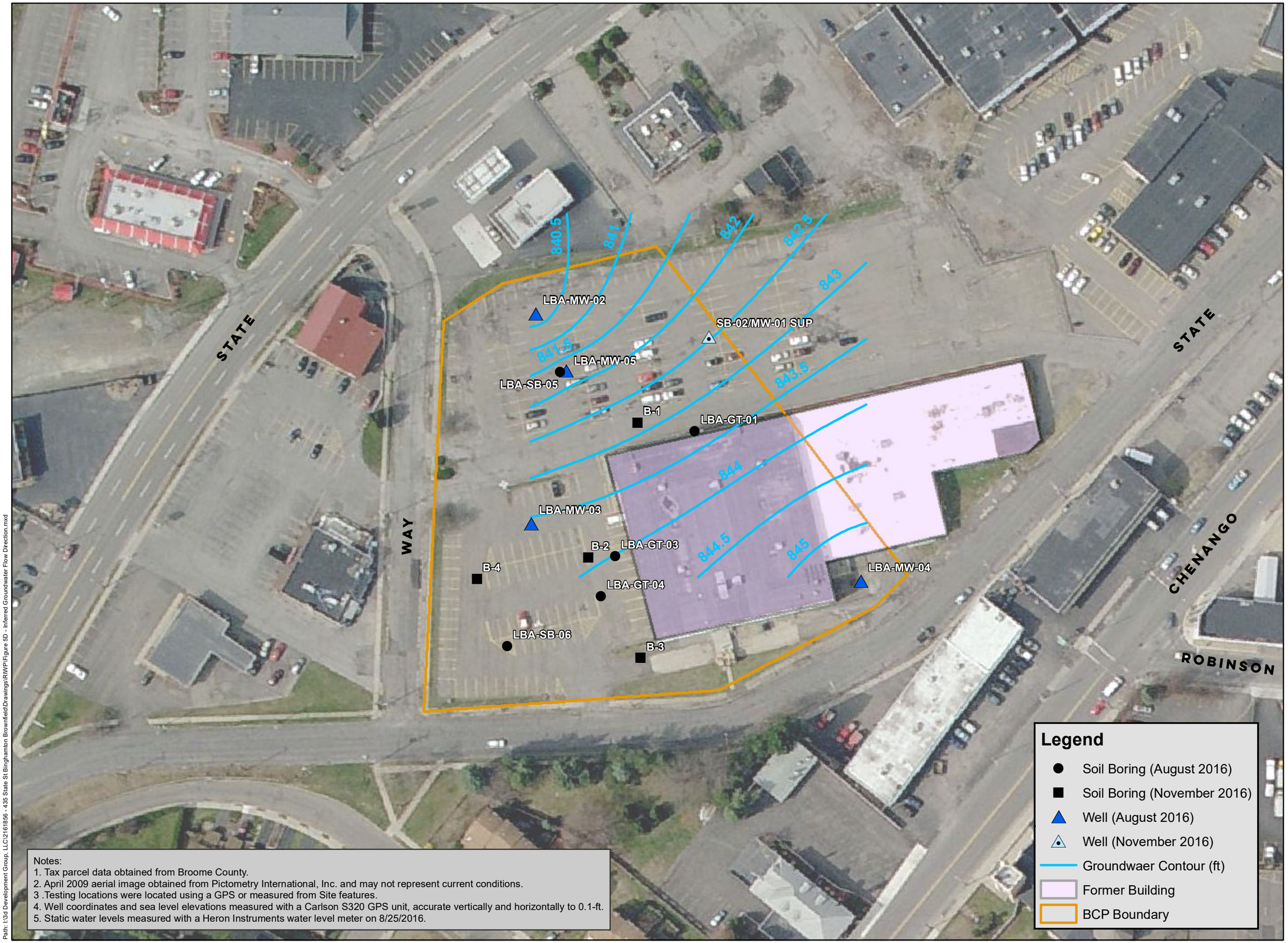
Intended to print as 11" x 17"

Wednesday, May 23, 2018

2161856

FIGURE 5C

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RWP\Figure 5C - Summary of SVI Results.mxd



Notes:
1. Tax parcel data obtained from Broome County.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Testing locations were located using a GPS or measured from Site features.
4. Well coordinates and sea level elevations measured with a Carlson S320 GPS unit, accurate vertically and horizontally to 0.1-ft.
5. Static water levels measured with a Heron Instruments water level meter on 8/25/2016.

LaBella
Powered by partnership.

PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
INFERRED GROUNDWATER FLOW DIRECTION

N
W E
S

0 40 80 Feet

1 inch = 80 feet

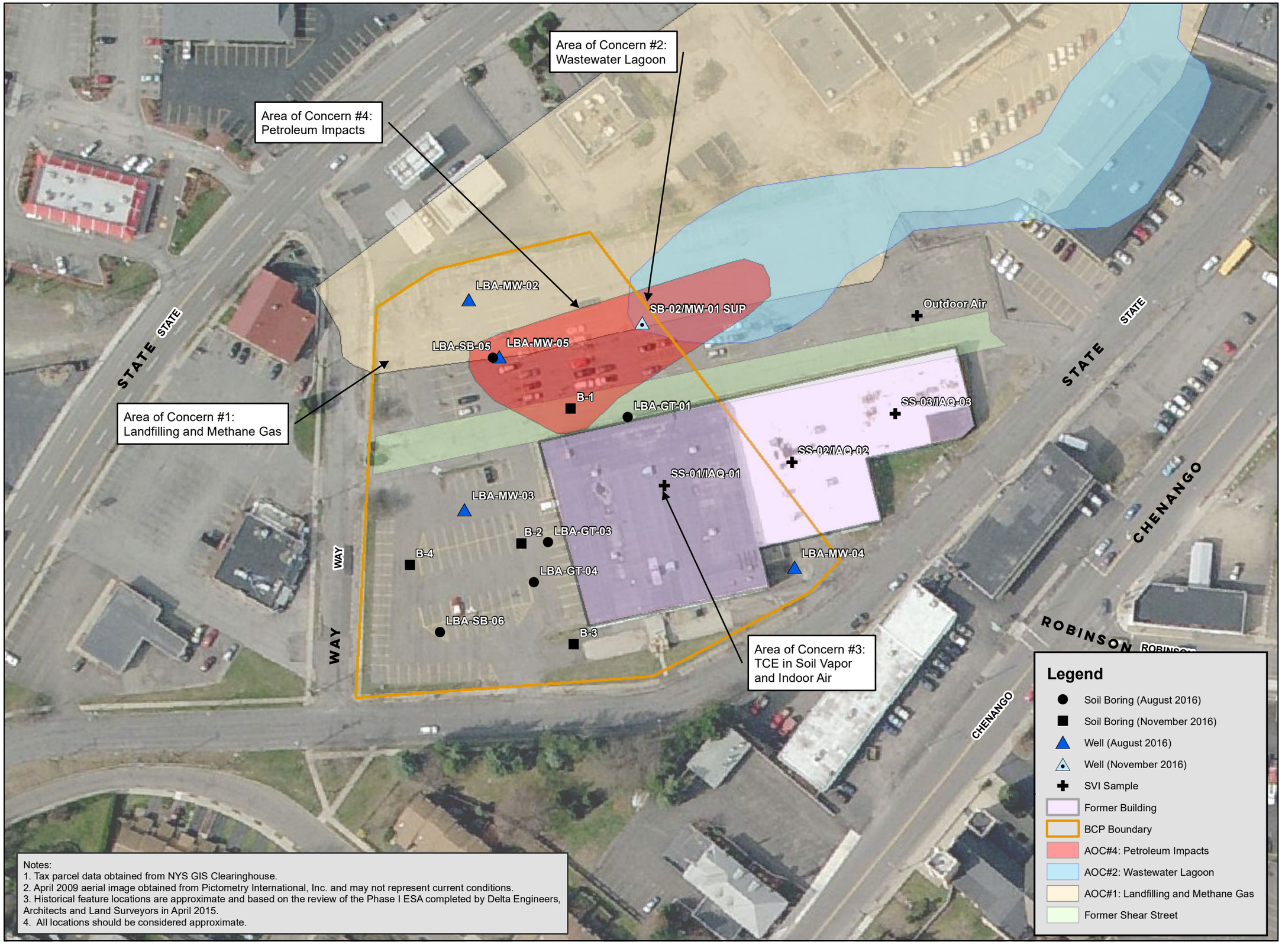
Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 5D

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 5D - Inferred Groundwater Flow Direction.mxd



Notes:
1. Tax parcel data obtained from NYS GIS Clearinghouse.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3. Historical feature locations are approximate and based on the review of the Phase I ESA completed by Delta Engineers, Architects and Land Surveyors in April 2015.
4. All locations should be considered approximate.

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PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
AREAS OF CONCERN

N
W E
S

0 40 80 Feet

1 inch = 80 feet

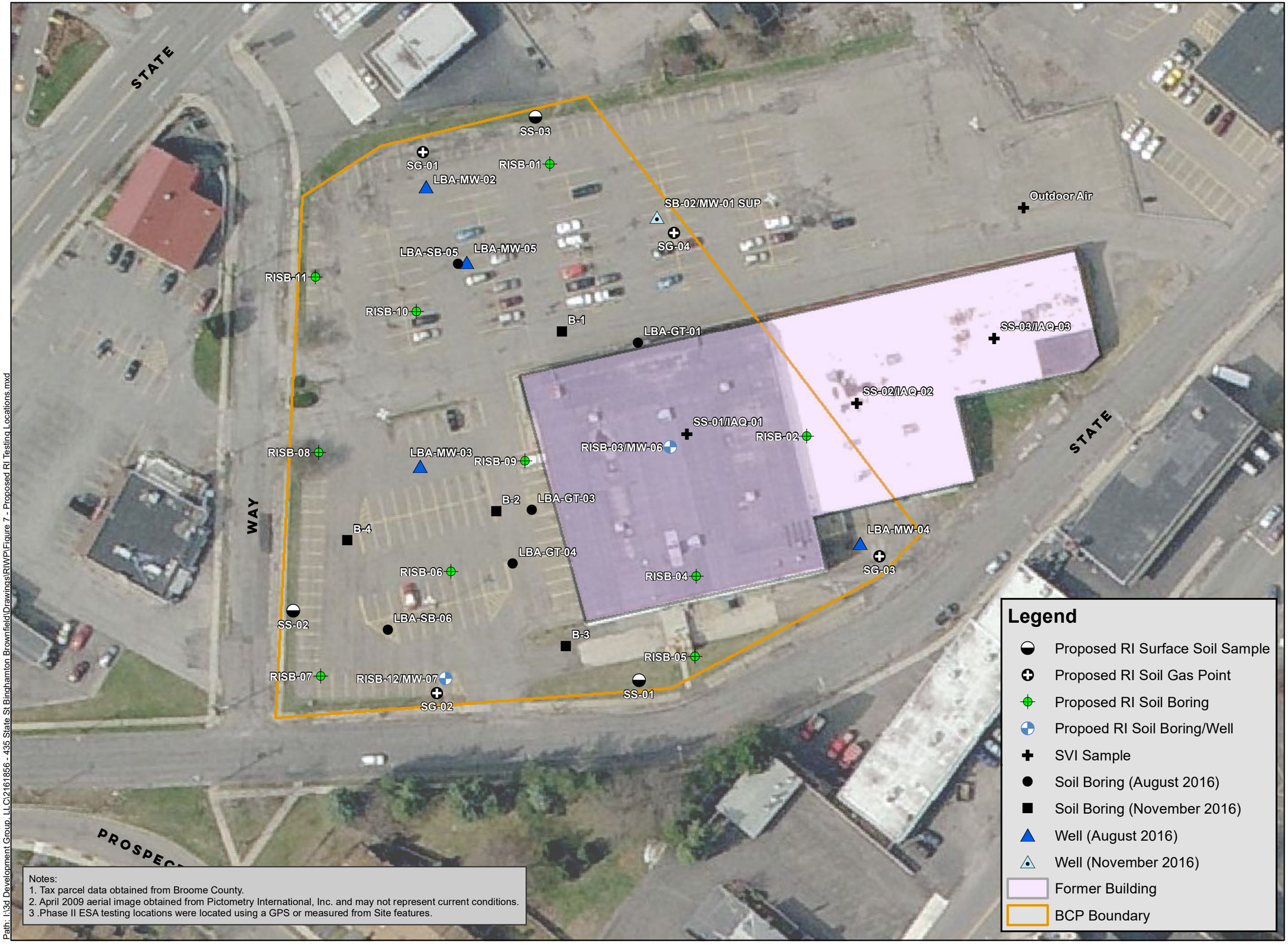
Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 6

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 6 - Areas of Concern.mxd



Notes:
1. Tax parcel data obtained from Broome County.
2. April 2009 aerial image obtained from Pictometry International, Inc. and may not represent current conditions.
3 .Phase II ESA testing locations were located using a GPS or measured from Site features.

LaBella
Powered by partnership.

PROJECT:
REMEDIAL INVESTIGATION WORK PLAN
435 STATE STREET
BINGHAMTON, NEW YORK

CLIENT:
3D DEVELOPMENT GROUP LLC

TITLE:
PROPOSED RI TESTING LOCATIONS

N
W E
S

0 30 60 Feet

1 inch = 60 feet

Intended to print as 11" x 17"

Tuesday, May 29, 2018

2161856

FIGURE 7

Path: I:\3d Development Group, LLC\2161856 - 435 State St Binghamton Brownfield\Drawings\RIWP\Figure 7 - Proposed RI Testing Locations.mxd

Peoples, Dina

From: Priscott, Gary W (DEC) <gary.priscott@dec.ny.gov>
Sent: Friday, August 31, 2018 10:49 AM
To: Bruce Levine <bruce@3ddevelopment.com>
CC: Mike Pelychaty <mpelychaty@LaBellaPC.com>
Subject: Former Stow Manufacturing, C704058, City of Binghamton, Broome County

Bruce Levine:

The referenced site is currently undergoing a Remedial Investigation (RI) in accordance with Brownfield Cleanup Agreement (BCA) C704058-02-17 that is administered by the New York State Department of Environmental Conservation (NYSDEC). LaBella Associates, D.P.C., the environmental consultant that is completing the RI for the site, has indicated the RI will be completed in September 2018.

In accordance with the BCA, the site will be remediated to restricted residential use standards as defined by 6 NYCRR Part 375-1.8(g)(2)(ii). The restricted residential use category allows a site to be used for residential use but only when there is common ownership or control by a single owner/managing entity of the site. Restricted residential use is the land use category intended for apartments, condominium, cooperative or other multi-family/common property control residential development. LaBella has submitted an Interim Site Management Plan (ISMP) to manage impacts that may be encountered during development of the site. Redevelopment of the site is reported to begin in October 2018 and is a primary goal of the NYSDEC's Brownfield Cleanup Program.

Sincerely,

Gary Priscott, P.G.
Engineering Geologist 2, Division of Environmental Remediation

New York State Department of Environmental Conservation
1679 Route 11, Kirkwood, NY 13795
P: (607) 775-2545 | F: (607) 775-2019 | gary.priscott@dec.ny.gov
www.dec.ny.gov | | |

August 6, 2018

Mr. Bruce Levine
Binghamton Northside Limited Partnership
4549 Main Street, Suite 100
Amherst, New York 14226

RE: Environmental Review Follow-Up Letter - Lead Based Paint
435 State Street, Binghamton, New York
LaBella Project #2182159

Dear Mr. Levine:

The purpose of the letter is to provide a response to the Governor's Office of Storm Recovery New York State Homes & Community Renewal regarding Item No. 26 Lead Based Paint as noted below:

Construction specifications must:

- *Indicate all project work will comply with the procedures outlined in HUD's "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," 2012, including revisions (HUD Guidelines); and/or*
- *indicate that fugitive dust control measures will be implemented during project demolition and excavation; and*
- *if the test results reveal a lead in soil hazard, the specifications must address the specific HUD Guidelines methods that will be used to remediate the LBP hazard; and*
- *all debris must be properly categorized through Toxicity Characteristic Leaching Procedure (TCLP) testing and disposed of as either C&D or Hazardous Waste, as applicable, in accordance with EPA rules.*

The site buildings have been demolished and were constructed with a slab on grade (no basement). The site is currently undergoing a Remedial Investigation (RI) in accordance with Brownfield Cleanup Agreement (BCA) C704058-02-17 that is administered by the New York State Department of Environmental Conservation (NYSDEC). In accordance with the BCA, the site will be remediated to restricted residential use standards as defined by 6 NYCRR Part 375-1.8(g)(2)(ii). The restricted residential use category allows a site to be used for residential use but only when there is common ownership or control by a single owner/managing entity of the site. Restricted residential use is the land use category intended for apartments, condominium, cooperative or other multi-family/common property control residential development.

As part of the RI work, surface soil at the site will be tested for lead to determine if concentrations will meet the restricted residential use soil cleanup objectives as defined in 6 NYCRR Part 375-6.8(b). All exposed surface soil at the site that exceeds the restricted residential soil cleanup objectives for the protection of human health shall have a soil cover of two feet in accordance with NYSDEC Department of Environmental Remediation (DER)-10 Technical Guidance for Site Investigation and Remediation Section 4.1 (f)(2)(i) or be covered with impervious materials such as asphalt and concrete.

Soil identified as hazardous waste for lead as part of the RI will be remediated in accordance with NYSDEC requirements.

In accordance with the BCA, a community air monitoring plan (CAMP) will be implemented during development that disturbs the subsurface at the site. The CAMP will be implemented in accordance with the New York State Department of Health Generic CAMP. As part of the CAMP, fugitive dust suppression methods will be implemented if monitoring measurements indicate they exceed the NYSDOH thresholds.

Thank you for the opportunity to provide our professional environmental engineering services and please feel free to reach out to me directly at 585-295-6253 with any questions.

Respectfully submitted,

LaBella Associates

Michael F. Pelychaty

Michael F. Pelychaty, PG
Project Manager

I:\Binghamton Northside Ltd\2182159 - 435 State St Remedial Inv\Reports\Letters for NYS Storm Recovery Office\LTR.2018-08-03.435 State Street Lead HUD.docx

SECTION 020800 - ASBESTOS REMOVAL

PART I -GENERAL

1.1 SCOPE OF WORK

A. Work of this Section shall be performed in accordance with the requirements of the Contract Documents, including but not limited to Instructions to Bidders, Agreement and General Conditions and General Requirements.

B. This Section references procedures for the removal of asbestos-containing materials (ACM) that may be encountered or unearthed during construction of this project.

C. Furnish all labor, materials, supervision, construction tools and equipment necessary to remove and dispose of **all asbestos-containing materials** disturbed during construction.

D. The Contractor shall be aware of all conditions of the Project and is responsible for verifying work scope referenced in the Contract Documents. Failure to do so shall not relieve the Contractor of its obligation to furnish all labor and materials necessary to perform the Work.

E. Removal or disturbance of ACM shall be completed in compliance with all governing regulations, including Code Rule 56. Any Contractor, other than the asbestos abatement contractor, who requires the removal or disturbance of asbestos-containing material (ACM) to complete his work shall obtain the services of a certified asbestos abatement contractor to remove the ACM in compliance with this specification and all applicable rules and regulations.

F. The Owner's Representative shall approve the asbestos abatement contractor prior to the beginning of the work.

G. Working hours shall be as required and approved by the Owner. The Contractor shall coordinate and schedule all Work with the facility and Owner's representative.

H. Locations and quantities of all discovered materials to be removed by the abatement contractor must be field verified.

I. The contractor shall have at least one supervisor on the job site at all times who can read and write and is fluent in English, while the project is in progress. The supervisor must be able to communicate fluently with all employees.

J. Contractor shall provide temporary protection to keep the work areas enclosed, where required, during the performance of any abatement work. The Contractor shall be responsible for any damage caused as a result of improper temporary protection.

K. The Contractor is responsible for keeping the work area in a clean and safe condition at all times.

L. Contractor is to coordinate with other trades on the job concerning scheduling, phasing, etc.

1.2 SPECIAL CONDITIONS

A. The project site is vacant, but was previously improved upon. It is possible that debris containing ACM may remain on site from the historical demolition. If suspect ACM is discovered during excavation of soil, all work shall cease until suspect debris can properly cleaned up in accordance with all local, state, and federal regulations.

1.3 CODES AND REGULATIONS

A. General Applicability of Codes and Regulations and Standards: Except to the extent that more explicit or more stringent requirements are written directly into the Contract Documents, all applicable codes, regulations and standards have the same force and effect (and are made a part of the Contract Documents by reference) as if copied directly into the Contract Documents, or as if published copies are bound herewith.

B. Contractor Responsibility: The Contractor shall assume full responsiblity and liability for the compliance with all applicable Federal, State and local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site and persons occupying areas adjacent to the site. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Federal, State and local regulations. The contractor shall hold the Owner and Owner's Representative harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulation on the part of himself, his employees or his subcontractors.

C. Federal Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials include but are not limited to the following:

OSHA: U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), including but not limited to:

Occupational Exposure to Asbestos, Tremolite, Anthophyllite, and Actinolite; Final Rules
Title 29, Part 1926, Section 1101 of the Code of Federal Regulations

Respiratory Protection
Title 29, Part 1910, Section 134 of the Code of Federal Regulations

Access to Employee Exposure and Medical Records
Title 29, Part 1910, Section 2 of the Code of Federal Regulations

Hazard Communication
Title 29, Part 1910, Section 1200 of the Code of Federal Regulations

DOT: U.S. Department of Transportation, including but not limited to:

Hazardous Substances
Title 29, Part 171 and 172 of the Code of Federal Regulations

EPA: U.S. Environmental Protection Agency (EPA), including but not limited to:

National Emission Standard for Hazardous Air Pollutants (NESHAPS)
National Emission Standard for Asbestos
Title 40, Part 61, Subpart A, and revised Subpart M (Revised Subpart B) of the Code of Federal Regulations dated November 20, 1990

D. State Requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials include but are not limited to the following:

New York State Department of Labor (NYSDOL) 12 NYCCR Part 56, as amended March 21, 2007. Also know as Industrial Code Rule 56 (ICR 56).

New York State Department of Environmental Conservation (DEC) Regulations regarding waste collector registration Title 6, Part 364 of the New York State Official compilation of Codes, Rules and Regulations. An annual "Industrial Waste Hauler Permit" specifically for asbestos-containing materials is required for transportation of asbestos-containing waste to the disposal site.

E. Local Requirements: Abide by all local requirements which govern asbestos abatement work or hauling and disposal of asbestos waste materials.

1.4 SUBMITTALS:

A. Prior to commencement of any work involving the disturbance of ACM, the Contractor shall submit the following to the Owner's Representative for review and approval:

1. Copy of current NYSDOL Asbestos Contractor's License (DOH-432)
2. Copies of current worker's Asbestos Handler's Certificates
3. Copies of all proposed site-specific variances
4. Copy of current insurance certificate held by the Asbestos Contractor that names the Site Owner and provides the following coverages: 1) Pollution liability in a general aggregate of $2,000,000; and 2) General Liability with $1,000,000/$2,000,000 for each accurrence/general aggregate; and 3) Workers Compensation
5. Copies of Project Notifications and proof of submittal (e.g. certified mail receipt) to NYSDOL and USEPA, if necessary
6. Copy of NYSDEC permit for waste hauler
7. Name and address of landfill where asbestos-containing waste materials are to be buried. Include contact person and telephone number, and NYSDEC Part 360 permit number or other applicable permits
8. Site-specific work plan in accordance with Section 1.5 D
9. On a weekly basis, submit copies of all waste shipment records and disposal site receipts to the Owner

B. During the project, legible copies of the following items must be submitted to the Owner's Representative (LaBella Associates, P.C.). If personnel records are not available at this time, workers will not be able to work on-site until copies are provided:

1. NYSDOL Asbestos Handling Certificates (DOH 442) for all persons employed on the project
2. Project Log Book entries
3. Any and all changes to the Contract, should any occur
4. Personal sampling results within 24 hours of sampling

C. Upon completion of the project, legible copies of the following items must be submitted to the Owner's Representative (LaBella Associates, P.C.:

1. Waste manifests, shipment records, and landfill receipts signed by the landfill operator submitted within 30 days after the waste leaves the site. The Owner or Owner's

Representative will withhold a percentage of the final payment until receipt of waste shipment records.

1.5 QUALITY ASSURANCE

A. Comply with the most recent edition of compilation of Codes, Rules and Regulations of the State of New York (Statutory Authority: Labor Law Section 906), including Rule 56 of Title 12 NYCRR, New York State, Department of labor, most currently amended (hereinafter referred to in this Specification as Code Rule 56). Note: Article 30 of the Labor Law sets forth procedures and standards that must be met by parties who desire to obtain variations of any of the requirements of this rule.

B. Comply with all current and appropriate Federal, State and Local rules and regulations regarding work of this section, including those of the following agencies:

- New York State Uniform Fire Prevention and Building Code
- New York State Department of Labor
- New York State Department of Environmental Conservation (DEC)
- Occupational Safety and Health Administration (OSHA)
- United States Environmental Protection Agency (EPA)

D. Work Plan: The Contractor shall prepare a detailed work plan and submit the plan prior to the start of the abatement project. The work plan shall include, but not be limited to:

1. A preliminary schedule for completion of the work:
   a. Show the complete sequence of abatement activities and the sequencing of Work within each building or building section.
   b. Show the dates for the beginning and completion of each major element of Work including substantial completion dates for each Work Area, building, or phase.
2. Work procedures that will be utilized (including anticipated decon and negative air exhaust locations).
3. Estimated crew size.
4. The anticipated work hours.
5. Emergency procedures for fire and medical emergencies and for failure of containment barriers.
6. Project Notifications: As required by Federal and State regulatory agencies together with proof of transmittal (i.e. certified mail return receipt).
7. Building Occupant Notification: As required by regulatory agencies.
8. Abatement Work Plan: Provide plans that clearly indicate the following:
   a. All Work Areas/containments numbered sequentially.
   b. Locations and types of all decontamination enclosures.
   c. Entrances and exits to each Work Areas/containments.
   d. Type of abatement activity/technique for each Work Area/containment.
   e. Number and location of negative air units and exhaust. Also provide calculations for determining number of negative air pressure units.
   f. Proposed location and construction of storage facilities and field office.
   g. Location of water and electrical connections to building services.
   h. Waste transport routes through the building to the waste storage container.
9. Disposal Site/Landfill Permit from applicable regulatory agency.

10. NYS Department of Environmental Conservation Waste Transporter Permit.

E. Progress Meetings: The Owner's Representative will hold general progress meetings as required. A representative of the Contractor and the Owner is to be properly represented at each meeting.

F. Daily Log: The Contractor is to maintain within the Decontamination Unit a daily log documenting the dates and time of, but not limited to, the following items:

1. Meetings; purpose, attendees, brief discussion
2. Visitations; authorized and unauthorized
3. Special or unusual events, i.e. barrier breeching, equipment failures, accidents
4. Air monitoring tests and test results.
5. Other entries as detailed in Code Rule 56-7.3 Asbestos Contractor Daily Project Log.

Submit three (3) copies of this log at final closeout of the Project as a Project closeout submittal.

G. Project Monitor: The Project Monitor shall be a representative of the Owner during the asbestos abatement portion of the project. The Project Monitor has the following responsibilites:

1. The Project Monitor shall oversee work practices and inspect for compliance with all applicable regulations and standards, and the Contract Documents.
2. The Project Monitor shall have at all times access to the work areas whenever it is in preparation or in progress. The Contractor shall provide the Project Monitor with keys to all locks located on the entrance(s) to the decontamination unit(s) and all other secured areas.
3. The Project Monitor, in conjunction with the Owner, will be the interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
4. The Project Monitor and/or the Owner will have the authority to reject work which is not in compliance with the requirements of the Contract Documents or Federal, State, or Local Regulations. The decision of the Owner will be final.

H. Air Sampling and Analysis

1. Personal Air Sampling:

a. As per the requirements of OSHA 1926.1101, the Contractor shall be required to perform personal air monitoring in order to determine that appropriate respiratory protection is being utilized.
b. The analysis of personal air samples shall be conducted by an ELAP approved laboratory, subject to approval of the Owner or the Owner's Representative.
c. Results of personnel air sample analyses shall be available, verbally, within twenty-four (24) hours of sampling and shall be posted at the work site within 48 hours. Results shall be submitted in accordance with the requirements of Section 1.5 F.

2. Final Clearance Air Sampling:

a. For Code Rule 56 PCM Analysis: When required, the clearance air monitoring results shall be considered satisfactory when every sample demonstrates an airborne concentration of asbestos fibers of less than 0.01 fibers per cubic centimeter, or the background level, whichever is greater.

b. The Contractor shall pay for all additional costs incurred by the Owner, including additional air monitoring, project monitoring, engineering fees, and sample analysis required if clearance air monitoring fails, or if completion of abatement work is not in accordance with approved progress schedule.

1.6 GENERAL PROCEDURES

A. General Requirements - Comply with Code Rule 56's procedures for entry, exit, logging in, showering, personal protective equipment, tools, clothing, etc., throughout the asbestos abatement. Respiratory equipment shall be as required by OSHA and air monitoring results. (Except for authorized visitors as required by Rule 56). Non-certified workers will not be allowed in the work area.

B. Equipment and Waste Container Decontamination and Removal – Code Rule 56's procedures for large projects (cleaning, recontainerization, holding areas, etc.) shall be followed.

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

A. General Requirements: Code Rule 56's requirements for materials and equipment shall apply.

B. Miscellaneous protective materials - Provide plywood sheathing, hardboard, etc., as required to provide protective cover over surfaces of existing construction and finishes to eliminate damage resulting from work of this section, including impact and water damage. Poly shall comply with Code Rule-56 including fire retardant requirements.

C. Water and electricity shall be furnished by Owner without charge. Contractor shall provide an in-line backflow preventer at water source, and utilize non-leaking hoses.

PART 3 - EXECUTION

3.1 REMOVAL REQUIREMENTS

A. Perform work under this contract in accordance with the standards referenced in Part 1 of this Section. The provisions of any site-specific variances to Code Rule 56, or other asbestos standards, obtained for this project may not be implemented until approval is given by the Owner or Owner’s Representative.

B. If suspect ACM is discovered during the course of excavation work, disturbance of ACMs shall be performed by a licensed asbestos abatement contractor who employs certified workers in accordance with all applicable standards.

C. The Contractor shall protect all items/existing construction intended to remain.

D. Should the area beyond the asbestos work area(s) become contaminated with asbestos-containing dust or debris as a consequence of the work, immediately institute emergency procedures established for asbestos removal. All costs incurred in decontaminating such non-work areas shall be borne by the Contractor at no additional cost to the Owner.

3.2 WORK AREA PROTECTION

A. General Requirements: Code Rule 56's requirements for general work area preparation shall apply, including vacating, signs, power, timing, isolation barriers, objects, exits, toilets, etc.

3.3 PERSONAL AND WASTE DECONTAMINATION ENCLOSURE SYSTEMS

A. Comply with Code Rule 56's requirements for enclosure, showers, room types and configuration, etc.

3.4 DECONTAMINATION ENCLOSURE SYSTEMS/WORK AREA BARRIERS

A. General Requirements: Comply with Code Rule 56 requirements for maintenance of work area barriers. (Setting, inspection, repairs, cleaning, etc.)

3.5 HANDLING AND REMOVAL PROCEDURES

A. General Requirements: Comply with Code Rule 56 requirements regarding handling and removal procedures.

B. Dry removal or disturbance: No dry removal or disturbance or asbestos materials shall be permitted.

C. Wetting requirements: The asbestos material shall be wetted as necessary with amended water to keep asbestos fibers from becoming airborne. If any friable material is encountered, all of its surfaces shall be saturated.

D. The use of open flame, torches, welding and other Hot Work is not permitted without review and approval by the Owner or Owner’s Representative. A Hot Work Permit system shall be required for authorized use.

3.6 CLEANING PROCEDURES

A. General requirements: Code Rule 56's requirements for containerization, dust cleanup, tools and enclosure cleanup, etc., shall apply. Cleanup shall be by HEPA vacuum.

B. Post-abatement requirements: Code Rule 56's requirements shall apply (tool/equipment cleanup, general cleanup), waste removal, clearance air monitoring, etc).

3.7 ASBESTOS WASTE TRANSPORTATION AND DISPOSAL

A. Contractor shall minimally transport and dispose of all Category I non-friable asbestos waste material according to correct applicable NYSDEC transportation requirements, Part 364, and solid waste requirements Part 360.

B. If any removed material is "friable", Contractor shall handle it as such and transport and dispose of as "friable" asbestos waste per regulations referenced in Part 1 of this Section.

C. All waste generated because of this work shall be removed from the site within 10 days of completion and clearance of abatement work.

D. Log disposal site transportation names, etc., per Code Rule 56.

E. All loading, transportation, and disposal shall also comply with NESHAPS 40 CFR 61 - 150 paragraphs C, D and E including all requirements for loading signs, shipment records, content certificate, record receipts, notifications, etc.

3.8 PROJECT COMPLETION REQUIREMENTS

A. Submission by the Contractor to the Owner Representative of the job logbook as described in Section 1.5 paragraph F.

B. Inspection of the work sites by the Contractor's Project Manager's representative and the Owner's Representative for substantial completion of the Scope of Work.

C. Submission by the Contractor to the Owner of the waste disposal manifest verifying that all waste generated at the project site has been disposed of at an EPA approved waste site. A 10% payment retainage shall be withheld by the Owner until receipt of all waste manifests.

END OF SECTION 020800

August 13, 2018

Mr. Bruce Levine
Binghamton Northside Limited Partnership
4549 Main Street, Suite 100
Amherst, New York 14226

RE: Environmental Review Follow-Up Letter – Thermal Explosive Hazards
435 State Street, Binghamton, New York
LaBella Project #2182159

Dear Mr. Levine:

The purpose of the letter is to provide a response to the Governor's Office of Storm Recovery New York State Homes & Community Renewal regarding Item No. 23 Thermal Explosive Hazards.

- A LaBella representative on August 8, 2018 conducted a field survey that involved visibly assessing the exterior of properties from within public spaces (i.e. roads and/or sidewalks) within a 1,000-foot radius of the site for outdoor tanks exceeding 100 gallons in size. Tanks exceeding 100 gallons in size were not observed within a 1,000-foot radius of the site.
- A records search for aboveground storage tanks within a 1,000-foot radius of the site was conducted on the New York State Department of Environmental Conservation's (NYSDEC) Bulk Storage Database Search website: https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=4. No tanks exceeding 100 gallons in size were identified within a 1,000-foot radius of the site.
- A LaBella representative on August 8, 2018 conducted a field survey that involved visibly assessing the exterior of properties from within public spaces (i.e. roads and/or sidewalks) within a one mile radius of the site for outdoor tanks exceeding 20,000 gallons in size. Tanks exceeding 20,000 gallons in size were not observed a one mile radius of the site.
- A records search for aboveground storage tanks exceeding 20,000 gallons in size within a one mile radius of the site was conducted on the New York State Department of Environmental Conservation's (NYSDEC) Bulk Storage Database Search website: https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=4. No tanks exceeding 20,000 gallons in size were identified within a one mile radius of the site.

Thank you for the opportunity to provide our professional environmental engineering services and please feel free to reach out to me directly at 585-295-6253 with any questions.

Respectfully submitted,

LaBella Associates

Michael F. Pelychaty

Michael F. Pelychaty, PG
Project Manager

I:\Binghamton Northside Ltd\2182159 - 435 State St Remedial Inv\Reports\Letters for NYS Storm Recovery Office\LTR.2018-08-13.435 State Street Thermal Explosion.docx

Environmental Reports

NYSDEC Reports for Spills, Environmental Remediation Sites, or Bulk Storage Sites Located on, or within close proximity to, the Project Area

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 25 Rows: 1 to 25

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	8607906	03/25/1987	WEST STATE STREET	Broome	BINGHAMTON	4 WEST STATE STREET
2.	9000079	04/02/1990	STATE ST. BRIDGE	Broome	BINGHAMTON	SUSQUEHANNA RIVER NEAR STATE ST
3.	9009431	11/29/1990	HESS - STATE ST.	Broome	BINGHAMTON	357 STATE STREET
4.	9207494	09/28/1992	STOTT & DAVIS MOTORS	Broome	BINGHAMTON	430 STATE ST
5.	9207619	10/01/1992	HESS - STATE ST.	Broome	BINGHAMTON	357 STATE STREET
6.	9300598	04/12/1993	BARTHOLOMEW SERVICE CENT.	Broome	BINGHAMTON	STATE STREET
7.	9314181	03/03/1994	STOW PLAZA	Broome	BINGHAMTON	435 STATE ST
8.	9314749	03/16/1994	STUDIO C RESTORATIONS	Broome	BINGHAMTON	209-211 STATE ST
9.	9501805	05/11/1995	SUSQUEHANNA - STORMDRAIN	Broome	BINGHAMTON	SUSQUEHANNA RIVER EAST OF STATE ST
10.	9513972	02/02/1996	Spill Number 9513972	Broome	BINGHAMTON	375 STATE ST
11.	9611304	12/13/1996	HESS 32276	Broome	BINGHAMTON	357 STATE STREET
12.	9713221	02/26/1998	KWIK FILL STATION	Broome	BINGHAMTON	STATE STREET
13.	9801335	04/30/1998	KOST TIRE	Broome	BINGHAMTON	387 STATE ST
14.	9804101	07/01/1998	HESS GAS STATION #32276	Broome	BINGHAMTON	357 STATE STREET
15.	9814877	03/15/1999	HESS STATION #32276	Broome	BINGHAMTON	357 STATE STREET
16.	0212750	03/25/2003	HESS STATION 32276	Broome	BINGHAMTON	357 STATE STREET
17.	0305768	08/29/2003	K-MART PLAZA	Broome	BINGHAMTON	33 WEST STATE ST
18.	0650182	05/05/2006	HYDRAULIC LEAK	Broome	BINGHAMTON	STATE STREET
19.	0607364	09/27/2006	KWIK FILL GAS STATION SIT	Broome	BINGHAMTON	4 WEST STATE STREET
20.	0806866	09/16/2008	STORM/SANITARY DRAIN - 199 STATE ST.	Broome	BINGHAMTON	199 STATE STREET
21.	1214669	01/16/2013	ZIEBART	Broome	BINGHAMTON	365 STATE ST
22.	1215486	02/12/2013	ZIEBART-RHINOLINING	Broome	BINGHAMTON	365 STATE ST
23.	1302743	06/13/2013	ZIEBART	Broome	BINGHAMTON	385 STATE ST
24.	1700175	04/04/2017	FORMER BIG LOTS	Broome	BINGHAMTON	235 STATE STREET
25.	1705997	09/18/2017	FORMER BIG LOTS	Broome	BINGHAMTON	435 STATE STREET

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Former Stow Manufacturing
Site Code: C704058
Program: Brownfield Cleanup Program
Classification: A
EPA ID Number:

Location

DEC Region: 7
Address: 435 State Street
City: Binghamton Zip: 13901
County: Broome
Latitude: 42.107627778
Longitude: -75.905941667
Site Type:
Estimated Size: 2.88 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Binghamton Local Development Corporation
Current Owner(s) Address: 38 Hawley Street
Binghamton,NY, 13901

Site Document Repository

Name: Broome County Public Library
Address: 185 Court Street
Binghamton,NY 13901

Site Description

Location: The Site is located in an urban area at the northwestern corner of the State Street and North Way Street intersections within the City of Binghamton. Site Features: The Tax Parcel includes an approximate 47,644 square feet cement block masonry building of which approximately 28,580 sq. ft. of the building is located on the proposed BCP Site. The entire building is being planned for demolition. The property has been vacant since approximately the early 2000s. An asphalt parking lot surrounds the building on the northern, eastern, and western sides. State Street bounds the southern portion of the Site. Current Zoning and Land Use: The Site is currently vacant and is zoned for Service Commercial use. The surrounding parcels are currently used for a combination of commercial/retail to the north, east, and west. Residential structures are located to the southwest and on the opposite side of State Street. Past Use of the Site: The Site appears to have been utilized for manufacturing purposes since at least the late 1880s. Environmental investigations were completed at the Site in 2015 and 2016. According to the previous reports, fill materials, metal exceedences, and nuisance petroleum impacts are present on-site. Additionally, a portion of a former wastewater lagoon is located on the northeastern portion of the BCP Site. The testing to date has been limited to exterior locations with the exception of sub-slab soil vapor and indoor air testing within the building. No remedial activities have been completed at the Site at this time to the Requestor s knowledge. Site Geology and Hydrogeology: Depth to groundwater at the Site based on Phase II ESA monitoring wells indicates the water table between approximately 9 and 17 feet bgs, varying by location. Groundwater flow at the Site was evaluated during the 2016 Phase II ESA and indicated a divide in groundwater flow where the northern/eastern portion of the Tax Parcel indicated a groundwater flow direction to the north/northeast and the western portion of the Tax Parcel indicated groundwater flow to the west/southwest. The Site contains significant man-made fill materials located directly beneath surface treatments (asphalt pavement) and extend to depths at least up to 25 ft. bgs. Underlying the fill materials, the apparent native materials predominantly consist of sand and gravel with lesser amounts of silt and clay. Borings have been advanced to a maximum depth of approximately 35 ft. bgs without encountering bedrock. Area wide information on soil types from the USDA Natural Resources Conservation Service indicates the area as cut and fill lands with the overall area being within an area of sand and gravel soils that are well drained and are highly transmissive.

Site Environmental Assessment

Information submitted with the BCP application regarding the environmental condition at the site are currently under review and will be revised as additional information becomes available.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 21 Rows: 1 to 21

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	8601686	06/05/1986	Spill Number 8601686	Broome	BINGHAMTON	CHENANGO ST
2.	8608033	03/30/1987	CHENANGO STREET	Broome	BINGHAMTON	100 CHENANGO STREET
3.	9007136	09/28/1990	U-HAUL	Broome	BINGHAMTON	113 CHENANGO ST
4.	9010595	11/08/1990	D & N FOOD STORE	Broome	BINGHAMTON	520 CHENANGO ST
5.	9110362	01/02/1992	CHENANGO ST. - TANK REMOV	Broome	BINGHAMTON	65-75 CHENANGO ST
6.	9405168	07/15/1994	120 CHENANGO ST	Broome	BINGHAMTON	120 CHENANGO ST
7.	9708972	10/31/1997	FISHER FUNERAL HOME	Broome	BINGHAMTON	CHENANGO ST
8.	9865006	08/05/1998	HILLCREST AUTO	Broome	BINGHAMTON	1092 CHENANGO ST
9.	9865013	08/14/1998	RCF TOWING	Broome	BINGHAMTON	519 CHENANGO STREET
10.	0165072	09/27/2001	ALEXANDER PROPERTY	Broome	BINGHAMTON	CORN. HENRY & CHENANGO ST
11.	0890638	07/14/2008	FUTURE BINGHAMTON TRANSIT TERMINAL	Broome	BINGHAMTON	HENRY & CHENANGO ST. & PROSPECT AVENUE
12.	0813675	03/18/2009	HOWARD SITE	Broome	BINGHAMTON	419 - 421 CHENANGO ST
13.	0900350	04/09/2009	FORMER GREYHOUND BUS	Broome	BINGHAMTON	81 CHENANGO STREET
14.	0903261	06/19/2009	BINGHAMTON INTERMODAL TRANSIT TERMINAL	Broome	BINGHAMTON	81 CHENANGO STREET
15.	0910981	01/11/2010	APARTMENT COMPLEX	Broome	BINGHAMTON	380 CHENANGO ST
16.	1000321	04/07/2010	BINGHAMTON INTERMODAL TRANSIT TERMINAL	Broome	BINGHAMTON	87 CHENANGO ST
17.	1005741	08/24/2010	ABANDONED TANK	Broome	BINGHAMTON	81 CHENANGO STREET
18.	1007534	10/14/2010	UNDERGROUND TANK	Broome	BINGHAMTON	520 CHENANGO STREET
19.	1508358	11/11/2015	UHAUL BINGHAMTON	Broome	BINGHAMTON	113 CHENANGO ST
20.	1603845	07/19/2016	SEWAGE DISCHARGE	Broome	BINGHAMTON	594 CHENANGO ST
21.	1706008	09/20/2017	B.C. TRANSIT STATION -OUTSIDE	Broome	BINGHAMTON	81 CHENANGO STREET

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 2 Rows: 1 to 2

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	8907222	10/23/1989	128 PROSPECT AVE.	Broome	BINGHAMTON	128 PROSPECT AVE
2.	0890638	07/14/2008	FUTURE BINGHAMTON TRANSIT TERMINAL	Broome	BINGHAMTON	HENRY & CHENANGO ST. & PROSPECT AVENUE

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 1 Rows: 1 to 1

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9705734	08/11/1997	Spill Number 9705734	Broome	BINGHAMTON	15 WAY STREET

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 8 Rows: 1 to 8

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9208903	10/30/1992	PARLOR CITY PAPER BOX	Broome	BINGHAMTON	2 ELDREDGE ST
2.	9211158	12/23/1992	C & H THOMPSON	Broome	BINGHAMTON	85 ELDREDGE ST
3.	0013013	03/12/2001	NYSEG	Broome	BINGHAMTON	1-15 ELDREDGE ST
4.	0265080	02/06/2003	LANDERS LOADING DOCK	Broome	BINGHAMTON	100 ELDREDGE STREET
5.	0610162	12/07/2006	NOYES ISLAND	Broome	BINGHAMTON	1-15 ELDREDGE STREET
6.	1112652	02/02/2012	BARTHOLEMEWS CAR CARE	Broome	BINGHAMTON	2 1/2 ELDREDGE ST
7.	1604801	08/11/2016	PALOR CITY PAPER AND BOX	Broome	BINGHAMTON	2 ELDREDGE STREET
8.	1704186	07/28/2017	BINGHAMTON HARDWARE	Broome	BINGHAMTON	101 ELDREDGE ST

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Spill Incidents Database Search Results

Record Count: 4 Rows: 1 to 4

Export XLS Export CSV

	Spill Number	Date Spill Reported	Spill Name	County	City/Town	Address
1.	9107352	10/08/1991	RED BARREL- CHENANGO ST.	Broome	BINGHAMTON	CHENANGO & DOUBLEDAY ST
2.	9206760	09/10/1992	BLABAC RESIDENCE	Broome	BINGHAMTON	27 DOUBLEDAY ST
3.	9865014	08/20/1998	VINNY-MART	Broome	BINGHAMTON	266 DOUBLEDAY ST
4.	1604417	08/01/2016	ABANDONED MERCURY	Broome	BINGHAMTON	24 DOUBLEDAY ST

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 7-000221
Status: Unregulated/Closed
Expiration Date: 11/21/2001
Site Type: CBS
Facility Type: Other
Site Name: CAMPBELL MASTER CLEANERS INC
Address: 219 CHENANGO STREET
Locality: BINGHAMTON
State: NY
Zipcode: 13901
County: Broome

Facility(Property) Owner(s) Information

Facility Owner: G.M. CAMPBELL CAMPBELL MASTER CLEANERS, INC.
219 CHENANGO STREET . BINGHAMTON, NY. 13901

Facility Operator

Facility Operator: CAMPBELL MASTER CLEANERS INC

Tank Information

1 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	275

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 7-182788
Status: Active
Expiration Date: 07/14/2021
Site Type: PBS
Facility Type: Retail Gasoline Sales
Site Name: J A V GAS 4 LESS
Address: 266 CHENANGO ST
Locality: BINGHAMTON
State: NY
Zipcode: 13901
County: Broome

Facility(Property) Owner(s) Information

Facility Owner: JOGA SINGH
3109 BELMONT AVE . VESTAL, NY. 13850
Mail Contact: APPLE FOOD & GROCERY
3109 BELMONT AVE . VESTAL, NY. 13850

Facility Operator

Facility Operator: J A V GAS 4 LESS

Tank Information

9 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Underground including vaulted with no access for inspection	Closed - Removed	4000
002	Underground including vaulted with no access for inspection	Closed - Removed	4000
003	Underground including vaulted with no access for inspection	Closed - Removed	4000
004	Underground including vaulted with no access for inspection	Closed - Removed	4000
005	Underground including vaulted with no access for inspection	Closed - Removed	4000
006	Underground including vaulted with no access for inspection	Closed - Removed	4000
1	Underground including vaulted with no access for inspection	In Service	8000
2A	Underground including vaulted with no access for inspection	In Service	4000
2B	Underground including vaulted with no access for inspection	In Service	4000

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 7-053201
Status: Unregulated/Closed
Expiration Date: 12/18/2001
Site Type: PBS
Facility Type: School
Site Name: BINGHAMTON CITY SCHOOL MAINTENANCE
Address: 10 ROBINSON ST
Locality: BINGHAMTON
State: NY
Zipcode: 13901
County: Broome

Facility(Property) Owner(s) Information

Facility Owner: BINGHAMTON CITY SCHOOL DISTRICT
98 OAK ST. . BINGHAMTON , NY. 13905
Mail Contact: BINGHAMTON CITY SCHOOL DISTRICT
98 OAK ST. . BINGHAMTON , NY. 13905

Facility Operator

Facility Operator: BINGHAMTON CITY SCHOOL MAINTENANCE

Tank Information

3 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	300
002	Aboveground on saddles, legs, stilts, rack or cradle	Closed - Removed	500
003	Underground including vaulted with no access for inspection	Closed - Removed	1000

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Bulk Storage Database Search Details

Facility Information

Site No.: 7-015261
Status: Unregulated/Closed
Expiration Date: 09/02/1991
Site Type: PBS
Facility Type: Unknown
Site Name: NY PENN TRUCK SALES SERVICE IN
Address: 465 STATE ST
Locality: BINGHAMTON
State: NY
Zipcode: 13901
County: Broome

Facility(Property) Owner(s) Information

Facility Owner: MADELINE TAYLOR
5 CALSGARY LANE . BINGHAMTON , NY. 13901
Mail Contact: MADELINE TAYLOR
5 CALSGARY LANE . BINGHAMTON , NY. 13901

Facility Operator

Facility Operator: NY PENN TRUCK SALES SERVICE IN

Tank Information

1 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
001	Underground including vaulted with no access for inspection	Closed - Removed	4000

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Anitec Image Corporation
Site Code: 704022
Program: State Superfund Program
Classification: C
EPA ID Number:

Location

DEC Region: 7
Address: 40 Charles Street
City: Binghamton Zip: 13902
County: Broome
Latitude: 42.106423921
Longitude: -75.930298813
Site Type: DUMP STRUCTURE
Estimated Size: 48 Acres

Site Owner(s) and Operator(s)

Current Owner Name: ANITEC IMAGE CORP.
Current Owner(s) Address: 77 WEST 45TH ST.
NEW YORK,NY, 10036
Current Owner Name: International Paper Company
Current Owner(s) Address: 77 West 45th Street
New York,NY, 10036
Owner(s) during disposal: ANITEC IMAGE CORP.
Current On-Site Operator: ANITEC IMAGE CORP.
Stated Operator(s) Address: 40 CHARLES ST.
BINGHAMTON,NY 139024444
Current On-Site Operator: Anitec Image Corporation
Stated Operator(s) Address: 40 Charles Street
Binghamton,NY 139024444

Hazardous Waste Disposal Period

From: early 40s **To:** present

Site Description

The Anitec Image Corporation manufactures photographic film, specialty photo paper, film coatings and photographic chemicals. Manufacturing has occurred at this location since the early 1900s. The facility is located in a predominantly residential area in the City of Binghamton. This site has a history of past releases of photographic chemicals to both soils and groundwater. A Remedial Investigation/ Feasibility Study (RI/FS) was completed, and it identified six operable units (OUs) on the property. They include the following: 1) Operable Unit 1 (OU 1) Building No. 8 Powerhouse: soil contamination by PCBs; this area has been remediated. 2) Operable Unit 2 (OU 2) 51 Mygatt Street: soil contamination by inorganics; remediation has been completed. 3) Operable Unit 3 (OU 3) Building 95 and 96: cadmium and silver contamination in site soils; remediation has been completed. 4) Operable Unit 4 (OU 4) Building 32 and the EHPK lot: soil contamination by volatile and semi-volatile organic contaminants (VOCs & SVOCs); no further action is needed here. 5) Operable Unit 5 (OU 5) addresses all groundwater contamination at the site, and remediation activities are complete. 6) Operable Unit 6 (OU 6) silver and cadmium contamination is present in the Chenango River. Remedial activities were all completed in late 1997. The Record of Decision (ROD) for OU 2 was signed in March 1995. The RODs for OUs 1, 3, 4 and 5 were signed in March of 1996. The ROD for OU 6 was signed on March of 1997. All remedial activities have been completed in accordance with the ROD, and the site is no longer a threat to health or environment. Accordingly, the site has been delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
acetone

cadmium
silver
chloroform
1,1,2-TRICHLOROETHYLENE (1,1,2-TCE)
methylene chloride

Site Environmental Assessment

All requirements of the ROD have been met. No further action is required. There are no remaining environmental problems associated with the disposal of hazardous waste at this site.

Site Health Assessment

Potential exposure concerns in the community involved chemical releases to ambient air, groundwater, soil gas, and sewers. Soil on-site and in a small area of an adjacent cemetery was contaminated by metals. The cemetery was remediated. Chemical releases to the air were reduced, with methylene chloride use nearly eliminated by an industrial process change. Groundwater contaminant sources were identified and action was taken to control them. The soil vapor exposure pathway was investigated and it was determined that neighboring homes would not be effected. Discharges to the sewer were investigated and corrective actions were taken. Discharges to a stream resulted in metals deposition in the sediment of the Chenango River. These discharges were eliminated and the remedial sediment excavation was completed.

For more Information: E-mail Us

Return To Results

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Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Binghamton Plaza
Site Code: C704049
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 7
Address: 33 West State Street
City: Binghamton Zip: 13901
County: Broome
Latitude: 42.110513464
Longitude: -75.905248656
Site Type: DUMP
Estimated Size: 21.509 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Ground Water Use Restriction
Vapor Mitigation
Soil Management Plan
Cover System
Landuse Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

Site Owner(s) and Operator(s)

Current Owner Name: Binghamton Plaza, Inc.
Current Owner(s) Address: C/O GALESI REALTY CORPORATION, Suite 302
WAYNE,NY, 07470

Site Document Repository

Name: Broome County Public Library
Address: 185 Court Street
Binghamton,NY 13901
Name: NYSDEC
Address: 615 Erie Blvd West, 2nd Floor
Syracuse,NY 13204

Site Description

Location: The Binghamton Plaza site is an approximately 21.5 acre property located at 33 West State Street in an urban area of the City of Binghamton, Broome County. It is comprised of several tax parcels. Site Features: The site is a commercial property and contains a large strip mall, with an adjacent building and three satellite buildings. The vast majority of the site is covered by pavement or buildings. A levee for the Chenango River runs along the western site boundary. Current Zoning and Land Use: The site is zoned for commercial use, and most of the site is currently used for commercial purposes; however, two of the satellite buildings are occupied by a day care facility. Most of the tenants of the strip mall include retail establishments and restaurants. The site is bounded by the Chenango River to the west, residential properties to the northeast and east, a park to the north, and commercial properties to the south and southeast. Past Use of the Site: From 1946 until 1957 the site was reportedly used as a landfill for municipal solid waste by the City of Binghamton. In 1957 a municipal solid waste incinerator was constructed near the site. From 1957 until the early 1960's incinerator ash generated by the municipal solid waste incinerator was disposed of at the site. The existing commercial plaza was constructed in the 1960's. Site Geology and Hydrogeology: The site contains extensive fill. The top five feet of

material at the site is fill used to cover the landfill waste and re-grade the site for development. This fill unit consists of soil and rock, and is underlain by landfill waste (ash and garbage). The waste layer averages approximately 12 feet in thickness. Native soils underlie the waste and consist of silt and fine sand. There is a silt layer at least three feet thick underlying the waste, which in turn is underlain by gravel, sand and other silt layers. Perched groundwater was encountered within the waste layer, which appears to be discontinuous across the site and may not be present during dry seasons. This perched groundwater probably percolates into the regional groundwater aquifer, which was encountered in native soils and flows to the west or northwest, discharging to the Chenango River. Groundwater was encountered in site monitoring wells at depths ranging from 9.8 feet below the ground surface to 22.38 feet below the ground surface.

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
barium
trichloroethene (TCE)
isopropylbenzene
arsenic
acenaphthene
mercury
polychlorinated biphenyls (PCB)
lead
silver

Site Environmental Assessment

Remediation at the site is complete. A cover system is in place across the site which is comprised of concrete building slabs, concrete sidewalks, asphalt paving and clean soil. Contamination remains below the cover system. Systems to mitigate soil vapor intrusion are in place in the on-site buildings. Nature and Extent of Contamination: The primary contaminants of concern at the site include metals, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Sampling has indicated that site-related contamination has not migrated off-site. Soil - Contaminants which were detected in soil/waste during the Remedial Investigation include VOCs, SVOCs, PCBs and certain metals. These were detected in samples collected from the waste layer. Soil samples collected from below the waste layer did not identify contamination. PCBs were detected in several locations at concentrations greater than their unrestricted use soil cleanup objective (SCO), but less than their SCO for the protection of public health for restricted residential use. Arsenic, barium, cadmium, lead, silver and mercury were detected in subsurface soils at concentrations greater than unrestricted use SCOs. Except for silver, each was detected in certain locations at concentrations greater than restricted residential use SCOs. Only arsenic and barium exceeded their SCO for the protection of public health for commercial use. One sample location had elevated levels of VOCs and SVOCs. Many of the detections were tentatively identified compounds (TICs). Isopropylbenzene was detected at this location at 140 parts per million (ppm) compared to its soil cleanup guidance value of 2.3 ppm for the protection of groundwater. Groundwater - Groundwater was not found to be significantly impacted from site-related contamination. Acenaphthene (a SVOC) was detected in one well at 21 parts per billion, compared to its groundwater SCG of 20 ppb. Iron, manganese and sodium were detected above groundwater SCGs in several wells, including wells upgradient of the site. Surface Water and Sediments - Surface water and sediment samples collected in the Chenango River did not identify contamination from the site. Soil Vapor and Indoor Air - Methane and several other VOCs were detected in soil vapor and sub-slab vapor samples from across the site, generally at relatively low levels. VOCs were detected in indoor air samples collected over the course of the site investigation generally at levels consistent with levels commonly found in indoor air. However, indoor air samples collected in February 2014 from the larger day care building, showed trichloroethene was present at 1.1 micrograms per cubic meter. Methane was not detected in indoor air samples at elevated levels in any sample and, with two exceptions, was not detected above normal atmospheric levels of approximately 0.002 percent. For the three buildings that had sub-slab depressurization systems installed, post-mitigation indoor air samples at two of the buildings generally indicated similar or slightly lower levels of VOCs as compared to pre-mitigation samples.

Site Health Assessment

People are not expected to come into contact with contaminated soils because buildings and pavement cover the site. People are not drinking site-related contaminants in drinking water since the area is served by a public water supply not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to

as soil vapor intrusion. Sub-slab depressurization (SSD) and passive venting systems (system that ventilates/removes air beneath the building) have been installed at the strip mall and three on-site buildings to prevent the inhalation of site-related contamination. In addition, indoor air monitoring is on-going at one of the on-site structures with a SSD system to verify further actions are not needed. Environmental sampling did not indicate soil vapor intrusion was a concern for the two-story office/retail building or off-site buildings.

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Frederick Street
Site Code: C704057
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 7
Address: Frederick and Montgomery Streets
City: Binghamton Zip: 13901
County: Broome
Latitude: 42.1125617
Longitude: -75.896506816
Site Type:
Estimated Size: 12.24 Acres

Site Owner(s) and Operator(s)

Current Owner Name: Broome County IDA
Current Owner(s) Address: 60 Hawley Street, 5th Floor
Binghamton,NY, 13901
Current Owner Name: Nelson Holdings LTD
Current Owner(s) Address: 71 Frederick St
Binghamton,NY, 13901

Site Document Repository

Name: Broome County Public Library
Address: 185 Court Street
Binghamton,NY 13901

Site Description

Location: The site is located in the industrial section of an urban area and consists of 4 parcels. The site is located in the City of Binghamton, east of Brandywine Highway, south of an on-ramp to Interstate 81, west of Montgomery St. and north of Frederick St. Site Features: The parcel at 67 Frederick is improved with three main buildings consisting of a two-story office building, a large (3+ acre) manufacturing building and a former shipping and receiving building. In addition, there are three smaller support buildings used for miscellaneious equipment storage and maintenance operations. The 73 Frederick and 61 Montgomery Street parcels are improved with a one-story, elongate rectangular concrete building and another elongate, rectanular building. Additionally, the eastern portion of the site is developed with a small warehouse office. The majority of the site that is not covered by buildings is covered by asphalt. Current Zoning/Use: The site is currently zoned I-3 (Heavy Industrial) and is presently unutilized except for some light manufacturing of circuit boards at 67 Frederick St. Historic Use: Past uses include a DOT service and repair station; a manufacturing facility, including flight simulators and electronic circuit boards; a coal company; Bulk Storage Facilities; a machine shop; and a truck repair shop. Site Geology and Hydrogeology: The site's native soil is typical of the Chenango-Howard-Unadilla association which is deep, well-drained, gravelly or silty soils on terraces. A portion of the area was originally a marsh or low, wet area that was filled in around the early 1900's. Brandywine Creek once flowed through the area and may have been diverted as the region developed. The affects of development may have altered the groundwater depth and its direction of travel.

Site Environmental Assessment

The Brownfield Cleanup Agreement (BCA) was terminated on July 18, 2017 for failure to comply with requirements of the Brownfield Cleanup Program. No site characterization or remedial investigation was conducted prior to termination of the BCA.

Site Health Assessment

Information submitted with the BCP application regarding the conditions at the site are currently under review and will be revised as additional information becomes available.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: NYSEG - Binghamton Court St. MGP
Site Code: 704031
Program: State Superfund Program
Classification: A
EPA ID Number:

Location

DEC Region: 7
Address: 271-293 Court Street
City: Binghamton Zip: 13901
County: Broome
Latitude: 42.10320342
Longitude: -75.8971061
Site Type:
Estimated Size: 4.3 Acres

Site Owner(s) and Operator(s)

Site Document Repository

Name: Broome County Central Library
Address: 185 Court Street
Binghamton,NY 13901
Name: NYS Department of Environmental Conservation
Address: 625 Broadway
Albany,NY 12233-7014

Site Description

Location: The Binghamton Court Street MGP site is located in an industrial section of Binghamton, NY and occupies approximately 4.3 acres of land identified as 271-291, and 293 Court Street. The site is bordered on the west by Brandywine Ave and to south by Court Street. Site Features: The site is a gravel lot. The Susquehanna River borders the south side of the site. Immediately north of the site is a major Norfolk and Southern Railroad line. Current Zoning and Land Use: The site is currently used as a natural gas service center and a combination of storage and warehousing. The site is zoned industrial. Past Use of the Site: The site was used as a former Manufactured Gas Plant from 1888 until it was decommissioned in approximately 1969. Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable unit 1 (OU1) is the on-site former MGP area. OU2 consists of the off-site sediment impacts and surface water in the Susquehanna River. Site Geology and Hydrogeology: The site surface and subsurface soils consist of fill material which start at the surface to approximately 12 feet below ground surface (bgs). Below the fill unit is an alluvial silt and clay layer which is approximately 10 feet thick. Underneath the alluvial and clay layer is a sand gravel layer which averages about 30 feet thick. Below this is the till layer which is approximately 45 feet thick and of very low permeability which forms a lower confining unit. The groundwater level is generally at 6 to 8 feet below grade and flows south toward the Susquehanna River.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
acenapthylene
arsenic
benzo(g,h,i)perylene
benzo[k]fluoranthene
dibenzofuran
xylene (mixed)
cyanides(soluble cyanide salts)

phenanthrene
anthracene
benzo(b)fluoranthene
benzene
chrysene
indeno(1,2,3-CD)pyrene
benzo(a)pyrene
ethylbenzene
fluoranthene
pyrene
acenaphthene
coal tar
naphthalene
dibenz[a,h]anthracene
fluorene
lead
toluene

Site Environmental Assessment

Nature and Extent of Contamination: For OU1: On-Site Areas Based upon investigations conducted to date, the primary contaminants of concern for OU1 are related to coal tar and include volatile organic compounds comprised primarily of benzene, toluene, ethyl benzene, and xylene; semi-volatile organic compounds comprised mainly of polycyclic aromatic hydrocarbons; heavy metals; and cyanide. The upper foot of soil on-site is clean gravel which meets the requirements for commercial (and industrial) use specified in 6NYCRR Part 375-6.7(d). These contaminants have also impacted the groundwater on-site and Susquehanna River sediments adjacent to and downstream of the site. The contaminant concentrations (greater than NYSDEC Class GA standards and guidance values) in groundwater, strongly correlate to the distribution of the visually impacted soils within the footprint of the former MGP structures. Impacts to surface water and sediment (if any) will be evaluated under a separate OU. Interim Remedial Measures (IRM) have been conducted to eliminate on-going releases from the site, including: removal of subsurface soils and structures at a tar well and gas holders #2 and #3 locations to a depth of 10 feet below grade, cleaning and lining of the 66 inch sewer, and installation of a NAPL barrier wall and collection system. A final IRM was conducted to completely replace the storm sewer due to a failure in the liner installed by the initial storm sewer IRM. For OU2: Off-Site Areas: The primary contaminants of concern for OU2 are related to coal tar and include volatile organic compounds comprised primarily of benzene, toluene, ethyl benzene, and xylene; semi-volatile organic compounds comprised mainly of polycyclic aromatic hydrocarbons. These contaminants were found in sediments near pipe outfalls and near shore sediments along Court Street. Special Resources Impacted/Threatened: The Fish and Wildlife Resources Impact Analysis (FWRIA) for OU 01, which is included in the RI report, presents a detailed discussion of the existing and potential impacts from the site to fish and wildlife receptors. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water.

Site Health Assessment

People are not drinking contaminated groundwater because the area is served by a public water supply that is not affected by site-related contamination. No one is expected to come into contact with contaminants in soil because clean fill covers the site and a fence restricts public access.

For more Information: E-mail Us

Refine This Search

Environmental Reports

U.S. EPA-permitted Facilities located on or within 3,000 feet of the Project Area and in non-compliance with the EPA permit requirements

' + v_def.definition + v_def.dictionary + 'Link to EPA Terminology Services'; document.getElementById('TRSlookup').innerHTML = lookupname; document.getElementById('TRSDefinition').innerHTML = v_TRS; blanket_size('TRSPopup'); window_pos('TRSPopup'); toggle('blanket'); toggle('TRSPopup'); }); } function closetrspopup() { toggle('blanket'); toggle('TRSPopup'); } Close

Brownfields Property Progress Profile

375 STATE STREET
Property ID: 34542
Other Names for this Site

This profile provides a summary of the accomplishments reported to the US EPA by a Brownfields grant recipient or Targeted Brownfields Assessment Contractor at this Brownfields property.

Legal Notices

More Details

- **Facility Information (Facility Registry System)**
- Other Names for this Site
- Brownfields Grant Fact Sheet(s)

USE THIS LINK TO SHARE! Because your browser window probably doesn't show the site ID in the web address, copying it to share this page with others won't work. Be sure to use the following link to share this page:

https://obipublic11.epa.gov/analytics/saw.dll?PortalPages&Action=Navigate&PortalPath=/shared/CIMC/_portal/CIMC&Page=Profile+Page&col1=ACRES_GRANT_EXPORT.PROPERTY_ID&val1=%2234542%22

Property Location

EPA Region 02 implements the Brownfields program for the state in which this property is located.

375 STATE STREET

375 State Street
Binghamton, NY 13901

Property Size: 0.00 acres

View Census 2000 Block Data Around this Property Location>>

Assessment & Cleanup Activities and Progress Summary

This property has been assessed.

View Summary of the Property Progress>>

View Assessment Activities >>

View Cleanup Activities>

View Institutional Controls>>

View Redevelopment Underway>>

Assessment & Cleanup Results and Impact Summary

Each property is assessed to determine if any contaminants are found.

If the property is under an assessment grant from EPA, information on this assessment is reported to EPA.

The assessment has found contamination at this property

View Media Affected and Contaminants Found>>

If the property is contaminated and is being cleaned up under a cleanup grant from EPA, information on the cleanup may be reported to EPA.

View Media Addressed and Contaminants Removed>>

View Leveraged Accomplishments>>

Acres Cleaned Up:

Property Progress

Assessment	Cleanup	Inst. Controls	Redevelopment
Complete	Not Started	Unknown	Not Started

Assessment Activities

The status of Assessment activities on this property: Complete

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount
Phase I Environmental Assessment	06/01/2006	06/30/2006	Broome County	US EPA - Brownfields Assessment Cooperative Agreement		$3,385	$0

Total EPA Funds: **$3,385.00**
Total Leveraged Funds: **$0.00**
Total Funds: **$3,385.00**

Is **Cleanup** Required at this property? **Unknown**

Cleanup Activities

There are no current environmental cleanup activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	EPA Amount	Leveraged Amount	Redev Cleanup Jobs
Cleanup						$0	$0	

Total EPA Funds:
Total Leveraged Funds:
Total Funds:

Media and Contaminants

Media Affected	Classes of Contaminants Found	Media Addressed	Classes of Contaminants Cleaned up
Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air None Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**	Air Sediments Soil Drinking Water Ground Water Surface Water Building Materials Indoor Air Unknown	**Controlled substances** **Petroleum products** **Asbestos** **Lead** **PAHS** **PCBS** **VOCS** **Selenium (Se)** **Iron (Fe)** **Arsenic** **Cadmium (Cd)** **Chromium (Cr)** **Copper (Cu)** **Mercury** **Nickel (Ni)** **Pesticides** **SVOCs** **Other Metals** **Other Contaminants** **Unknown** **None**

Institutional Controls

Institutional Controls Required?	Type of Controls Applied	Controls In Place?	Controls In Place Date
Undetermined	Proprietary Governmental Enforcement &Permit Tools Informational Devices None Unknown	N/A	N/A

For more information about Institutional Controls, please visit
https://www.epa.gov/superfund/superfund-institutional-controls-guidance-and-policy

Redevelopment Underway

There are no current redevelopment activities.

Action	Start Date	Completion Date	Grant Recipient	EPA Funding Sources	Historical/Leveraged Funding Sources	Leverage Amount
Redevelopment						$0

Leveraged Accomplishments

There are no reported Leveraged Accomplishments for this property at this time

Additional Property Attributes

1. FUNDING TYPES

For Assessment, Cleanup and Revolving Loan grants, what type(s) of funding are being used at the property?

Hazardous Substance
Petroleum Substance
Hazardous and Petroleum Substances
N/A

2. OWNERSHIP & SUPERFUND LIABILITY

During the life of the grant, did ownership change? **No**

If Yes, did Superfund federal landowner liability protections factor into the ownership change? **No**

3. PROPERTY GEOGRAPHIC INFORMATION

Latitude: 42.106454

Longitude: -75.908832

Horizontal Collection Method: N/A

Source Map Scale Number: N/A

Reference Point: N/A

Horizontal Reference Datum: World Geodetic System of 1984

4. PROPERTY HISTORY INFORMATION

Property Description/History/Past Ownership:

Predominant Past Uses:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

5. FUTURE USE

Future Use(s) and Estimated Acres:

null Greenspace: 0.00 Acres
null Residential: 0.00 Acres
null Commercial: 0.00 Acres
null Industrial: 0.00 Acres
null Multistory: 0.00 Acres

6. STATE&TRIBAL BROWNFIELDS/VOLUNTARY RESPONSE PROGRAM INFORMATION

State &Tribal Program Enrollment:
Date of Enrollment: N/A
ID Number: N/A

Date of No Further Action/Cleanup Completion Document Issued: N/A

7. ANECDOTAL PROPERTY INFORMATION

Property Highlights:

N/A

8. PROPERTY PHOTOGRAPH INFORMATION

Are photographs available?

Is video available?

Demographic Data

Demographic data for this property is provided in four formats.

- Census 2010 Report
- Census ACS 2008-2012

null Fields not included in EJScreen Census reports
null Map

Census 2010 Report displays data from EPA's Environment Justice screening tool (EJScreen). EJScreen pulls data from the American Community Survey (ACS), a statistical survey conducted by the United States Census Bureau. The Census Bureau's 2010 data is reported by Census blocks, which are aggregated into block groups by the EJScreen tool. Block group is an area defined by the Census Bureau that usually has in the range of 600-3,000 people living in it. The US is divided into more than 200,000 block groups. Click the Report link in any column to view the Census 2010 Report for block groups located within an n-mile radius around the property.

Census ACS 2008-2012 displays data from EJScreen. The Census ACS 2008-2012 provides a 5-year summary of data by block group. Click the Report link in any column to view the Census ACS 2008-2012 report for block groups located within an n-mile radius around the property.

Radius	0.5 Miles	1 Miles	1.5 Miles	2 Miles	2.5 Miles	3 Miles
Census 2010 Report	Report	Report	Report	Report	Report	Report
Census ACS 2008-2012	Report	Report	Report	Report	Report	Report
# of Low Income	2,189	8,969	18,799	25,277	29,670	34,264
% of Low Income	76.48%	69.18%	58.38%	53.27%	51.14%	48.78%
# Below Poverty Level	1,331	5,741	11,054	14,276	16,526	18,777
% Below Poverty Level	46.51%	44.28%	34.33%	30.09%	28.48%	26.73%
# of Vacant Housing Units	514	1,759	3,032	3,590	4,371	5,088
% of Unemployed	7.58%	6.06%	5.29%	4.95%	4.73%	4.57%
% of Vacant Housing Units	25.00%	22.70%	17.72%	15.10%	15.14%	14.65%
Median Income	$2,746	$4,317	$9,252	$10,636	$11,805	$12,000
Total Population	2,862	12,964	32,199	47,447	58,021	70,240

The **additional fields** in the table above are not included in the two Census reports. These data are extracted directly from ACS. Values represent demographics of block groups located within half-mile increments from the property.

- **Low-income -** number or percent of population in households where the household income is less than or equal to twice the federal poverty level.
- **Below Poverty Level -** number or percentage of households that fall below the poverty level.
- **Vacant Housing Units -** Number of vacant housing units.
- **Unemployed** – number and percent of civilians at least 16 years old who (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to start a job.
- **Median income -** the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. The median income used here is the weighted average of the Median Incomes reported for Block Groups (based on total population).
- **Total 25 Over** – population of individuals that are over the age of 25.

The map below shows the highlighted 2010 Census Block Groups that are used in the demographics calculations found in the table above. Select a radius from the drop down list to see the block groups included. For more information about how the demographic data were calculated, please see About the Data.

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

EMS TECHNOLOGIES INC.
71 FREDERICK STREET, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110013288469
EPA Region: 02
Latitude: 42.112644
Longitude: -75.896644
Locational Data Source: TRIS
Industry: undefined; undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	05/02/2001	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Inactive ( )
Other (NYD002230555)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13901MSTCH71FRE
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110013288469					N	42.112644	-75.896644
TRI	EP313	13901MSTCH71FRE	Toxics Release Inventory	Last Reported for 2017			N	42.112644	-75.896644
RCR	RCRA	NYD002230555	Other	Inactive ( )			N	42.112644	-75.896644

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110013288469	EMS TECHNOLOGIES INC.	71 FREDERICK STREET, BINGHAMTON, NY 13901
TRI	EPA313	13901MSTCH71FRE	EMS TECHNOLOGIES INC	71 FREDERICK ST, BINGHAMTON, NY 13901
RCR	RCRA	NYD002230555	BOMAG LIGHT EQUIPMENT	71 FREDERICK ST, BINGHAMTON, NY 13902

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13901MSTCH71FRE	3679	Electronic Components

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13901MSTCH71FRE	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
RCR	NYD002230555	33312	Construction Machinery Manufacturing
RCR	NYD002230555	333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing
RCR	NYD002230555	333613	Mechanical Power Transmission Equipment Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NYD002230555	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD002230555)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

TRI Pollution Prevention Report

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
13901MSTCH71FRE	2016			0			0	497
13901MSTCH71FRE	2015			0			0	464
13901MSTCH71FRE	2014			0			0	439
13901MSTCH71FRE	2013			0			0	962
13901MSTCH71FRE	2012			0			0	1,343
13901MSTCH71FRE	2011			0			0	523
13901MSTCH71FRE	2010			0			0	513
13901MSTCH71FRE	2009			0			0	370
13901MSTCH71FRE	2008		0	0			0	902

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
LEAD	497	464	439	962	1,343	523	513	370	902

Demographic Profile

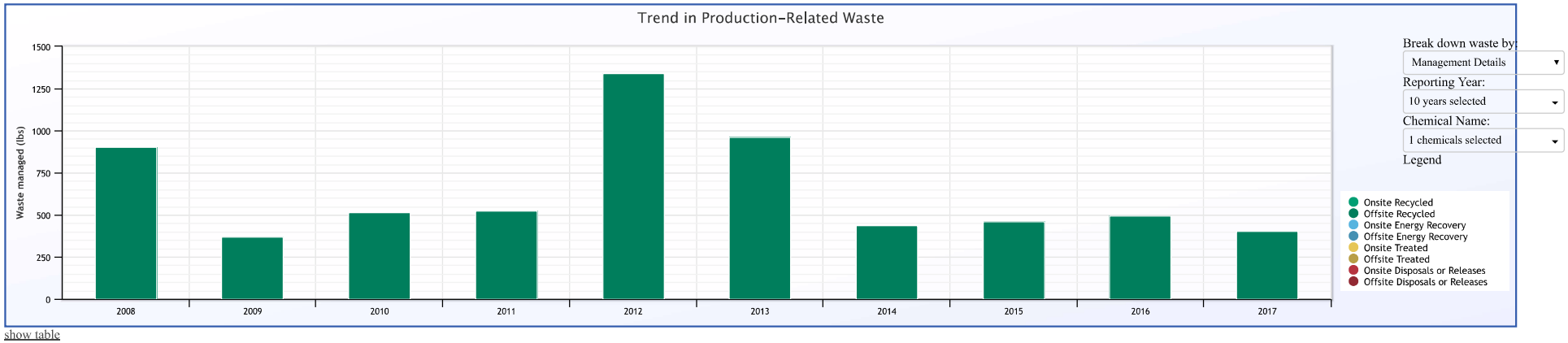
Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

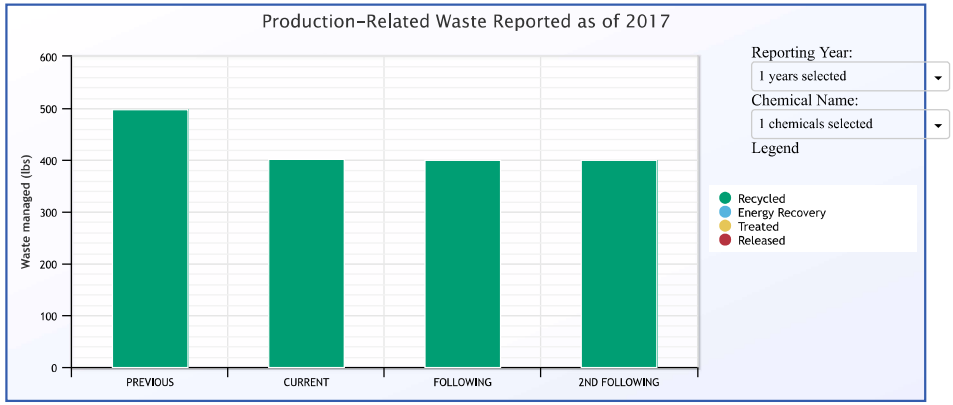
Radius of Area:	3	Land Area:	97%	Households in Area:	27,802
Center Latitude:	42.112644	Water Area:	3%	Housing Units in Area:	30,175
Center Longitude:	-75.896644	Population Density:	2,255/sq.mi.	Households on Public Assistance:	1,485
Total Persons:	61,432	Percent Minority:	22%	Persons Below Poverty Level:	28,880

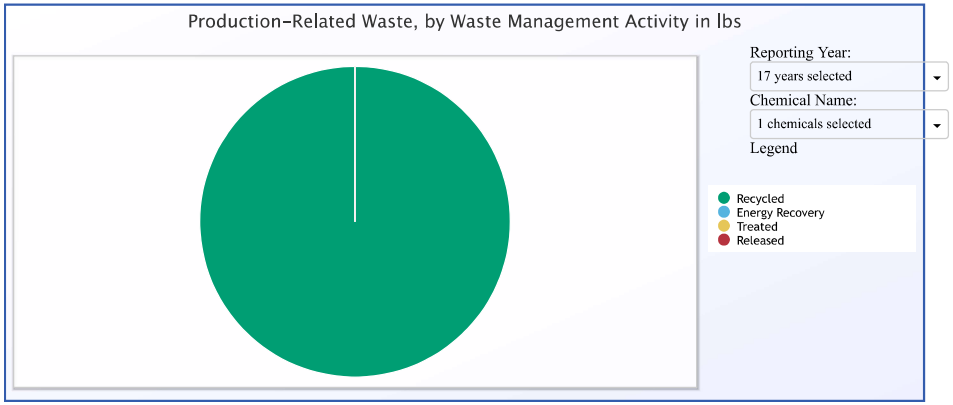
Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	49,301 (80%)	Child 5 years and younger:	3,621 (6%)
African-American:	6,151 (10%)	Minors 17 years and younger:	12,154 (20%)
Hispanic-Origin:	3,453 (6%)	Adults 18 years and older:	49,278 (80%)
Asian/Pacific Islander:	2,309 (4%)	Seniors 65 years and older:	9,702 (16%)
American Indian:	171 (0%)		
Other/Multiracial:	3,500 (6%)		

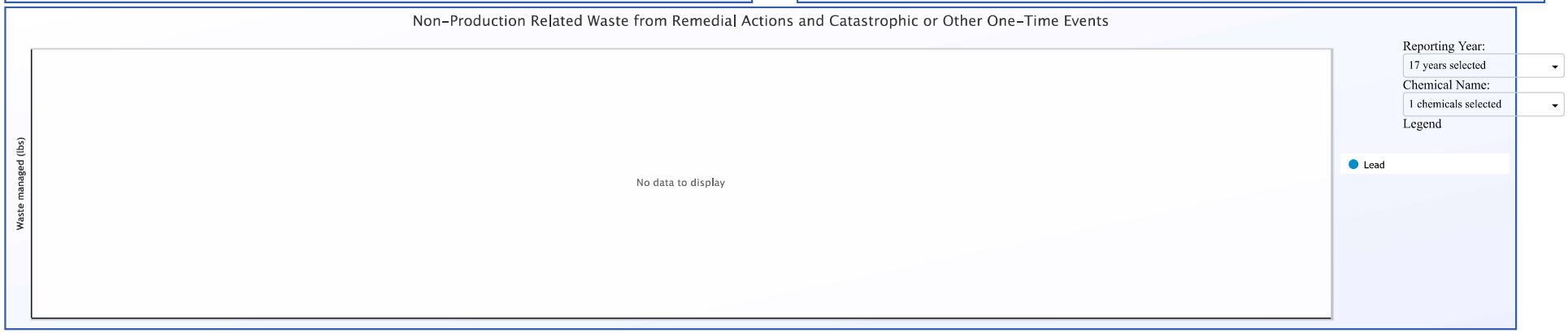
Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,810 (4.39%)	Less than $15,000:	6,021 (22.54%)
9th through 12th Grade:	4,763 (11.56%)	$15,000 - $25,000:	4,529 (16.95%)
High School Diploma:	13,775 (33.44%)	$25,000 - $50,000:	7,105 (26.59%)
Some College/2-yr:	11,732 (28.48%)	$50,000 - $75,000:	4,430 (16.58%)
B.S./B.A. or More:	9,113 (22.12%)	Greater than $75,000:	4,631 (17.33%)



show table







Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

AGWAY INC BINGHAMTON FEED MILL
44-50 MONTGOMERY ST., BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110000326308
EPA Region: 02
Latitude: 42.110048
Longitude: -75.89513
Locational Data Source: TRIS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
No data records returned										

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13905GWYNC4450M
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000326308					N	42.110048	-75.89513
TRI	EP313	13905GWYNC4450M	Toxics Release Inventory	Last Reported for 2003			N	42.110048	-75.89513

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110000326308	AGWAY INC BINGHAMTON FEED MILL	44-50 MONTGOMERY ST., BINGHAMTON, NY 13901
TRI	EP313	13905GWYNC4450M	AGWAY INC BINGHAMTON FEED MILL	44-50 MONTOMERY ST, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13905GWYNC4450M	2048	Prepared Feeds

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13905GWYNC4450M	311211	Flour Milling

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
No data records returned					

Three-Year Compliance History by Quarter

No quarterly compliance records found.

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
COBALT COMPOUNDS									
MANGANESE COMPOUNDS									
ZINC COMPOUNDS									

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

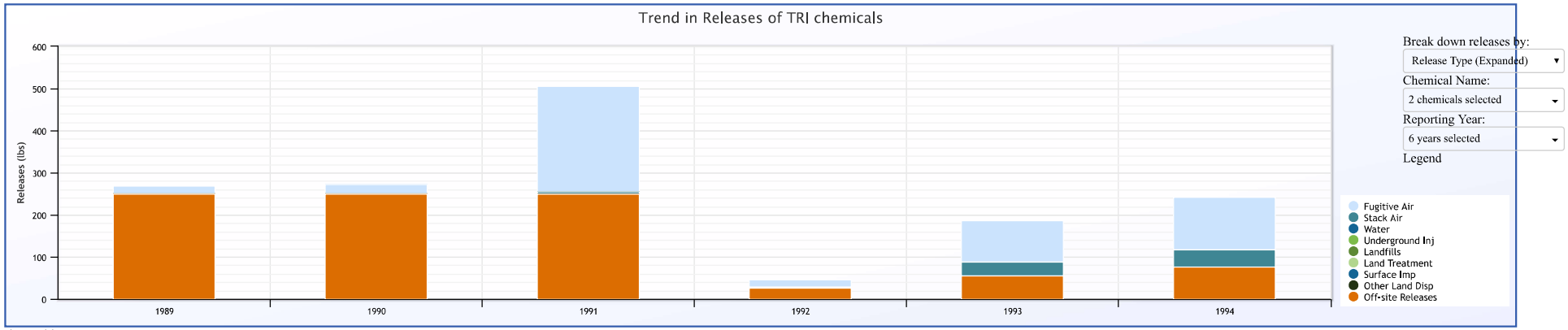
This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	26,475
Center Latitude:	42.110048	Water Area:	3%	Housing Units in Area:	29,573
Center Longitude:	-75.89513	Population Density:	2,211/sq.mi.	Households on Public Assistance:	1,451
Total Persons:	60,292	Percent Minority:	22%	Persons Below Poverty Level:	28,325

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	48,393 (80%)	Child 5 years and younger:	3,537 (6%)
African-American:	6,061 (10%)	Minors 17 years and younger:	11,921 (20%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
Hispanic-Origin:	3,384 (6%)	Adults 18 years and older:	48,371 (80%)
Asian/Pacific Islander:	2,244 (4%)	Seniors 65 years and older:	9,527 (16%)
American Indian:	159 (0%)		
Other/Multiracial:	3,436 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,785 (4.42%)	Less than $15,000:	5,915 (22.54%)
9th through 12th Grade:	4,648 (11.51%)	$15,000 - $25,000:	4,425 (16.87%)
High School Diploma:	13,463 (33.34%)	$25,000 - $50,000:	6,979 (26.6%)
Some College/2-yr:	11,470 (28.4%)	$50,000 - $75,000:	4,325 (16.48%)
B.S./B.A. or More:	9,015 (22.32%)	Greater than $75,000:	4,593 (17.51%)



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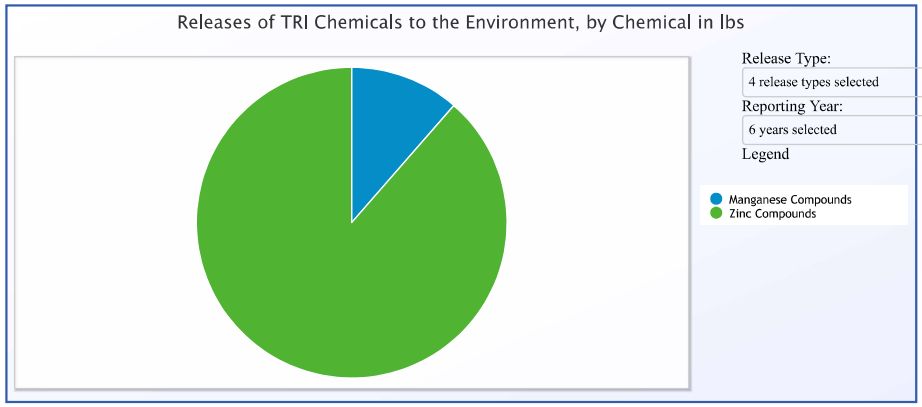

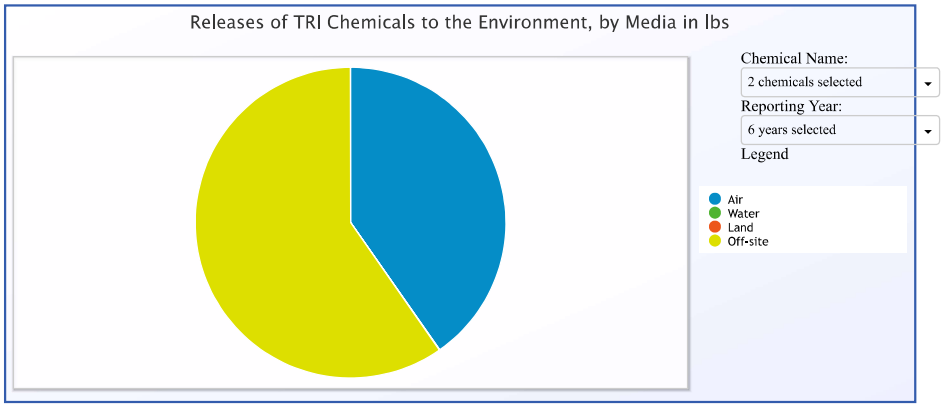

Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

BINGHAMTON-VENTURE MILLING
44 MONTGOMERY ST, BINGHAMTON, NY 13904

FRS (Facility Registry Service) ID: 110046123299
EPA Region: 02
Latitude: 42.110048
Longitude: -75.89513
Locational Data Source: TRIS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
No data records returned										

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 1390WBNGHM44MNT
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110046123299					N	42.110048	-75.89513
TRI	EP313	1390WBNGHM44MNT	Toxics Release Inventory	Last Reported for 2012			N	42.110048	-75.89513

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110046123299	BINGHAMTON-VENTURE MILLING	44 MONTGOMERY ST, BINGHAMTON, NY 13904
TRI	EP313	1390WBNGHM44MNT	BINGHAMTON-VENTURE MILLING	44 MONTGOMERY ST, BINGHAMTON, NY 13904

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	1390WBNGHM44MNT	311119	Other Animal Food Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
No data records returned					

Three-Year Compliance History by Quarter

No quarterly compliance records found.

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
FORMALDEHYDE									

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

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White:	48,393 (80%)	Child 5 years and younger:	3,537 (6%)
African-American:	6,061 (10%)	Minors 17 years and younger:	11,921 (20%)
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Asian/Pacific Islander:	2,244 (4%)	Seniors 65 years and older:	9,527 (16%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
American Indian:	159 (0%)		
Other/Multiracial:	3,436 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
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9th through 12th Grade:	4,648 (11.51%)	$15,000 - $25,000:	4,425 (16.87%)
High School Diploma:	13,463 (33.34%)	$25,000 - $50,000:	6,979 (26.6%)
Some College/2-yr:	11,470 (28.4%)	$50,000 - $75,000:	4,325 (16.48%)
B.S./B.A. or More:	9,015 (22.32%)	Greater than $75,000:	4,593 (17.51%)

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

BARRETT PAVING - ROUNDHOUSE RD
14 BRANDYWINE AVE, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110007146196
EPA Region: 02
Latitude: 42.10462
Longitude: -75.89816
Locational Data Source: FRS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CAA	1	09/22/2017		0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): Operating Synthetic Minor (NY0000007030200008)
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 1390WBNGHM14BRA
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007146196					N	42.10462	-75.89816
AIR	CAA	NY0000007030200008	Synthetic Minor Emissions	Operating	CAASIP, CAATVP		N		
TRI	EP313	1390WBNGHM14BRA	Toxics Release Inventory	Last Reported for 2012			N	42.104098	-75.898076

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110007146196	BARRETT PAVING - ROUNDHOUSE RD	14 BRANDYWINE AVE, BINGHAMTON, NY 13901
AIR	CAA	NY0000007030200008	BARRETT PAVING - ROUNDHOUSE RD	14 BRANDYWINE AVE, BINGHAMTON, NY 13901
TRI	EP313	1390WBNGHM14BRA	BINGHAMTON MIX PLANT	14 BRANDYWINE AVENUE, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
AIR	NY0000007030200008	2951	Asphalt Paving Mixtures And Blocks

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	1390WBNGHM14BRA	324121	Asphalt Paving Mixture and Block Manufacturing
AIR	NY0000007030200008	324121	Asphalt Paving Mixture and Block Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
CAA	NY0000007030200008	AIR	FCE On-Site	State	09/22/2017	
CAA	*NY0000007030200008*	*AIR*	*PCE On-Site*	*State*	*09/07/2017*	

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	NY0000007030200008	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	CAA (Source ID: NY0000007030200008)				10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
	Facility-Level Status				**No Violation**											
	HPV History															
	Violation Type	**Agency**	**Programs**	**Pollutants**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Air Pollutant Report TRI Pollution Prevention Report

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
1390WBNGHM14BRA	2012	1		0			1	

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
BENZO(G,H,I)PERYLENE					0				
POLYCYCLIC AROMATIC COMPOUNDS					1				

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

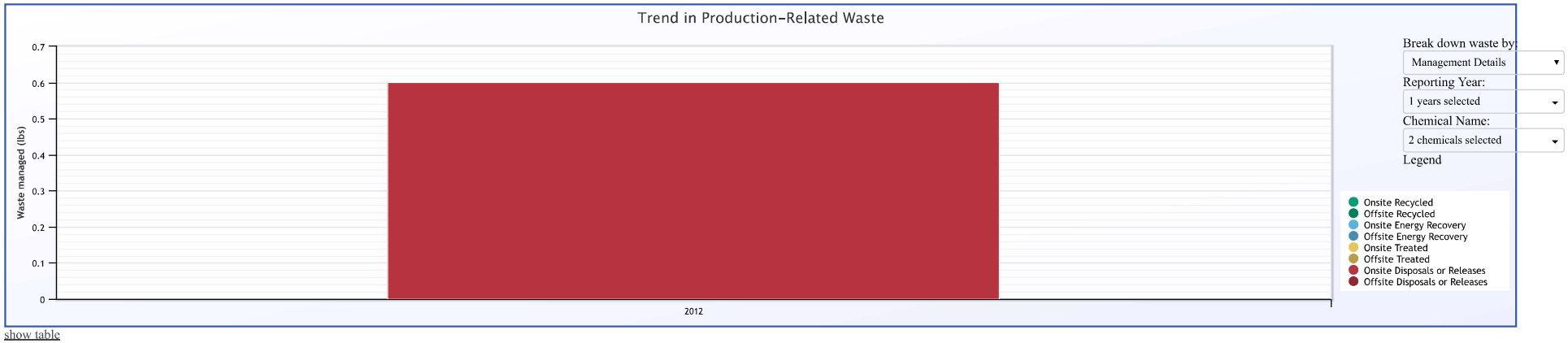
This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	26,208
Center Latitude:	42.10449	Water Area:	3%	Housing Units in Area:	29,271
Center Longitude:	-75.89548	Population Density:	2,190/sq.mi.	Households on Public Assistance:	1,443
Total Persons:	59,732	Percent Minority:	22%	Persons Below Poverty Level:	27,948

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	47,901 (80%)	Child 5 years and younger:	3,489 (6%)
African-American:	6,018 (10%)	Minors 17 years and younger:	11,753 (20%)
Hispanic-Origin:	3,369 (6%)	Adults 18 years and older:	47,979 (80%)
Asian/Pacific Islander:	2,252 (4%)	Seniors 65 years and older:	9,456 (16%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
American Indian:	158 (0%)		
Other/Multiracial:	3,404 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,749 (4.39%)	Less than $15,000:	5,890 (22.67%)
9th through 12th Grade:	4,580 (11.49%)	$15,000 - $25,000:	4,352 (16.75%)
High School Diploma:	13,152 (33.01%)	$25,000 - $50,000:	6,862 (26.41%)
Some College/2-yr:	11,220 (28.16%)	$50,000 - $75,000:	4,257 (16.39%)
B.S./B.A. or More:	9,146 (22.95%)	Greater than $75,000:	4,620 (17.78%)



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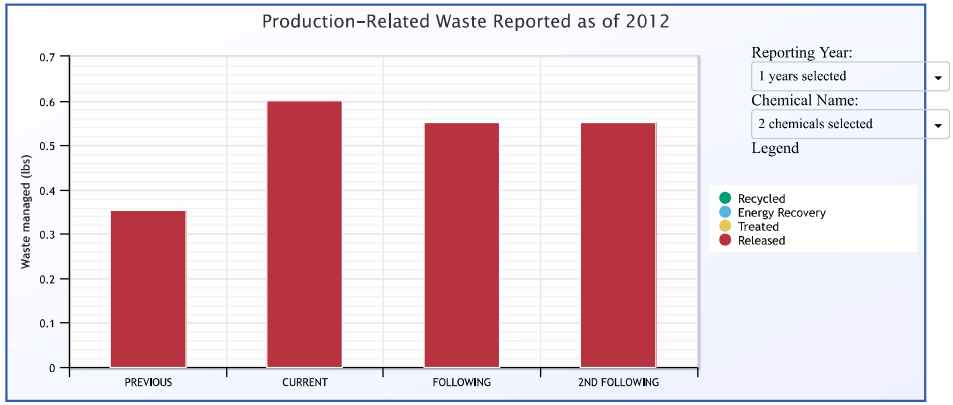

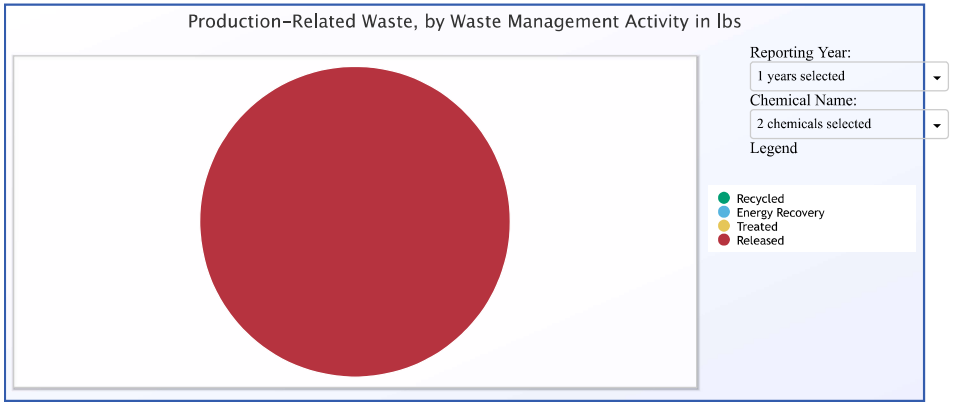

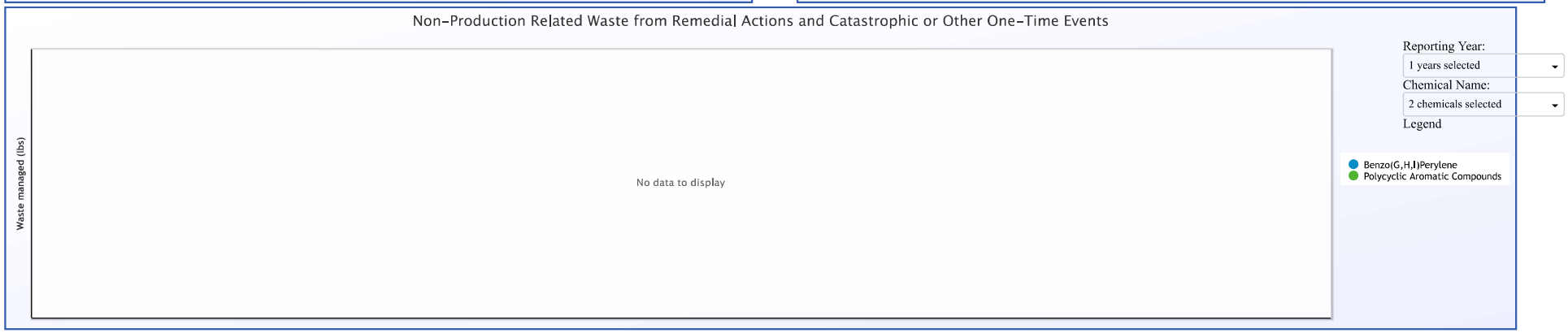

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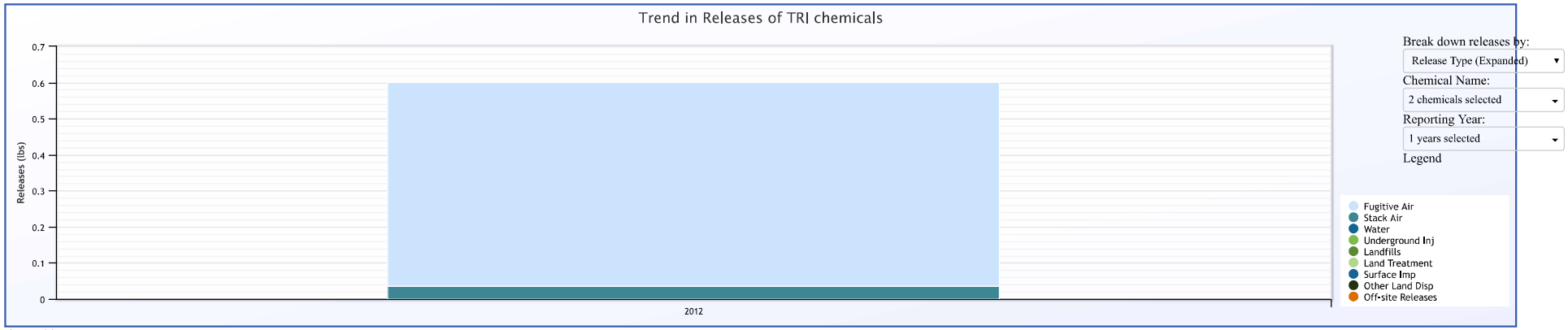

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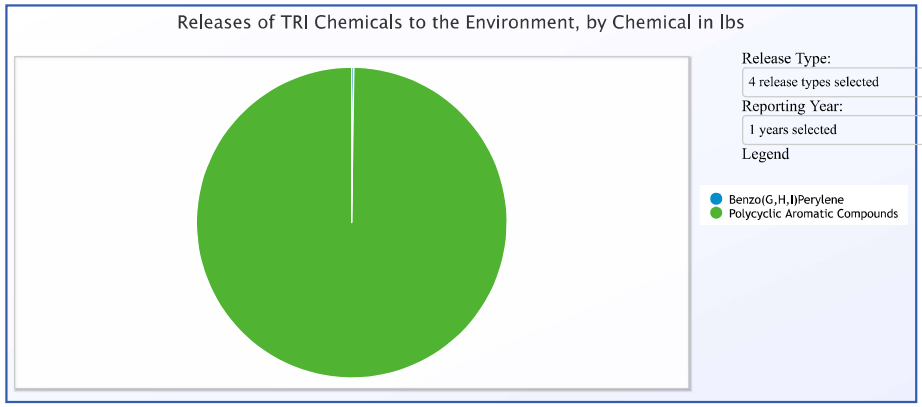
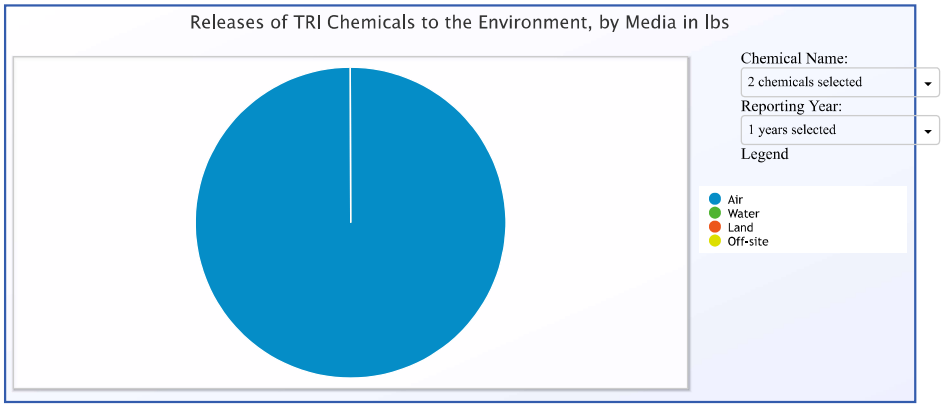




Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

C H THOMPSON CO INC
77-91 ELDREDGE STREET, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110000875358
EPA Region: 02
Latitude: 42.105325
Longitude: -75.904051
Locational Data Source: FRS
Industry: undefined; undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CAA	1	08/28/2013		0	0	--	--	--	--	--
RCRA	--	04/12/2005	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): Operating Synthetic Minor (NY0000007030200114)
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H) SQG (NYD002226710)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13901CHTHM8591E
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000875358					N	42.105325	-75.904051
AIR	CAA	NY0000007030200114	Synthetic Minor Emissions	Operating	CAAMACT, CAASIP		N		
TRI	EP313	13901CHTHM8591E	Toxics Release Inventory	Last Reported for 1993			N	42.105325	-75.904051
RCR	RCRA	NYD002226710	SQG	Active (H)			N	42.1038	-75.9041

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110000875358	C H THOMPSON CO INC	77-91 ELDREDGE STREET, BINGHAMTON, NY 13901
AIR	CAA	NY0000007030200114	C H THOMPSON CO INC	77-91 ELDREDGE STREET, BINGHAMTON, NY 13901
TRI	EP313	13901CHTHM8591E	C H THOMPSON CO INC	77-91 ELDREDGE ST, BINGHAMTON, NY 139012613
RCR	RCRA	NYD002226710	C H THOMPSON CO INC	77-91 ELDREDGE ST, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13901CHTHM8591E	2751	Legacy Docket Conv
TRI	13901CHTHM8591E	2752	Commercial Printing, Lithographic
TRI	13901CHTHM8591E	2759	Commercial Printing
TRI	13901CHTHM8591E	3471	Plating And Polishing
TRI	13901CHTHM8591E	3479	Metal Coating And Allied Services
AIR	NY0000007030200114	3469	Metal Stampings

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13901CHTHM8591E	332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
AIR	NY0000007030200114	332116	Metal Stamping
RCR	NYD002226710	323119	Other Commercial Printing
RCR	NYD002226710	332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
RCR	NYD002226710	33991	Jewelry and Silverware Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
CAA	NY0000007030200114	AIR	FCE On-Site	State	08/28/2013	
CAA	*NY0000007030200114*	*AIR*	*PCE On-Site*	*State*	*08/07/2013*	

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CAA	NY0000007030200114	No	08/04/2018	0	08/03/2018
RCRA	NYD002226710	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type				QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	CAA (Source ID: NY0000007030200114)				10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
	Facility-Level Status				**No Violation**											
	HPV History															
	Violation Type	**Agency**	**Programs**	**Pollutants**												

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD002226710)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
SULFURIC ACID (1994 AND AFTER ACID AEROSOLS ONLY)									

Demographic Profile

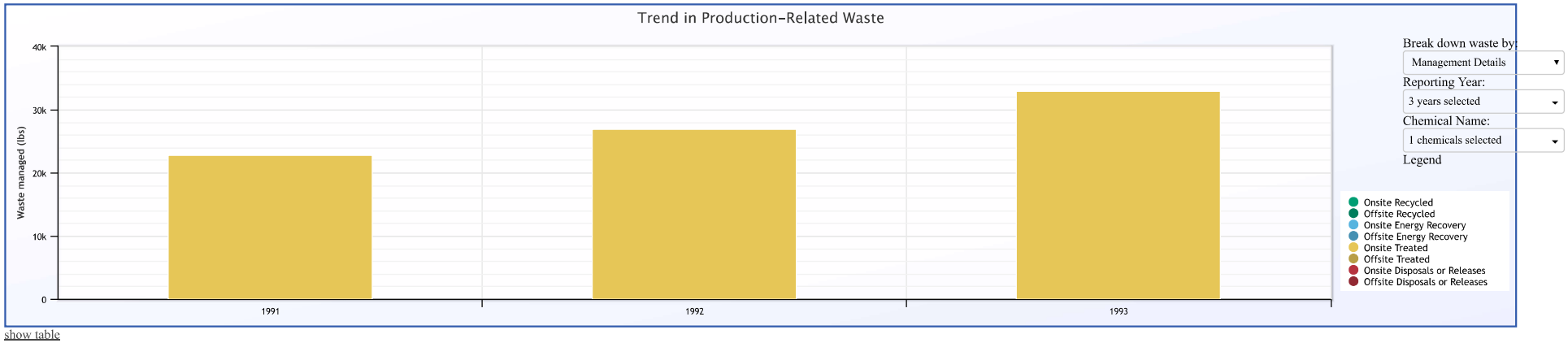
Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	29,534
Center Latitude:	42.105325	Water Area:	3%	Housing Units in Area:	32,985
Center Longitude:	-75.904051	Population Density:	2,477/sq.mi.	Households on Public Assistance:	1,604
Total Persons:	67,432	Percent Minority:	23%	Persons Below Poverty Level:	31,106

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	53,860 (80%)	Child 5 years and younger:	3,921 (6%)
African-American:	6,571 (10%)	Minors 17 years and younger:	13,223 (20%)
Hispanic-Origin:	3,745 (6%)	Adults 18 years and older:	54,209 (80%)
Asian/Pacific Islander:	2,962 (4%)	Seniors 65 years and older:	10,622 (16%)
American Indian:	179 (0%)		
Other/Multiracial:	3,860 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,951 (4.35%)	Less than $15,000:	6,621 (22.75%)
9th through 12th Grade:	5,081 (11.32%)	$15,000 - $25,000:	4,848 (16.66%)
High School Diploma:	14,798 (32.96%)	$25,000 - $50,000:	7,689 (26.42%)
Some College/2-yr:	12,559 (27.97%)	$50,000 - $75,000:	4,771 (16.39%)
B.S./B.A. or More:	10,513 (23.41%)	Greater than $75,000:	5,177 (17.79%)



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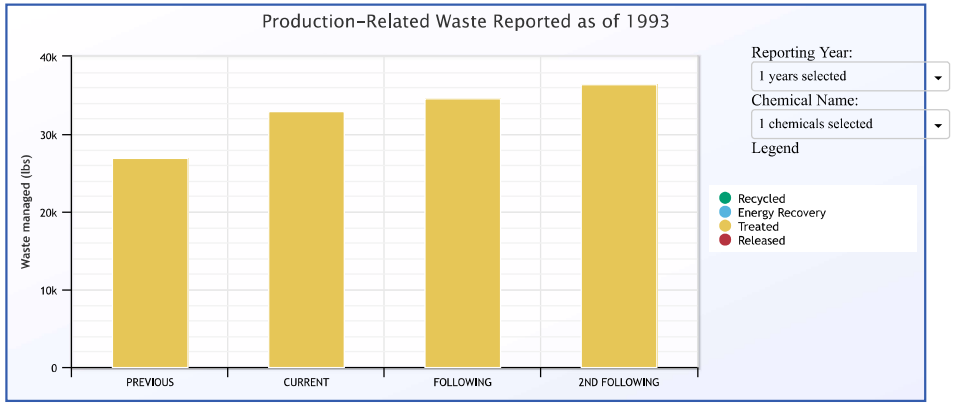

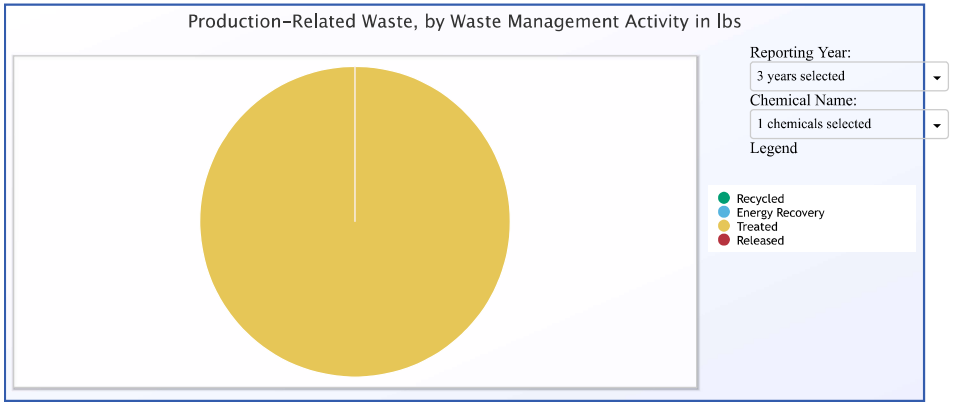

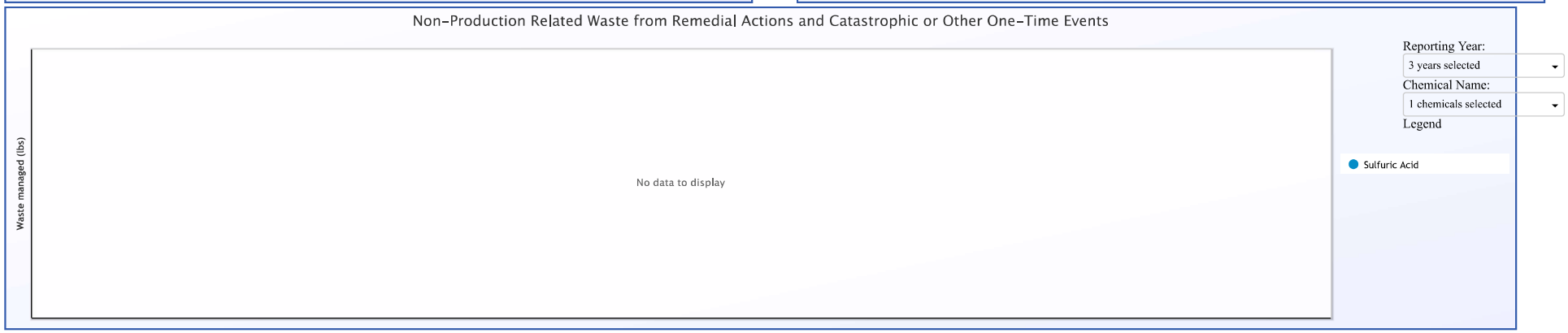

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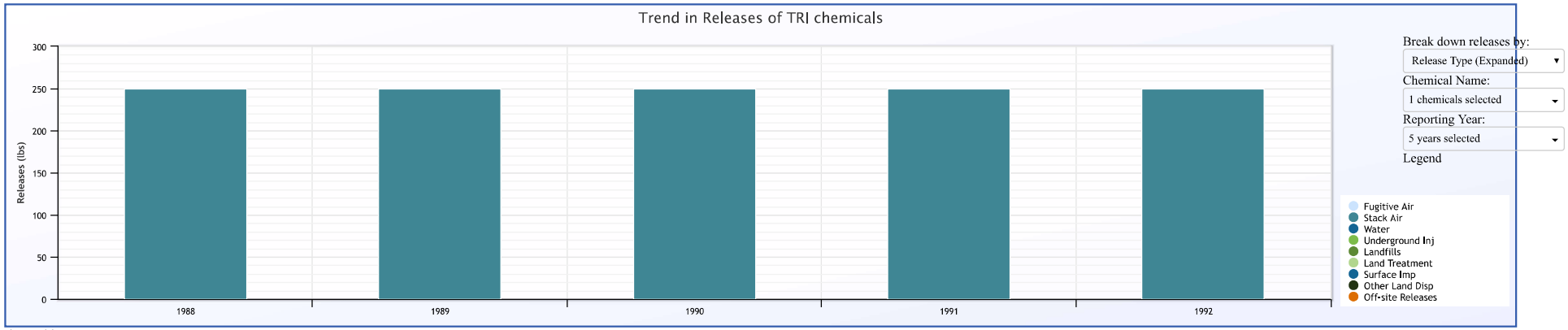
Query was executed on AUG-15-2018



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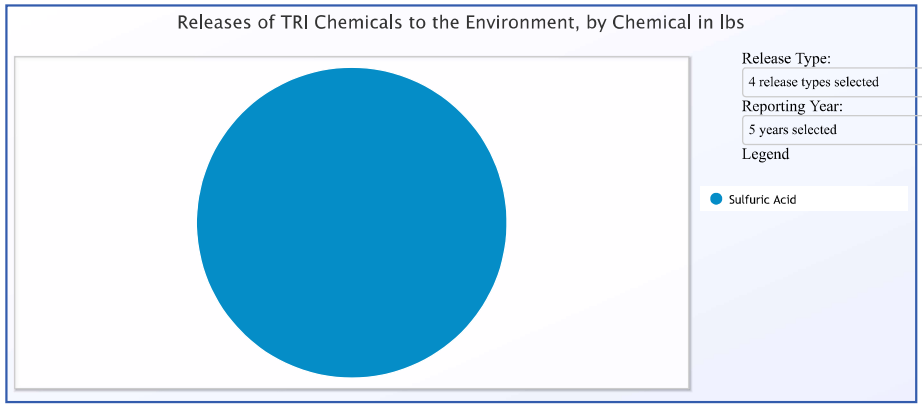
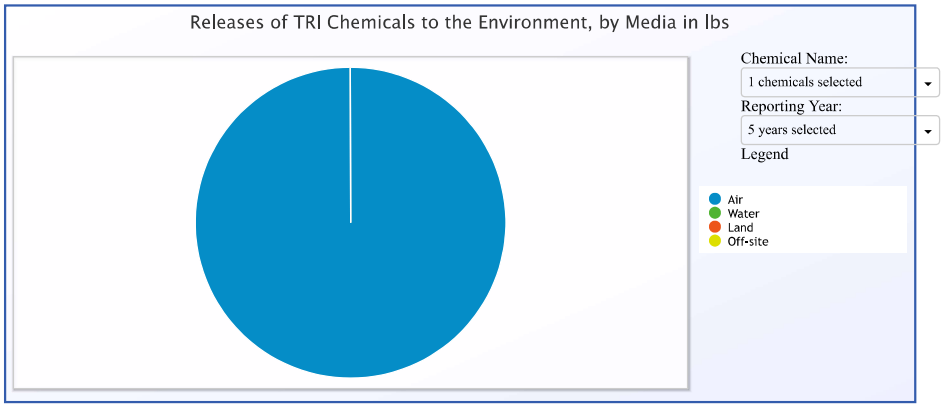




Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

LANDER CO INC
100 ELDREDGE STREET, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110000326264
EPA Region: 02
Latitude: 42.10538
Longitude: -75.90301
Locational Data Source: TRIS
Industry: undefined; undefined; undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CAA	--	--	--	--	--	--	--	--	--	--
CWA	--	03/02/2011	No Violation	0	0	--	--	--	--	--
RCRA	--	10/22/2012	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): Minor, Permit Terminated; Compliance Tracking Off (NYR00D551), Minor, (NYU020746)
Resource Conservation and Recovery Act (RCRA): Active (H) SQG (NYD001656941), Inactive ( ) Other (NYD986932556)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 8420211
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13902LNDRC100EL
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000326264					N	42.10538	-75.90301
EIS	CAA	8420211		OPERATING			N	42.10555	-75.9075
ICP	CWA	NYR00D551	Minor: General Permit Covered Facility	Terminated; Compliance Tracking Off	Storm Water Industrial	03/31/2012	N	42.104917	-75.904944

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
ICP	CWA	NYU020746	Minor: Unpermitted Facility				N	42.104917	-75.904944
TRI	EP313	13902LNDRC100EL	Toxics Release Inventory	Last Reported for 2017			N	42.10535	-75.90365
RCR	RCRA	NYD001656941	SQG	Active (H)			N	42.105404	-75.902204
RCR	RCRA	NYD986932556	Other	Inactive ( )			N	42.105404	-75.902204

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110000326264	LANDER CO INC	100 ELDREDGE STREET, BINGHAMTON, NY 13901
EIS	CAA	8420211	LANDER CO INC	100 ELDREDGE ST., BINGHAMTON, NY 13901
ICP	CWA	NYR00D551	ASCENDIA BRANDS CO INC	100 ELDREDGE STREET, BINGHAMTON, NY 13901
ICP	CWA	NYU020746	VMR ELECTRONICS, L.L.C.	100 ELDREDGE STREET, BINGHAMTON, NY 13901
TRI	EP313	13902LNDRC100EL	i3 ASSEMBLY LLC	100 ELDREDGE ST, BINGHAMTON, NY 13901
RCR	RCRA	NYD001656941	i3 ELECTRONICS INC	100 ELDREDGE ST, BINGHAMTON, NY 13901
RCR	RCRA	NYD986932556	FORMERLY LANDER CO INC	100 ELDREDGE ST, BINGHAMTON, NY 13902

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13902LNDRC100EL	2844	Toilet Preparations
ICP	NYR00D551	2844	Toilet Preparations

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13902LNDRC100EL	322291	Sanitary Paper Product Manufacturing
TRI	13902LNDRC100EL	325620	Toilet Preparation Manufacturing
TRI	13902LNDRC100EL	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
TRI	13902LNDRC100EL	335931	Current-Carrying Wiring Device Manufacturing
EIS	8420211	3256	Soap, Cleaning Compound, and Toilet Preparation Manufacturing
RCR	NYD001656941	334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
RCR	NYD001656941	334419	Other Electronic Component Manufacturing
RCR	NYD001656941	334517	Irradiation Apparatus Manufacturing
RCR	NYD001656941	531120	Lessors of Nonresidential Buildings (except Miniwarehouses)

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	NYR00D551	No	03/31/2018	0	08/03/2018
CWA	NYU020746	No	03/31/2018	0	08/03/2018
RCRA	NYD001656941	No	08/04/2018	0	08/03/2018
RCRA	NYD986932556	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	CWA (Source ID: NYR00D551)	04/01-06/30/15	07/01-09/30/15	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-08/03/18
	Facility-Level Status	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**Und**
	SNC (Significant Non-compliance)/RNC (Reportable Non-Compliance) History													
	Permit Schedule Violations													
CWA	Schedule Event unachieved and not reported: Status/Progress Report	03-31-10	→	→	→	→	→	→	→	→	→	→	→	→
CWA	Schedule Event unachieved and not reported: Status/Progress Report	03-31-11	→	→	→	→	→	→	→	→	→	→	→	→
CWA	Schedule Event unachieved and not reported: Status/Progress Report	03-31-12	→	→	→	→	→	→	→	→	→	→	→	→
	CWA (Source ID: NYU020746)	04/01-06/30/15	07/01-09/30/15	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-08/03/18
	Facility-Level Status	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**Und**
	SNC (Significant Non-compliance)/RNC (Reportable Non-Compliance) History													

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD001656941)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												
	RCRA (Source ID: NYD986932556)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
NYR00D551			020501020810	Thomas Creek-Chenango River	SUSQUEHANNA RIVER	No		MERCURY | NUTRIENTS | OTHER CAUSE | SALINITY/TOTAL DISSOLVED SOLIDS/CHLORIDES/SULFATES | SEDIMENT | TEMPERATURE	No
NYU020746			020501020810	Thomas Creek-Chenango River		No		MERCURY | NUTRIENTS | OTHER CAUSE | SALINITY/TOTAL DISSOLVED SOLIDS/CHLORIDES/SULFATES | SEDIMENT | TEMPERATURE	No

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
02050102001635	Chenango River	No	Yes	Yes	No	No	No
02050102001635	Chenango River	No	Yes	Yes	No	No	No

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Air Pollutant Report TRI Pollution Prevention Report

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
13902LNDRC100EL	2011			0			0	0
13902LNDRC100EL	2010		0	0			0	
13902LNDRC100EL	2009		0	0			0	

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
AMMONIA									
BENZENE									
CERTAIN GLYCOL ETHERS									
COPPER COMPOUNDS									
DICHLOROMETHANE									
DIETHANOLAMINE									
FORMALDEHYDE									
LEAD COMPOUNDS						0	0	0	
NITRATE COMPOUNDS									
PHENOL									
ZINC COMPOUNDS									

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

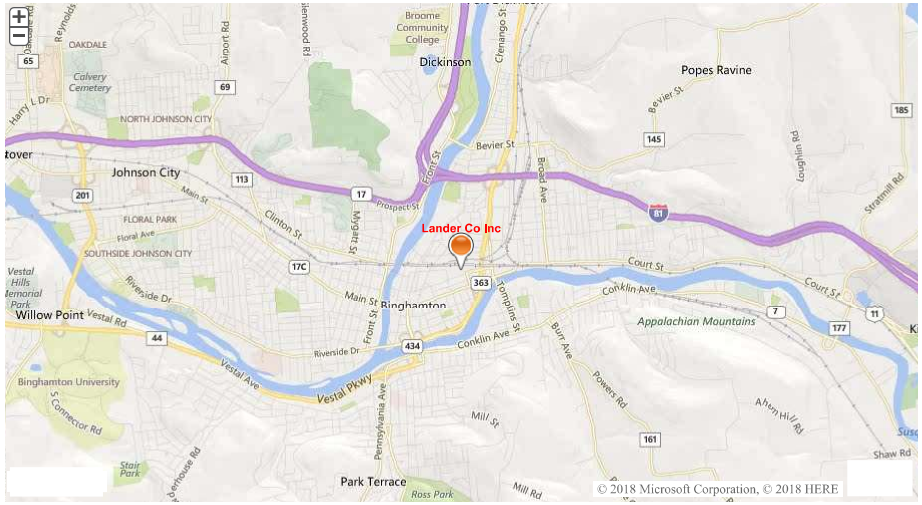
Radius of Area:	3	Land Area:	97%	Households in Area:	29,335
Center Latitude:	42.10502	Water Area:	3%	Housing Units in Area:	32,773
Center Longitude:	-75.90362	Population Density:	2,453/sq.mi.	Households on Public Assistance:	1,596
Total Persons:	66,973	Percent Minority:	23%	Persons Below Poverty Level:	30,934

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	53,472 (80%)	Child 5 years and younger:	3,897 (6%)
African-American:	6,550 (10%)	Minors 17 years and younger:	13,129 (20%)
Hispanic-Origin:	3,733 (6%)	Adults 18 years and older:	53,844 (80%)
Asian/Pacific Islander:	2,928 (4%)	Seniors 65 years and older:	10,554 (16%)
American Indian:	178 (0%)		
Other/Multiracial:	3,846 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,934 (4.34%)	Less than $15,000:	6,575 (22.74%)
9th through 12th Grade:	5,049 (11.33%)	$15,000 - $25,000:	4,818 (16.66%)
High School Diploma:	14,692 (32.96%)	$25,000 - $50,000:	7,640 (26.42%)
Some College/2-yr:	12,464 (27.96%)	$50,000 - $75,000:	4,744 (16.41%)
B.S./B.A. or More:	10,439 (23.42%)	Greater than $75,000:	5,137 (17.77%)

Facility Name	I3 ASSEMBLY LLC	TRI ID	13902LNDRC100EL
Address	100 ELDREDGE ST BINGHAMTON, NY, 13901	FRS ID	110000326264
Mailing Name	I3 ASSEMBLY LLC	DUNS Number	079183701
Mailing Address	100 ELDREDGE ST BINGHAMTON, NY, 13901	Parent Company	
County	BROOME	Public Contact	JAY SIMONIS
EPA Region	2	Phone	(607) 238-7077
Latitude	42.10538	Tribe	NA
Longitude	-75.90301	BIA Tribal Code	NA
NAIC(S)	334418 Printed Circuit Assembly (Electronic Assembly) Manufacturing	Industry Sector	334 Computers and Electronic Products
Last Form	2017		

Information is for the most recent reporting year



*You can navigate within the map with your mouse.

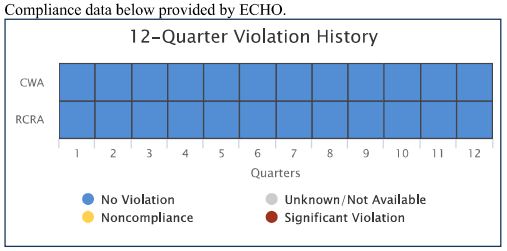
Other Regulatory Data

In addition to TRI, this facility reports to the programs listed below. The table below reflects regulatory data contained within Envirofacts and may not reflect all other EPA regulatory data:

Statute/Program	Universe	Media	Identifier
Clean Water Act (CWA)	ICIS-NPDES UNPERMITTED	Water	NYU020746
Resource Conservation and Recovery Act (RCRA)	SQG	Land	NYD001656941

Compliance Information

Compliance data below provided by ECHO.

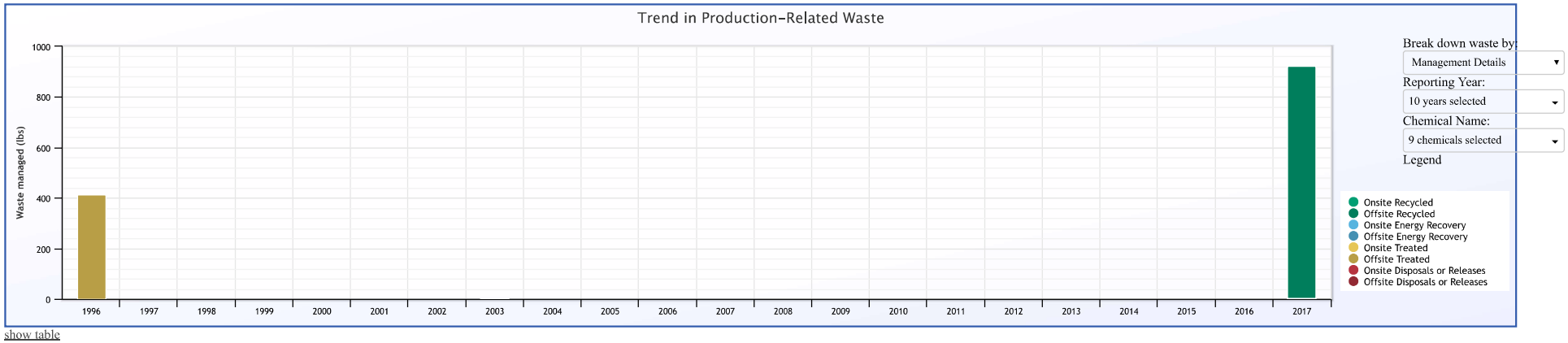


Go to ECHO for More Enforcement and Compliance Data

Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}



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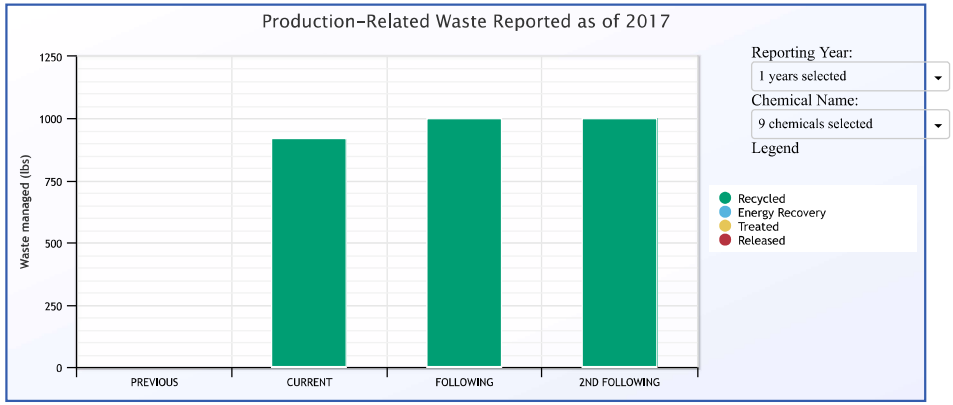

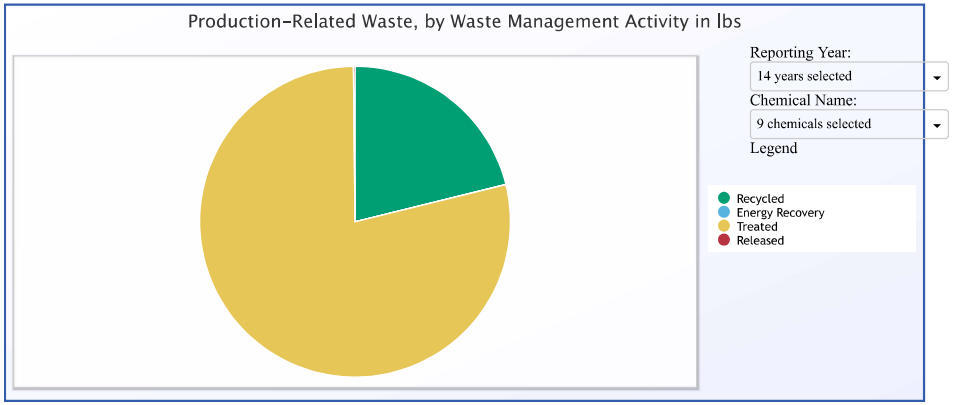

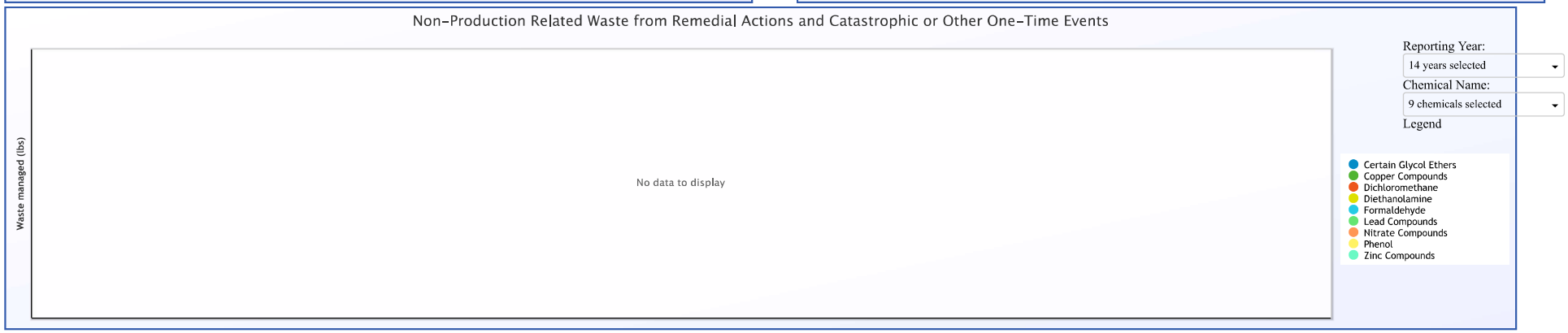

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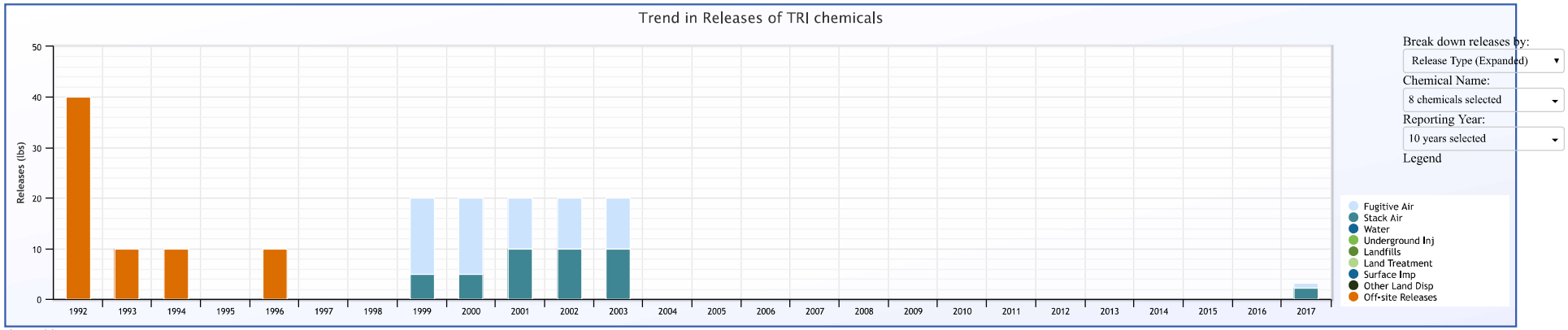
Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}



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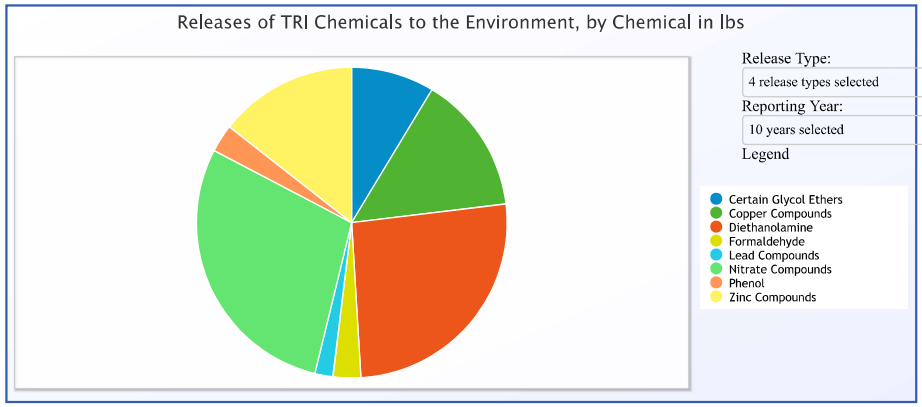

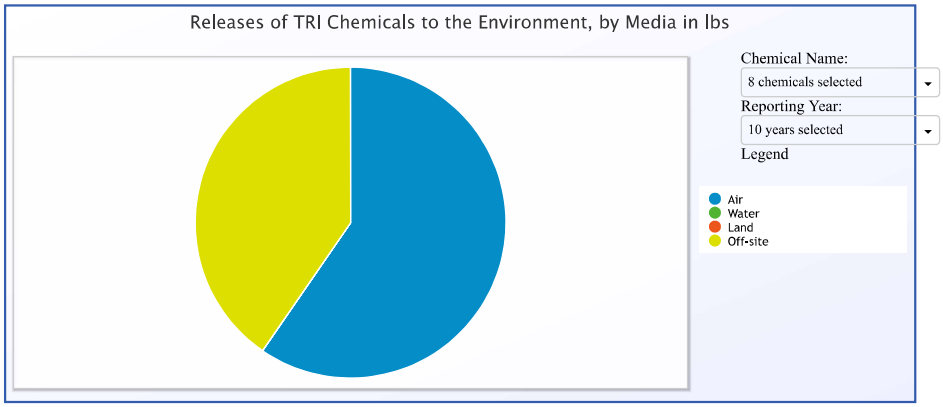

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ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

SHELTERED WORKSHOP FOR THE DISABLED INC
200 COURT ST, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110004357865
EPA Region: 02
Latitude: 42.10057
Longitude: -75.90451
Locational Data Source: TRIS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	08/23/2011	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H)
SQG (NYD049889769)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 1390WSHLTR2CURT
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004357865					N	42.10057	-75.90451
TRI	EP313	1390WSHLTR2CURT	Toxics Release Inventory	Last Reported for 2010			N	42.10057	-75.90451
RCR	RCRA	NYD049889769	SQG	Active (H)			N	42.100626	-75.904223

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110004357865	SHELTERED WORKSHOP FOR THE DISABLED INC	200 COURT ST, BINGHAMTON, NY 13901
TRI	EP313	1390WSHLTR2CURT	SHELTERED WORKSHOP FOR THE DISABLED, INC.	200 COURT STREET, BINGHAMTON, NY 13902
RCR	RCRA	NYD049889769	SHELTERED WORKSHOP FOR THE DISABLED INC	200 COURT ST, BINGHAMTON, NY 13901-3604

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	1390WSHLTR2CURT	334419	Other Electronic Component Manufacturing
RCR	NYD049889769	334419	Other Electronic Component Manufacturing
RCR	NYD049889769	62431	Vocational Rehabilitation Services

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NYD049889769	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD049889769)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Air Pollutant Report TRI Pollution Prevention Report

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
1390WSHLTR2CURT	2010	0		0			0	662
1390WSHLTR2CURT	2009	0		0			0	623
1390WSHLTR2CURT	2008	0		0			0	654

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
LEAD							662	623	654

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

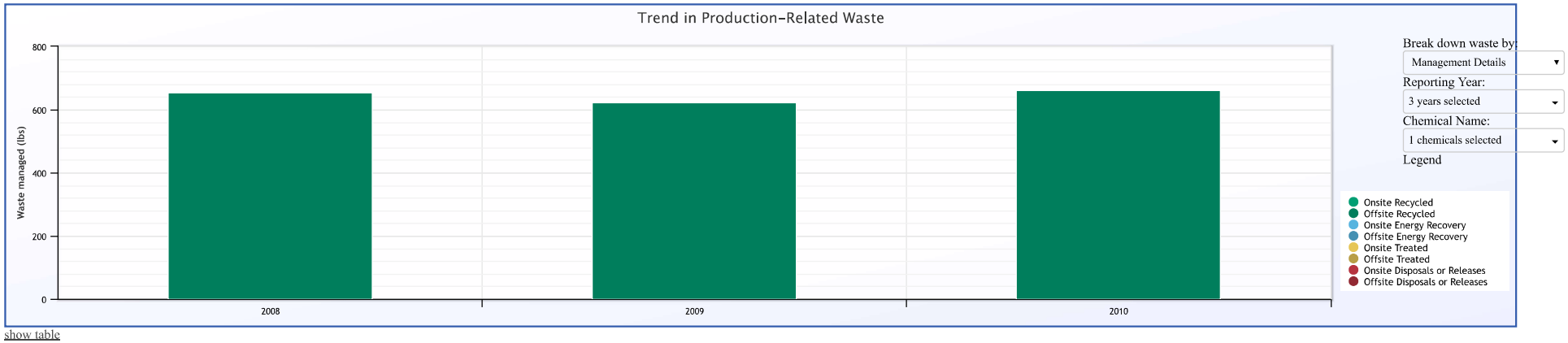
This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	29,037
Center Latitude:	42.10057	Water Area:	3%	Housing Units in Area:	32,451
Center Longitude:	-75.90451	Population Density:	2,421/sq.mi.	Households on Public Assistance:	1,589
Total Persons:	66,357	Percent Minority:	23%	Persons Below Poverty Level:	30,586

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	52,836 (80%)	Child 5 years and younger:	3,842 (6%)
African-American:	6,535 (10%)	Minors 17 years and younger:	13,003 (20%)
Hispanic-Origin:	3,713 (6%)	Adults 18 years and older:	53,354 (80%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
Asian/Pacific Islander:	3,000 (5%)	Seniors 65 years and older:	10,480 (16%)
American Indian:	177 (0%)		
Other/Multiracial:	3,810 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,900 (4.31%)	Less than $15,000:	6,533 (22.85%)
9th through 12th Grade:	4,983 (11.31%)	$15,000 - $25,000:	4,726 (16.53%)
High School Diploma:	14,376 (32.64%)	$25,000 - $50,000:	7,522 (26.31%)
Some College/2-yr:	12,185 (27.66%)	$50,000 - $75,000:	4,628 (16.19%)
B.S./B.A. or More:	10,601 (24.07%)	Greater than $75,000:	5,181 (18.12%)



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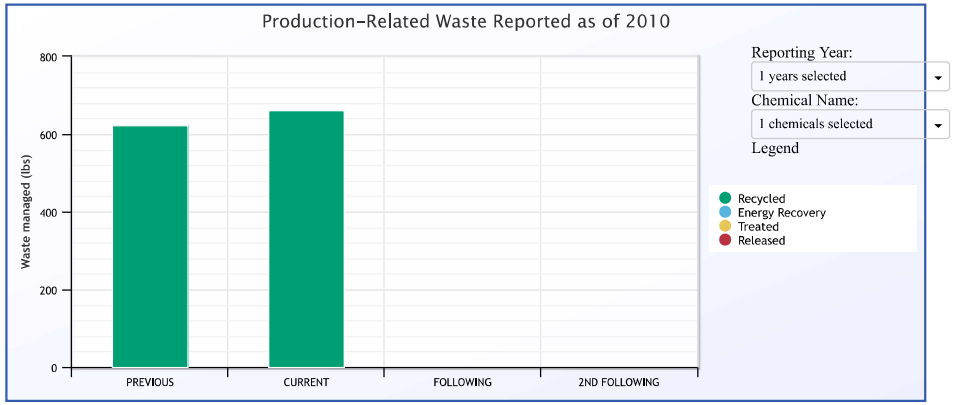

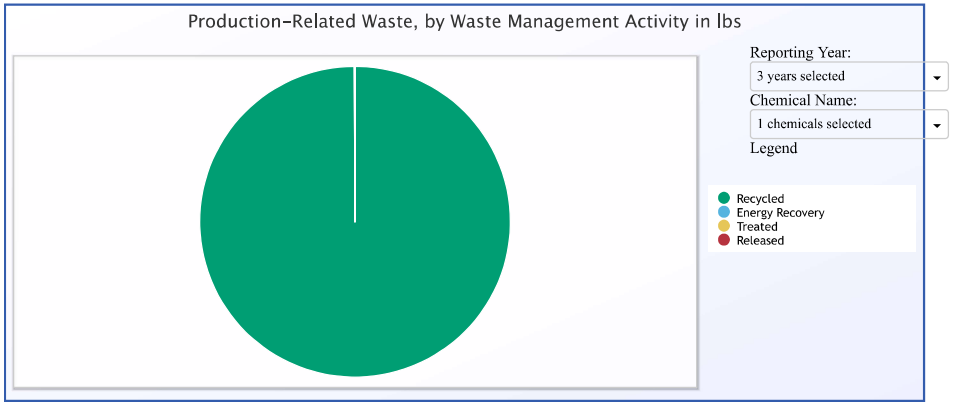

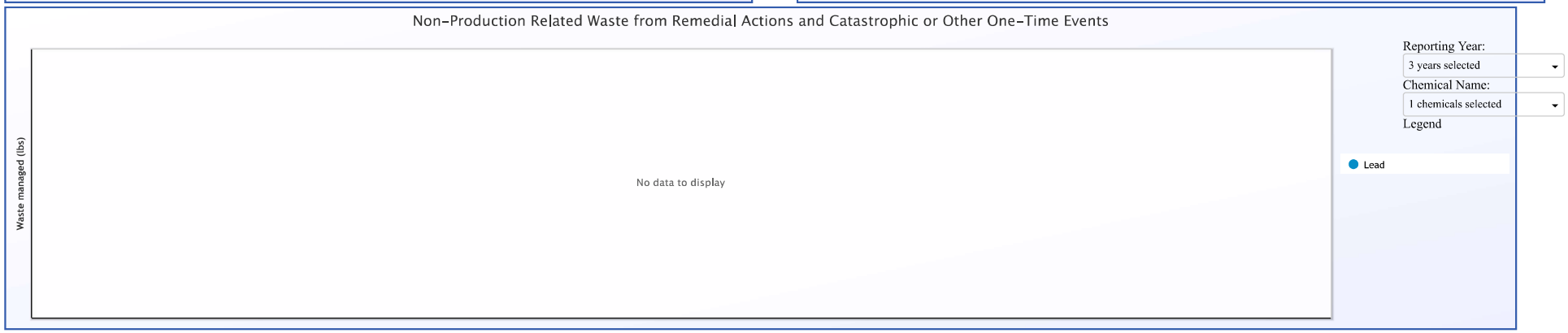

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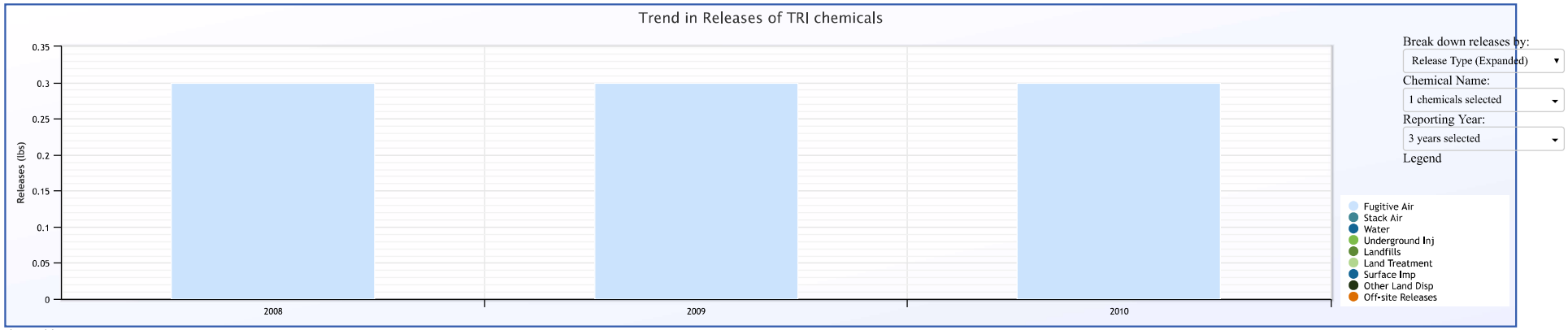

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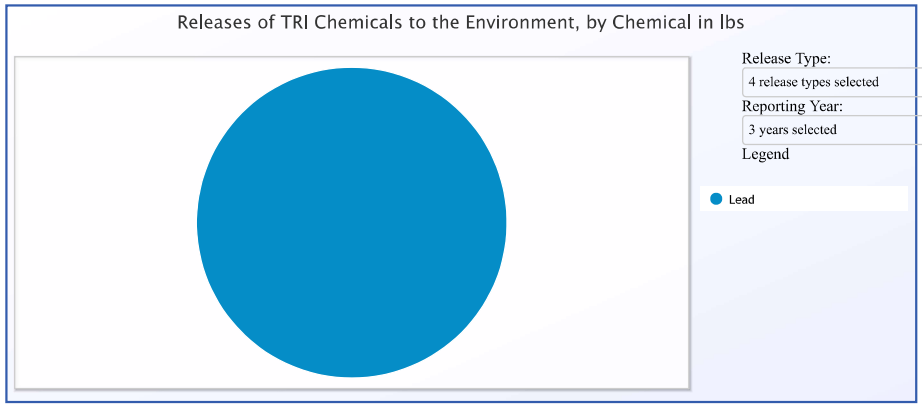
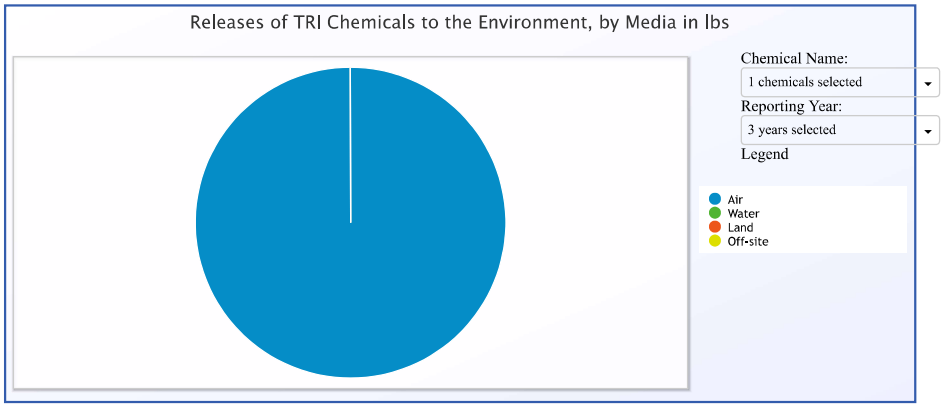




Timestamp

Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

MATCO TECHNOLOGIES
151 CT ST, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110012708597
EPA Region: 02
Latitude: 42.09953
Longitude: -75.9083
Locational Data Source: FRS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
No data records returned										

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13901MTCTC151CT
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110012708597					N	42.09953	-75.9083
TRI	EP313	13901MTCTC151CT	Toxics Release Inventory	Last Reported for 2001			N	42.099444	-75.908611

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110012708597	MATCO TECHNOLOGIES	151 CT ST, BINGHAMTON, NY 13901
TRI	EP313	13901MTCTC151CT	MATCO TECHNOLOGIES	151 CT ST, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13901MTCTC151CT	3672	Printed Circuit Boards

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13901MTCTC151CT	334412	Bare Printed Circuit Board Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
No data records returned					

Three-Year Compliance History by Quarter

No quarterly compliance records found.

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
LEAD									

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

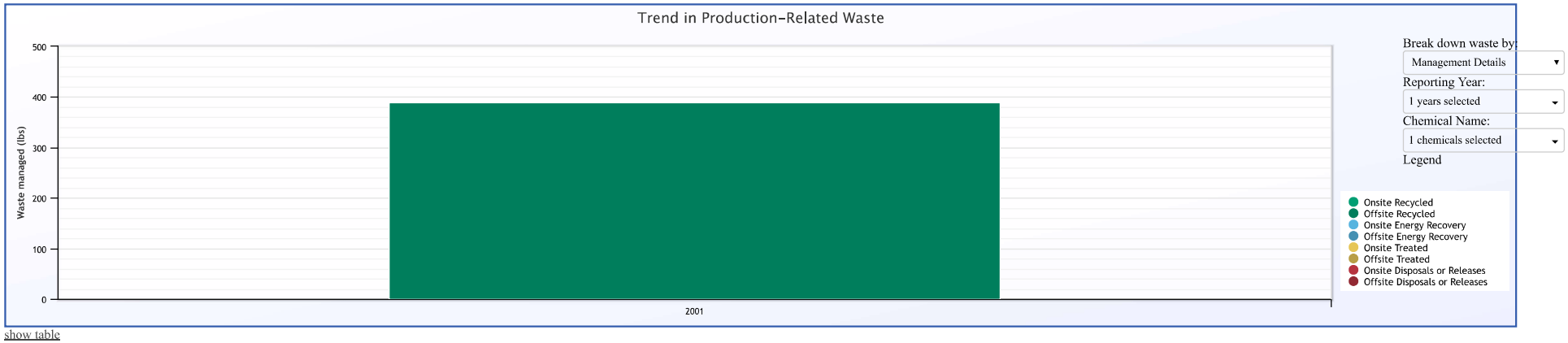
This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	30,104
Center Latitude:	42.1	Water Area:	3%	Housing Units in Area:	33,606
Center Longitude:	-75.90849	Population Density:	2,554/sq.mi.	Households on Public Assistance:	1,639
Total Persons:	69,633	Percent Minority:	23%	Persons Below Poverty Level:	31,625

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	55,504 (80%)	Child 5 years and younger:	3,982 (6%)
African-American:	6,747 (10%)	Minors 17 years and younger:	13,529 (19%)
Hispanic-Origin:	3,868 (6%)	Adults 18 years and older:	56,104 (81%)
Asian/Pacific Islander:	3,268 (5%)	Seniors 65 years and older:	10,910 (16%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
American Indian:	185 (0%)		
Other/Multiracial:	3,930 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	2,010 (4.39%)	Less than $15,000:	6,801 (22.97%)
9th through 12th Grade:	5,174 (11.3%)	$15,000 - $25,000:	4,881 (16.49%)
High School Diploma:	14,934 (32.6%)	$25,000 - $50,000:	7,772 (26.25%)
Some College/2-yr:	12,691 (27.71%)	$50,000 - $75,000:	4,771 (16.11%)
B.S./B.A. or More:	10,997 (24.01%)	Greater than $75,000:	5,382 (18.18%)



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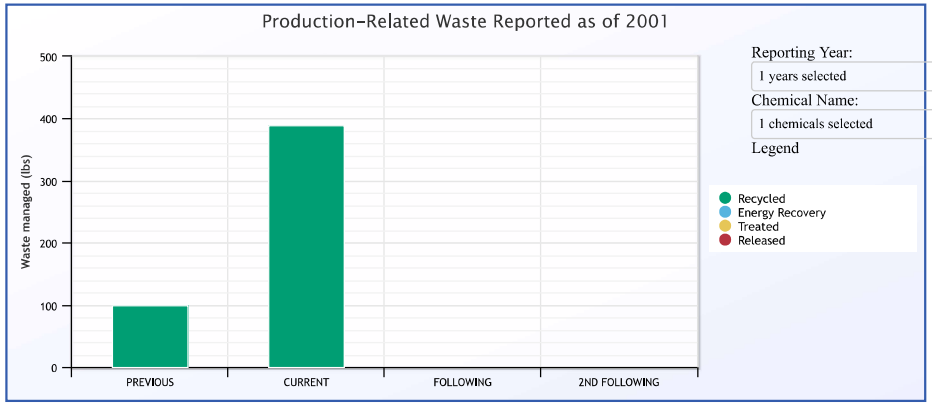

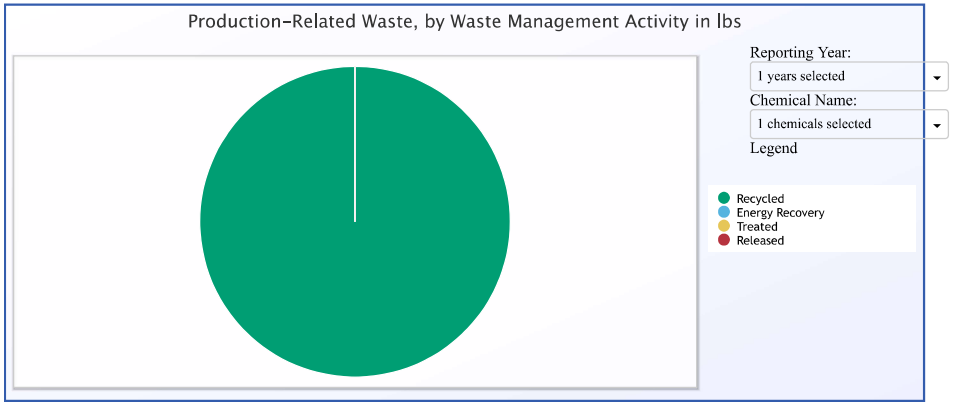

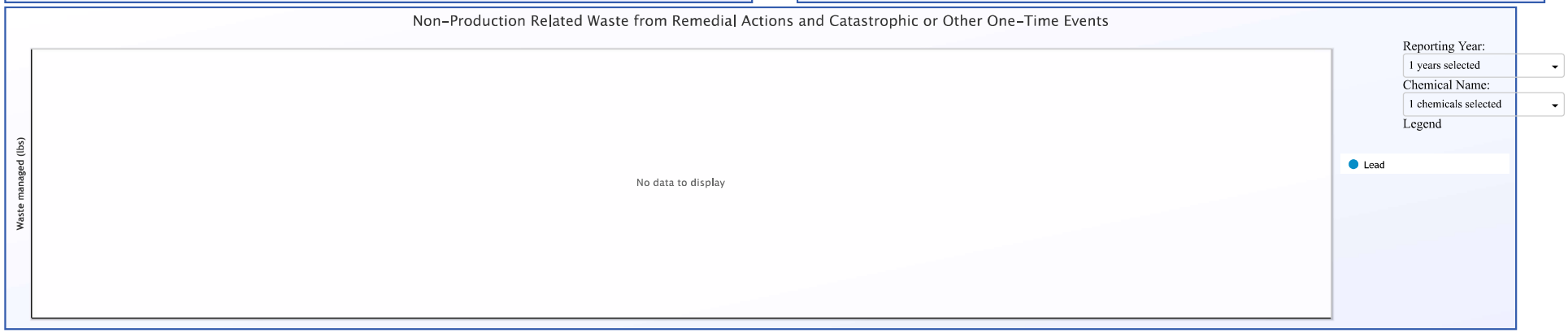

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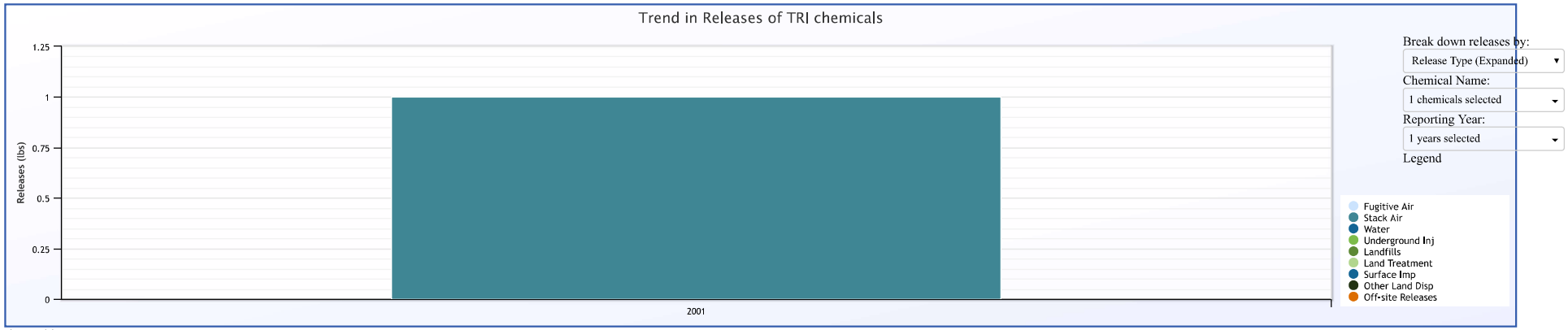

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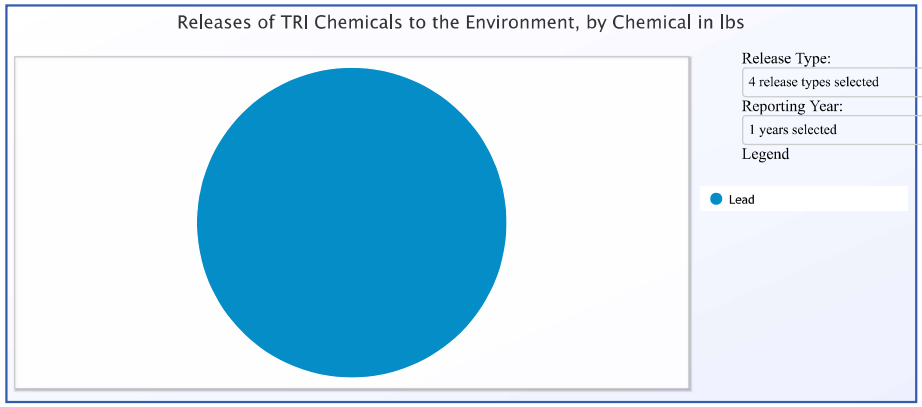

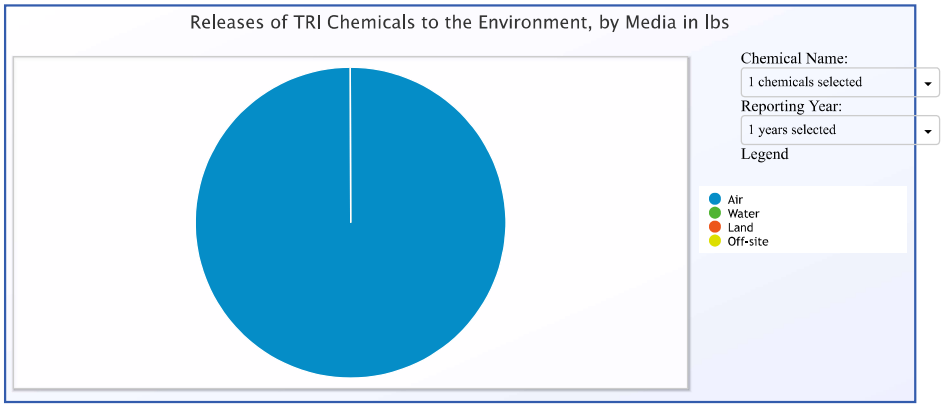

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Query was executed on AUG-15-2018

LAST UPDATED ON {MONTH DAY, YYYY}

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

LANDER CO INC
141 CHENANGO ST., BINGHAMTON, NY 13902

FRS (Facility Registry Service) ID: 110002094439
EPA Region: 02
Latitude: 42.10316
Longitude: -75.90896
Locational Data Source: FRS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Inactive ( )
Other (NYR000058222)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13902LNDRC141CH
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110002094439					N	42.10316	-75.90896
TRI	EP313	13902LNDRC141CH	Toxics Release Inventory	Last Reported for 1987			N	42.10316	-75.90896
RCR	RCRA	NYR000058222	Other	Inactive ( )			N	42.103575	-75.90864

Facility Address

System	Statute	Identifier	Facility Name	Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110002094439	LANDER CO INC	141 CHENANGO ST., BINGHAMTON, NY 13902
TRI	EP313	13902LNDRC141CH	LANDER CO INC	141 CHENANGO ST, BINGHAMTON, NY 13902
RCR	RCRA	NYR000058222	BROOME COUNTY - KILMER BUILDING	141 CHENANGO ST, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13902LNDRC141CH	2844	Toilet Preparations

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13902LNDRC141CH	325611	Soap and Other Detergent Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NYR000058222	No	08/11/2018	0	08/10/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYR000058222)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
FORMALDEHYDE									
PHENOL									

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	30,836
Center Latitude:	42.10316	Water Area:	3%	Housing Units in Area:	34,390
Center Longitude:	-75.90896	Population Density:	2,599/sq.mi.	Households on Public Assistance:	1,670
Total Persons:	70,962	Percent Minority:	22%	Persons Below Poverty Level:	32,191

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	56,701 (80%)	Child 5 years and younger:	4,081 (6%)
African-American:	6,806 (10%)	Minors 17 years and younger:	13,855 (20%)
Hispanic-Origin:	3,903 (6%)	Adults 18 years and older:	57,107 (80%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
Asian/Pacific Islander:	3,266 (5%)	Seniors 65 years and older:	11,173 (16%)
American Indian:	189 (0%)		
Other/Multiracial:	4,001 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	2,044 (4.35%)	Less than $15,000:	6,877 (22.73%)
9th through 12th Grade:	5,292 (11.26%)	$15,000 - $25,000:	4,997 (16.51%)
High School Diploma:	15,393 (32.76%)	$25,000 - $50,000:	7,963 (26.32%)
Some College/2-yr:	13,074 (27.83%)	$50,000 - $75,000:	4,920 (16.26%)
B.S./B.A. or More:	11,182 (23.8%)	Greater than $75,000:	5,503 (18.19%)

TRI Facility Report

TRI Facility Report: LANDER CO INC(13902LNDRC141CH)

Chemicals Reported to TRI

Chemical Name	TRI Chemical ID	Most Recent Year Reported	Health Effects		
			Cancer	Other	Info

Chemicals and Associated Health Effects

Showing All entries out of 2 entries

Chemical Name	TRI Chemical ID	Most Recent Year Reported	Health Effects		
			Cancer	Other	Info
Formaldehyde	50-00-0	1987	✓	✓	i
Phenol	108-95-2	1987		✓	i

Chemicals and TRI Forms

Showing All entries out of 2 entries

Chemical Name	TRI Chemical ID	1987	Chemical Name
Formaldehyde	50-00-0	R	Formaldehyde
Phenol	108-95-2	R	Phenol

Notes

- **"R" indicates the facility filed a TRI form R** for each TRI-listed chemical it manufactures, processes, or otherwise uses in quantities above the reporting threshold in the reporting year.
- **"A" indicates the facility filed a TRI form A** for each TRI-listed chemical (except PBTs) that did not exceed 500 pounds and was not manufactured, processed, or otherwise used in an amount exceeding 1 million pounds in the reporting year. Form A cannot be filed for PBT chemicals (except certain instances of reporting lead in stainless steel, brass, or bronze alloys).
- **"-" indicates the facility did not file a form** for the TRI-listed chemical in the reporting year.

Go to RSEI for Risk-Screening Environmental Indicators (RSEI) data

Timestamp

Query was executed on AUG-15-2018

ECHO
Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

CONTROL CONCEPTS
328 WATER STREET, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110000326255
EPA Region: 02
Latitude: 42.104511
Longitude: -75.912474
Locational Data Source: TRIS
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CAA	--	--	--	--	--	--	--	--	--	--
RCRA	--	06/21/1988	**No Violation**	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H)
CESQG VSQG (NYD070853080)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): 8433411
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): 13902CNTRL328WA
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110000326255					N	42.104511	-75.912474
EIS	CAA	8433411		OPERATING			N	42.10444	-75.91249
TRI	EP313	13902CNTRL328WA	Toxics Release Inventory	Last Reported for 2008			N	42.104511	-75.912474
RCR	RCRA	NYD070853080	CESQG VSQG	Active (H)			N	42.105167	-75.912026

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110000326255	CONTROL CONCEPTS	328 WATER STREET, BINGHAMTON, NY 13901
EIS	CAA	8433411	CONTROL CONCEPTS	328 WATER ST., BINGHAMTON, NY 13902
TRI	EPA13	13902CNTRL328WA	EMERSON NETWORK POWER SURGE PROTECTION INC	328 WATER ST, BINGHAMTON, NY 13901
RCR	RCRA	NYD070853080	CONTROL CONCEPTS & LIEBERT CORP	328 WATER ST PO BOX 1380, BINGHAMTON, NY 13902

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
TRI	13902CNTRL328WA	3677	Electronic Coils And Transformers

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
TRI	13902CNTRL328WA	334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
EIS	8433411	334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	NYD070853080	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD070853080)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Air Pollutant Report TRI Pollution Prevention Report

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
13902CNTRL328WA	2008	0	0	0			0	26

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name	2016	2015	2014	2013	2012	2011	2010	2009	2008
COPPER									
LEAD									26

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	31,369
Center Latitude:	42.104511	Water Area:	3%	Housing Units in Area:	34,951
Center Longitude:	-75.912474	Population Density:	2,689/sq.mi.	Households on Public Assistance:	1,708
Total Persons:	73,142	Percent Minority:	23%	Persons Below Poverty Level:	32,607

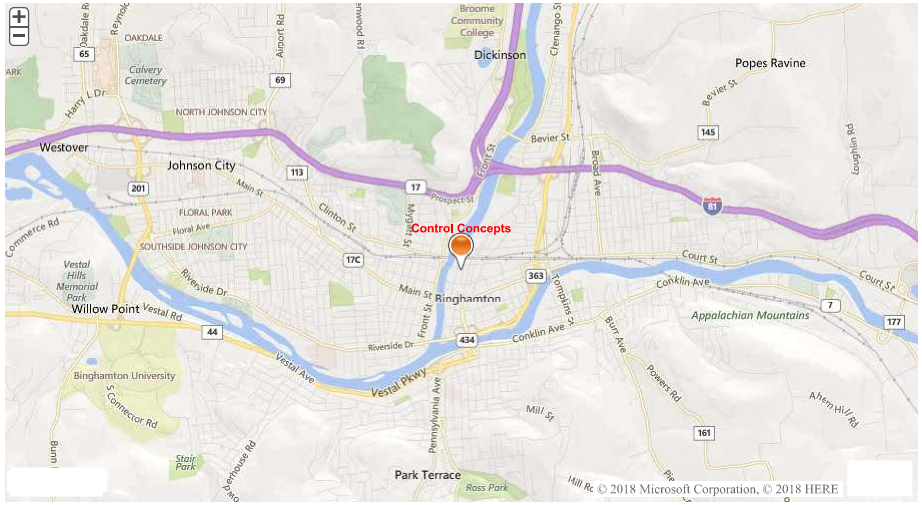
Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	58,413 (80%)	Child 5 years and younger:	4,148 (6%)
African-American:	6,924 (9%)	Minors 17 years and younger:	14,113 (19%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
Hispanic-Origin:	4,032 (6%)	Adults 18 years and older:	59,029 (81%)
Asian/Pacific Islander:	3,494 (5%)	Seniors 65 years and older:	11,392 (16%)
American Indian:	193 (0%)		
Other/Multiracial:	4,118 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	2,054 (4.28%)	Less than $15,000:	6,911 (22.47%)
9th through 12th Grade:	5,388 (11.24%)	$15,000 - $25,000:	5,082 (16.52%)
High School Diploma:	15,773 (32.9%)	$25,000 - $50,000:	8,127 (26.42%)
Some College/2-yr:	13,334 (27.81%)	$50,000 - $75,000:	5,015 (16.3%)
B.S./B.A. or More:	11,397 (23.77%)	Greater than $75,000:	5,624 (18.28%)

Facility Name	EMERSON NETWORK POWER SURGE PROTECTION INC	TRI ID	13902CNTRL328WA
Address	328 WATER ST BINGHAMTON, NY, 13901	FRS ID	110000326255
Mailing Name	EMERSON NETWORK POWER SURGE PROTECTION INC.	DUNS Number	004309647
Mailing Address	30 CHARLES ST BINGHAMTON, NY, 13905	Parent Company	
County	BROOME	Public Contact	ALEX SIEGEL
EPA Region	2	Phone	(607) 721-8843
Latitude	42.104511	Tribe	NA
Longitude	-75.912474	BIA Tribal Code	NA
NAIC(S)	334416 Electronic Coil, Transformer, and Other Inductor Manufacturing	Industry Sector	334 Computers and Electronic Products
Last Form	2008		

Information is for the most recent reporting year



*You can navigate within the map with your mouse.

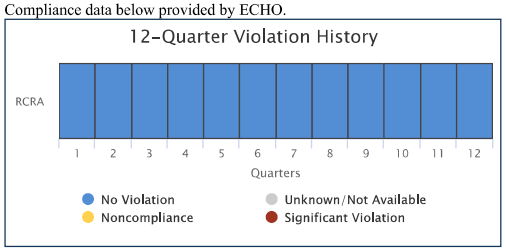
Other Regulatory Data

In addition to TRI, this facility reports to the programs listed below. The table below reflects regulatory data contained within Envirofacts and may not reflect all other EPA regulatory data:

Statute/Program	Universe	Media	Identifier
Resource Conservation and Recovery Act (RCRA)	CESQG	Land	NYD070853080

Compliance Information

Compliance data below provided by ECHO.

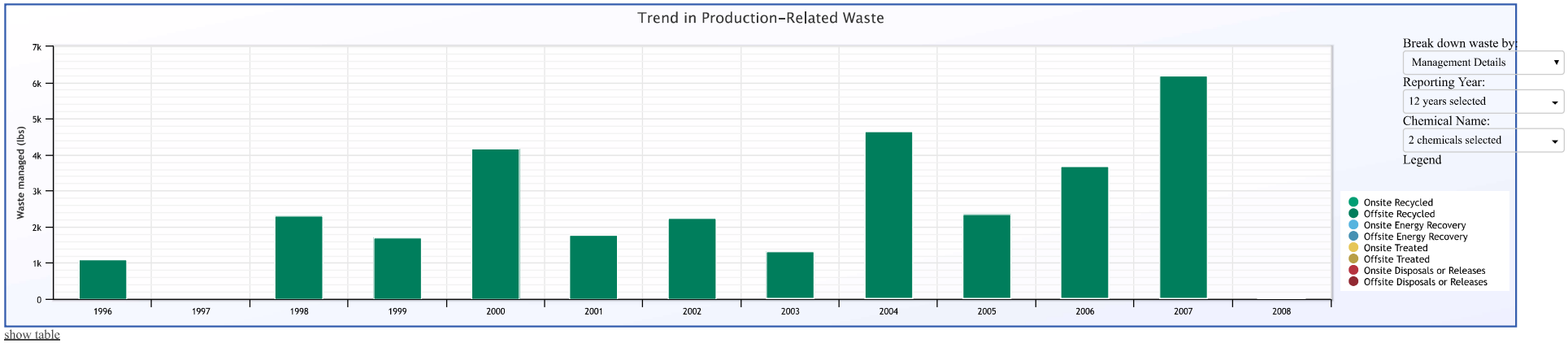


Go to ECHO for More Enforcement and Compliance Data

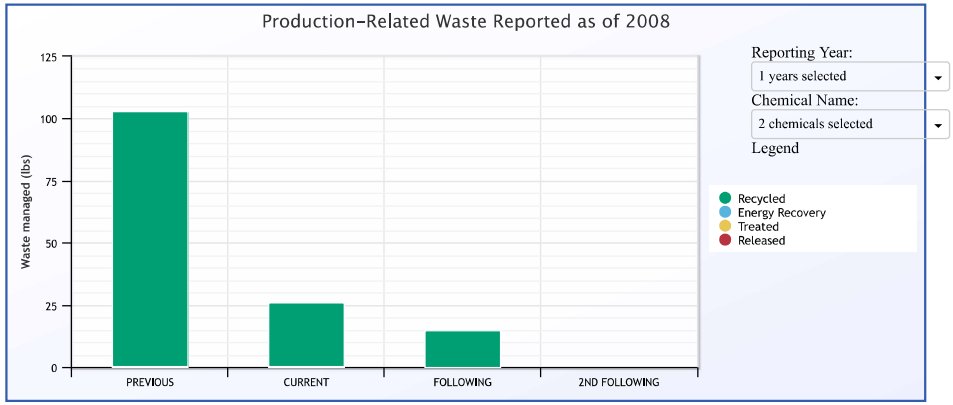
Timestamp

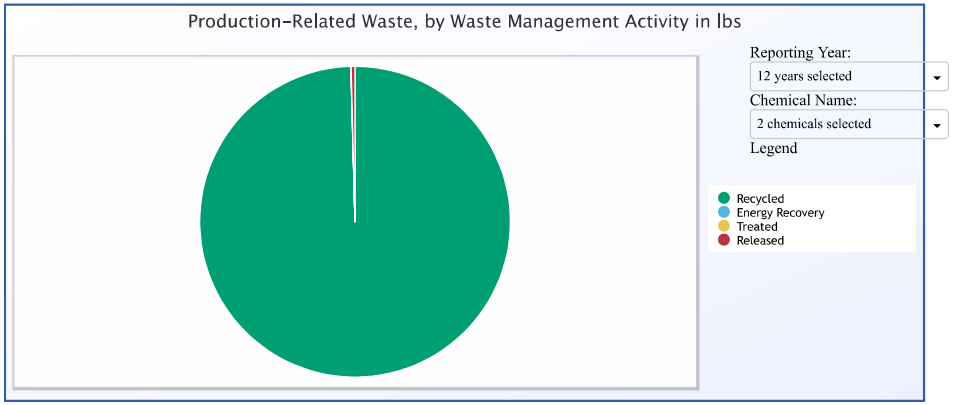
Query was executed on AUG-15-2018

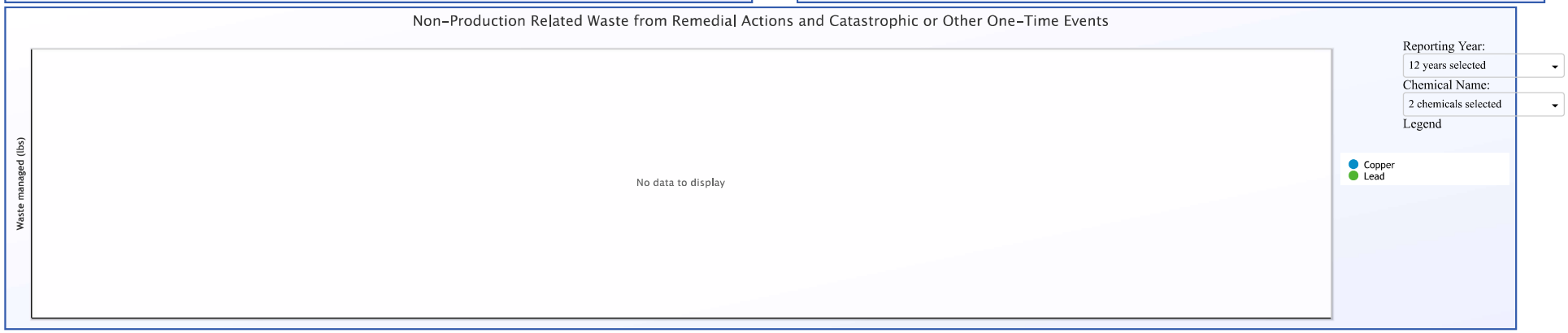
LAST UPDATED ON {MONTH DAY, YYYY}



show table







Timestamp

Query was executed on AUG-15-2018

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

BINGHAMTON FACILITY
14 BRANDYWINE AVE, BINGHAMTON, NY 13901

FRS (Facility Registry Service) ID: 110030922438
EPA Region: 02
Latitude: 42.10462
Longitude: -75.89816
Locational Data Source: FRS
Industry: Asphalt Paving Mixtures And Blocks
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	1	08/06/2015	**Noncompliance**	1	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): Minor, Permit Effective (NYR00B657)
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110030922438					N	42.10462	-75.89816
ICP	CWA	NYR00B657	Minor: General Permit Covered Facility	Effective	Storm Water Industrial	02/28/2023	N	42.104	-75.896

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110030922438	BINGHAMTON FACILITY	14 BRANDYWINE AVE, BINGHAMTON, NY 13901

System	Statute	Identifier	Facility Name	Facility Address
ICP	CWA	NYR00B657	BINGHAMTON FACILITY	14 BRANDYWINE AVE, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
ICP	NYR00B657	2951	Asphalt Paving Mixtures And Blocks

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
CWA	NYR00B657	ICP	Evaluation	EPA	08/06/2015	

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	NYR00B657	No	03/31/2018	1	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type			QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	CWA (Source ID: NYR00B657)			04/01-06/30/15	07/01-09/30/15	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-08/03/18
	Facility-Level Status			**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**No Violation**	**Violation**	**Und**
	SNC (Significant Non-compliance)/RNC (Reportable Non-Compliance) History														V(NonRNCV)	
	Benchmark Limit Exceedances (No Violation): Pollutant	**Disch Point**	**Freq**													
CWA	Solids, total suspended	001	NMth			11%								50%		
	Permit Schedule Violations															
CWA	Schedule Event achieved late but reported: Status/Progress Report														02-28-18-03-02-18	

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
NYR00B657			020501011313	Park Creek-Susquehanna River	TRIB TO SUSQUEHANNA RIVER	No		MERCURY | NUTRIENTS | OTHER CAUSE | PATHOGENS	No

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
02050101001919	Susquehanna River	No	Yes	Yes	No	No	No

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	26,208
Center Latitude:	42.10449	Water Area:	3%	Housing Units in Area:	29,271
Center Longitude:	-75.89548	Population Density:	2,190/sq.mi.	Households on Public Assistance:	1,443
Total Persons:	59,732	Percent Minority:	22%	Persons Below Poverty Level:	27,948

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	47,901 (80%)	Child 5 years and younger:	3,489 (6%)
African-American:	6,018 (10%)	Minors 17 years and younger:	11,753 (20%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
Hispanic-Origin:	3,369 (6%)	Adults 18 years and older:	47,979 (80%)
Asian/Pacific Islander:	2,252 (4%)	Seniors 65 years and older:	9,456 (16%)
American Indian:	158 (0%)		
Other/Multiracial:	3,404 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,749 (4.39%)	Less than $15,000:	5,890 (22.67%)
9th through 12th Grade:	4,580 (11.49%)	$15,000 - $25,000:	4,352 (16.75%)
High School Diploma:	13,152 (33.01%)	$25,000 - $50,000:	6,862 (26.41%)
Some College/2-yr:	11,220 (28.16%)	$50,000 - $75,000:	4,257 (16.39%)
B.S./B.A. or More:	9,146 (22.95%)	Greater than $75,000:	4,620 (17.78%)

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

UNITED STATES POSTAL SERVICE
115 HENRY STREET, BINGHAMTON, NY 13902

FRS (Facility Registry Service) ID: 110019242504
EPA Region: 02
Latitude: 42.101
Longitude: -75.906
Locational Data Source: NPDES
Industry: undefined
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	1	08/24/2015	Noncompliance	12	0	--	--	--	--	--
RCRA	1	03/09/2007	No Violation	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): Minor, Permit Expired (NYR00B824)
Resource Conservation and Recovery Act (RCRA): Active (H)
SQG (NY0470002049)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110019242504					N	42.101	-75.906
ICP	CWA	NYR00B824	Minor: General Permit Covered Facility	Expired	Storm Water Industrial	09/30/2017	N	42.101	-75.906
RCR	RCRA	NY0470002049	SQG	Active (H)			N	42.102146	-75.906265

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110019242504	UNITED STATES POSTAL SERVICE	115 HENRY STREET, BINGHAMTON, NY 13902
ICP	CWA	NYR00B824	BINGHAMTON VEHICLE MAINTENANCE FACILITY	115 HENRY STREET, BINGHAMTON, NY 13902-9331
RCR	RCRA	NY0470002049	U.S. POSTAL SERVICE	HENRY STREET, BINGHAMTON, NY 13901

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
ICP	NYR00B824	4311	U.S. Postal Service

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCR	NY0470002049	23622	Commercial and Institutional Building Construction

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
CWA	NYR00B824	ICP	Evaluation	EPA	08/24/2015	
RCRA / §9005	3600063781	ICIS	Evaluation	EPA	01/05/2015	

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	NYR00B824	No	03/31/2018	12	08/03/2018
RCRA	NY0470002049	No	08/04/2018	0	08/03/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	CWA (Source ID: NYR00B824)	04/01-06/30/15	07/01-09/30/15	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-08/03/18
	Facility-Level Status	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**	**Violation**
	SNC (Significant Non-compliance)/RNC (Reportable Non-Compliance) History	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	N(RptViol)	

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	Permit Schedule Violations													
CWA	Schedule Event unachieved and not reported: Status/Progress Report	03-31-09	→	→	→	→	→	→	→	→	→	→	→	→

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NY0470002049)	10/01-12/31/15	01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
NYR00B824			020501011313	Park Creek-Susquehanna River	CHENANGO RIVER	No		MERCURY | NUTRIENTS | OTHER CAUSE | PATHOGENS	No

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
02050101001919	Susquehanna River	No	Yes	Yes	No	No	No

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (2008)
Yes	Lead	Lead (2008)
Yes	Particulate Matter	PM-2.5 (1997), PM-2.5 (2006)
Yes	Sulfur Dioxide	Sulfur Dioxide (2010)

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	97%	Households in Area:	29,885
Center Latitude:	42.101803	Water Area:	3%	Housing Units in Area:	33,360

Center Longitude:	-75.906307	Population Density:	2,514/sq.mi.	Households on Public Assistance:	1,619
Total Persons:	68,534	Percent Minority:	23%	Persons Below Poverty Level:	31,374

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	54,716 (80%)	Child 5 years and younger:	3,960 (6%)
African-American:	6,647 (10%)	Minors 17 years and younger:	13,429 (20%)
Hispanic-Origin:	3,785 (6%)	Adults 18 years and older:	55,105 (80%)
Asian/Pacific Islander:	3,113 (5%)	Seniors 65 years and older:	10,826 (16%)
American Indian:	181 (0%)		
Other/Multiracial:	3,878 (6%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	1,979 (4.35%)	Less than $15,000:	6,716 (22.84%)
9th through 12th Grade:	5,117 (11.26%)	$15,000 - $25,000:	4,855 (16.51%)
High School Diploma:	14,852 (32.68%)	$25,000 - $50,000:	7,732 (26.29%)
Some College/2-yr:	12,625 (27.78%)	$50,000 - $75,000:	4,777 (16.24%)
B.S./B.A. or More:	10,880 (23.94%)	Greater than $75,000:	5,328 (18.12%)