Century Sunrise Redevelopment
Village of Johnson City, Broome County, NY
Environmental Assessment

November 10, 2016

Project Name: Century Sunrise Redevelopment
Project Location: 135 – 139 Baldwin Street, Village of Johnson City, Broome County, New York, 13790
Federal Agency: US Department of Housing and Urban Development
Responsible Entity: New York State Homes and Community Renewal
Responsible Agency’s Certifying Officer: Lori Shirley, Certifying Officer
Project Sponsor: Regan Development Corporation
Primary Contact: Larry Regan
1055 Saw Mill River Road Suite 204
(914) 693-6613
larry@regandevelopment.com

Project NEPA Classification: 24 CFR 58.36 (Environmental Assessment)

<table>
<thead>
<tr>
<th>Environmental Finding:</th>
<th>X Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.</th>
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<td></td>
<td>☐ Finding of Significant Impact - The project may significantly affect the quality of the human environment.</td>
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Certification

The undersigned hereby certifies that New York State Homes and Community Renewal has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended (42 USC Sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.

Signature

Lori A. Shirley

Environmental Assessment Prepared By: Consultant: Tetra Tech, Inc.
Address: 1999 Harrison Street, Suite 500
Address: Oakland, CA 94612
CERTIFICATION OF NEPA CLASSIFICATION

It is the finding of New York State Homes and Community Renewal’s Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Century Sunrise Redevelopment are:

Check the applicable classification.

☐ Exempt as defined in 24 CFR 58.34 (a).

☐ Categorically Excluded as defined in 24 CFR 58.35(b).

☐ Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statues and executive orders [i.e., exempt under 58.34(a)(12)].

☐ Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statues and executive orders.

☒ "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).

☐ Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other", attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.

Lori A. Shirley  
GOSR Certifying Officer  
November 10, 2016  
Date
CERTIFICATION OF SEQRA CLASSIFICATION

It is the finding of New York State Homes and Community Renewal’s Housing Trust Fund Corporation that the activity(ies) proposed in its 2015 NYS CDBG-DR project, Century Sunrise Redevelopment constitute a:

Check the applicable classification:

- [x] Type I Action (6NYCRR Section 617.4)
- [ ] Type II Action (6NYCRR Section 617.5)
- [ ] Unlisted Action (not Type I or Type II Action)

Check if applicable:

- [ ] Environmental Impact Statement (EIS)
  - [ ] Draft EIS
  - [ ] Final EIS

__________________________   _________________________
Signature of Certifying Officer   Date

Lori A. Shirley
GOSR Certifying Officer

November 10, 2016
Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Regan Development Corporation proposes to acquire and rehabilitate two existing industrial buildings located at 135 – 139 Baldwin Street, Village of Johnson City, Broome County, New York, into multi-unit residential family housing for families.

The Project site is located between Baldwin Street and Willow Street on the south side of the Erie-Lackwanna Railroad (Figures 1 and 2). The Project site encompasses 3.84 acres, 3.1 acres of which would be disturbed. The site contains two separate four-story industrial buildings (Century Buildings #11 and #12) and one small single-story brick structure along the southern boundary of the Project site (Figure 3).

The Project site was part of the Endicott-Johnson Corporation Industrial Complex. The buildings on the Project site were part of the corporation’s South End Sunrise Group. On the east side of the Project site, the Sunrise Building (Century Building #11) was the Rubber Shoe Factory. It is a four-story industrial building with a basement. It is constructed with brick curtain walls and a flat roof. Two loading docks face Willow Street.

On the west side of the Project site, the Century Building (Century Building #12) was the Welt/Heel Department. It is a four-story industrial building with a basement. It is constructed with brick curtain walls and a flat roof. A loading dock spans the north side of the building along the railroad tracks.

The two buildings are currently vacant with a minimal amount of space being used for storage.

The single-story brick building on the south side of the Project site is labelled as flammable storage in historical fire insurance maps. It is currently empty.

The site is currently zoned as Industrial. Across the railroad tracks to the north are a municipal parking and Indian Valley Industries. Across Willow Street to the east are a lawn and hardware business and municipal parking. To the south, a vacant warehouse, the Islamic Organization of the Southern Tier, residences, and the Johnson City Alliance Church are present. Across Baldwin Street to the west are commercial space and parking.

The Project site is within the Johnson City Historic District. All three buildings have been determined to contribute to the District. Endicott-Johnson at one time was the largest producer of footwear in the U.S. At its peak, Endicott-Johnson operated dozens of factories in the Triple Cities area (Binghamton, Endicott, and Johnson City) and outside the region. By World War I, it was the world’s largest shoe manufacturer, employing more than 30,000 workers. The Villages of Endicott and Johnson City were named after two early company presidents. Endicott-Johnson made all of its rubber footwear and much of its leather footwear in Johnson City.

The site is connected to utilities, with potable water service provided by Johnson City Water System and sanitary sewage handled by the Binghamton-Johnson City Wastewater Treatment
Plant. Stormwater is directed to the existing combined sewer system. Electrical power and natural gas are supplied by New York State Electric and Gas Corporation (NYSEG).

The proposed Project consists of the acquisition and rehabilitation of the existing Century and Sunrise buildings to include 104 residential units (44 one-bedroom, 56-two bedroom, and four three-bedroom units) and a 3,500-square-foot multi-level commercial retail/restaurant space (Figure 4). Approximately 90 percent of the units would be available to individuals and families at or below 60 percent of the Area Median Income (AMI), and the remaining 10 percent would be available to those between 60 and 90 percent of the AMI. The Project would retain the current building facades. Most of the rehabilitation would involve the interiors of the buildings.

The common areas of the buildings, which would be handicapped accessible, include recreation areas, a children’s playground, laundry faculties, and a large community room with kitchen. The development also would include a park with seating areas. There would be ample tenant off-street parking as well as space for bicycles. Between the two buildings would be a garden space.

The residential units would have individual natural gas furnaces and air conditioning. New outside lighting with pole-mounted and wall-mounted light-emitting diode (LED) downlight fixtures would be installed.

The single-story brick building on the south side of the Project site would not be renovated.

As the site is not currently used for industry or residence, the projected utility usage would be an increase over present low to zero usage. Potable water and sanitary sewer demand is estimated to be 18,480 gallons per day for the residences and 2,500 gallons per day for the commercial retail space, for a total of 20,980 gallons per day. The estimated electrical demand would be 200,000 kilowatt-hours per year, including that for the commercial retail area.

The Project site is located over the Clinton Street Ballpark Sole Source Aquifer. The Project site currently has 2.31 acres of impervious surfaces; this area does not include the gravel parking areas because they are considered pervious. After development, these areas would be covered with an asphalt parking lot. The amount of impervious surface would increase by 0.79 acre, approximately 30 percent. The total impervious surface would increase from 2.31 acres to 3.10 acres. The percentage of impervious surface at the site would increase from 60 percent to 81 percent. New stormwater piping would be installed in the parking areas.

The Project site is located directly across the street from the planned Binghamton Pharmacy School, one block away from the United Health Services (UHS) Wilson Medical Hospital and less than two miles from Binghamton University. The site is close to major bus routes and a wide range of services. There are a number of restaurants and other shopping opportunities within walking distance from the site located along the central downtown shopping corridor of Johnson City. Nearby amenities include the Family Enrichment Network, St. James Middle School,
Handicapped Children’s Association, Crescent Academy, George F. Johnson Dream Center, and Southern Tier AIDS Program.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in affected areas of New York State. Broome County was struck by Tropical Storm Lee. Disaster relief funds were directed under the Community Development Block Grant-Disaster Recovery (CDBG-DR) award process. The Governor’s Office of Storm Recovery (GOSR) was established to administer the award funds, address communities’ most urgent needs, and encourage the identification of innovative and enduring solutions to strengthen the state’s infrastructure and critical systems. Operating under the umbrella of New York State Homes and Community Renewal (HCR), GOSR uses approximately $3.8 billion in flexible funding made available by the U.S. Department of Housing and Urban Development’s (HUD) CDBG-DR program to concentrate aid to four main areas: housing recovery, small business, community reconstruction, and infrastructure. Paired with additional federal funding that has been awarded to other state agencies, the CDBG-DR program is enabling homeowners, small businesses, and entire communities to build back and better prepare for future extreme weather events.

Broome County, along New York State’s south-central border with Pennsylvania, was devastated by severe flooding in 2011. Tropical Storm Lee dropped 10 to 12 inches of precipitation in the area, leading to massive flooding on the Susquehanna and Chenango Rivers, larger tributaries, streams, and creeks. Most municipalities in Greater Binghamton and the Penn-York Valley saw water levels top the levees, inundating several downtown areas along the river. Many of the locations under water had not flooded since the mid-1930s, when the levees were constructed. BAE Systems’ 27-acre electronic parts manufacturing facility on Main Street in Johnson City, which employed 1,400 people, was declared a total loss. More than 20,000 Broome County residents were forced to evacuate. As many as 200,600 persons in Broome County were affected by the storm. Damages in Broome County were estimated to be $513 million.

The 2013 Broome County Comprehensive Plan states that the local housing stock is under tremendous pressure. Three major floods in five years have damaged hundreds of homes, and potential changes to flood maps and the increasing cost of flood insurance threaten whole neighborhoods. The plan estimated that 10 percent of homes in Broome County were damaged by Tropical Storm Lee. More than 229 homes were destroyed and over 9,000 residential structures were damaged. More than half the damaged structures suffered major damage. The State of New York CDBG-DR Action Plan reported that Broome County sustained damage to 1,511 rental property units. The loss and damage of homes and businesses have diminished property values and the property tax base.

The New York Rising Community Reconstruction (NYRCR), Broome Reconstruction Plan states that short- and long-term housing needs should be addressed, including replacing flood-damaged units at more suitable locations, expanding housing choice to accommodate low and moderate
income residents, and creating sustainable and resilient neighborhoods. The proposed Project is in accordance with those strategies.

Endicott-Johnson’s influence on development of the Endicott, Johnson City, and Binghamton area was significant. It employed area residents and provided recreation and community services. It was the goal of the founders of Endicott-Johnson to create housing opportunities for their employees close to where they worked. The company was known for industrial democracy, pioneering the 8-hour workday and providing employees affordable housing, medical services, and a wide range of recreational opportunities.

The Century Sunrise Redevelopment seeks to accomplish the founder’s goal to provide affordable housing. This redevelopment would rehabilitate two blighted industrial buildings into attractive and diverse quality housing with the goal of bringing back the live-work atmosphere that made this community thrive under Endicott-Johnson. The Project would transform a historically significant industrial shoe factory site into a vibrant neighborhood asset, helping Johnson City to recreate its neighborhood where residents can live close to where they work.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

In 2013, the Village of Johnson City had a population of 14,890, which was a 1.7 percent decrease over its 2010 population of 15,156. During that same time period, the county’s population decreased by 1.4 percent, and the state’s population increased by 1.5 percent.

The Village of Johnson City had 7,491 housing units in 2015, and 87 percent of them were occupied. Almost 54 percent of the housing units were owner occupied. The owner occupancy rate in the Village of Johnson City was higher to that of the county and similar to that of the state. Between 2010 and 2015, the number of housing units in the Village of Johnson City increased slightly, by 0.6 percent (48 units), while the population decreased by 1.7 percent (266 persons).

In 2015, the median value of a home in the Village of Johnson City was $85,700, lower than in the county and significantly lower than New York State.

In 2014, New York State had a labor force of 10,054,448 and an average unemployment rate of 5.6 percent. In that same year, the village had a labor force of 7,067 and an average unemployment rate of 4.9 percent. The per capita income for the Village of Johnson City averaged $21,837, lower than New York State’s per capita income of $32,829. The Village of Johnson City had a 20 percent poverty rate in 2015, which is higher than the New York State poverty rate of 15.6 percent (Source: 3, 4, 5, 6).
Standard Conditions for All Projects
Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with the National Environmental Policy Act (NEPA) and other laws and Executive Orders.

This review does not address all federal, state, and local requirements. Acceptance of federal funding requires the recipient to comply with all federal state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

Funding Information

Estimated Total HUD Funded Amount: $3,485,786

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $33,047,896.
Figure 1. Location of Proposed Project
Figure 2. Aerial View of Project Site
Figure 3. Current Site Plan
Figure 4. Proposed Project Site Plan
Compliance with 24 CFR 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<table>
<thead>
<tr>
<th>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</th>
<th>Are formal compliance steps or mitigation required?</th>
<th>Compliance determinations</th>
</tr>
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<tbody>
<tr>
<td>Airport Hazards</td>
<td>Yes No</td>
<td>Based on HUD guidance in Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports near the Project site, as projects within 2,500 feet of a civil airport require consultation with the appropriate civil airport operator. No known public use civil airports are located within 2,500 feet. The helipad for UHS Wilson Medical Hospital is approximately 900 feet from the Project site. The profile of the buildings that would be renovated under the Project would not change and would not interfere with helipad operations at the medical center. The nearest public use civil airport to the Project site is the Greater Binghamton Airport, approximately nine miles north in Johnson City. There are no known military airports located within 15,000 feet of the Project site. The Project is not in an Airport Runway Clear Zone. No further assessment is needed. (See Appendix A, Figures.)</td>
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<tr>
<td>24 CFR Part 51 Subpart D</td>
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<td>Source: 7, 8</td>
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**Coastal Barrier Resources**

Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]

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The Project site is not in a Coastal Barrier Resources Area as defined by the state’s Coastal Zone Management Program. (See Appendix A, Figures.)

**Source:** Source: 9, 10

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**Flood Insurance**


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Based on the review of the Federal Emergency Management Act (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B, dated September 30, 1977), the Project site is located outside the 500-year floodplain and is not within a Special Flood Hazard Area.

**Source:** 11

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**STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5**

**Clean Air**

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93

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The Project site is not included in the most recent listing of nonattainment or maintenance areas for inhalable particulate matter (PM$_{2.5}$) or the 2008 8-hour ozone standard, as defined by the U.S. Environmental Protection Agency (EPA) Green Book Nonattainment Areas for Criteria Pollutants.

The Project involves acquisition and rehabilitation of the existing Century and Sunrise buildings to include 104 residential units and a 3,500-square-foot multi-level commercial retail/restaurant space. Project activities would be completed on an existing developed site and would not substantively affect the NY State Implementation Plan (SIP) due to the implementation of standard best management practices (BMP) that control dust and other emissions during construction. Therefore, air quality impacts would be short-term and localized. No significant impacts on air quality would result, and further assessment is not required. (See Appendix A, Figures.)

**Source:** 12
### Coastal Zone Management

Coastal Zone Management Act, sections 307(c) & (d)

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<th>Yes</th>
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The Project site is not in a coastal zone as defined by the state's Coastal Zone Management Program. (See Appendix A: Figures.)

**Source:** 9

### Contamination and Toxic Substances

24 CFR Part 50.3(i) & 58.5(i)(2)

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<th>Yes</th>
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HUD policy requires that the proposed site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants of the property.

A Phase I Environmental Assessment (ESA) was conducted for the Project site in May 2015. Two recognized environmental conditions (RECs) were noted on the subject property based on the site reconnaissance, interviews, and regulatory agency records review:

1. The Project site’s use was as a shoe manufacturing facility that could have produced industrial wastes that could have affected soils and groundwater on the site.
2. The discharge location of floor drains on the Project site is unknown.

In addition, one historic REC (HREC) was identified on the Project site.

A spill from the 2004 removal of a 10,000-gallon #2 fuel oil underground storage tank (UST) was reported, and soil contamination with semivolatile organic compounds (SVOCs) above applicable standards at the time was identified in soil samples of the area.

A historical service station was located approximately 253 feet southwest of the Project site. Improperly handled wastes from such facilities could affect soils and groundwater and could result in vapor intrusion.
Based on the findings of the Phase I ESA, a Phase II subsurface investigation was conducted in July 2016. The investigation included soil borings and sampling and analysis of soil gas and ambient air.

One chlorinated volatile organic compound, carbon tetrachloride, was detected in ambient air samples at concentrations, which require taking reasonable and practical actions to identify sources and reduce exposure, according to New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Soil Vapor/Indoor Air Matrix 1 & 2) document dated October 2006. Sub-slab samples did not detect any analytes outlined in NYSDOH’s guidance document at concentrations requiring further investigation or action.

VOCs were detected in five of the ten soil samples collected; none of these compounds were detected at concentrations exceeding New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) or Restricted Residential Soil Cleanup Objectives (RRSCOs). SVOCs were detected in five of the ten soil samples collected; three of the samples collected contained compounds at concentrations exceeding UUSCOs and RRSCOs. Metals were detected in all seven samples analyzed for metals; three of the samples collected contained compounds at concentrations exceeding UUSCOs. No metals were detected at concentrations exceeding RRSCOs.

The Phase II report recommended:
1. Incorporating a vapor barrier in the foundation design that is compatible with VOCs identified in soil gas;
2. Establishing a contingency plan to manage closure and removal of underground storage tanks that may be discovered during redevelopment in accordance with applicable NYSDEC regulations and standards; and

3. Establishing a soil management plan (SMP) to ensure that historical fill is handled in accordance with applicable rules and regulations.

The Project would include and implement the measures recommended in the Phase II investigation, including a vapor barrier, a management plan for closure and removal of underground storage tanks that could be discovered during redevelopment, and an SMP.

**Mold**

Mold can also have an adverse effect on human health and is a common problem in buildings that have been flooded. The Project would involve rehabilitation of existing structures. Both structures will be inspected for mold contamination. If the mold contamination is found in Project site buildings, all mold contamination would be properly removed. A certified industrial hygienist would provide verification of site clearance and submit a clearance report before occupation by residents.

**Radon**

According to EPA, the Project site is in Radon Zone 1, where the predicted average indoor radon screening level is greater than 4 picoCuries per liter (pCi/L), the highest potential for elevated indoor radon levels. Since rehabilitation work can increase radon levels in a building, the Project sponsor must consult with the Project architect or design engineer to determine whether a
<table>
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<th>mitigation system is required. Radon testing must be done when construction is complete, prior to occupancy. If testing results exceed EPA action levels and if a mitigation system was not included in the design and construction, a mitigation system may be required to be retrofitted into the building.</th>
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<tbody>
<tr>
<td><strong>Asbestos-Containing Materials</strong></td>
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<tr>
<td>A December 8, 2015, asbestos survey report and December 12, 2015, asbestos test results identified asbestos containing materials (ACM) in samples of white spackling, floor tile and floor tile mastic, roofing and roof tar, window glaze, and white debris. In accordance with 12 NYCRR 56, no renovation work would be commenced by any owner or agent prior to completion of asbestos abatement performed by a licensed asbestos abatement contractor. NYS Department of Labor (DOL) regulations require that the ACM that would be disturbed by the renovation be removed prior to renovation. The applicant has committed to the abatement of all asbestos in the existing building prior to renovation in accordance with applicable rules and regulations.</td>
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<tr>
<td><strong>Lead-Based Paint</strong></td>
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| A December 8, 2015, Limited XRF Lead-Based Paint report identified lead-based paint (LBP) on 57 of the surfaces tested in the Century Building. The renovation must meet the requirements of the Occupational Safety and Health Administration (OSHA) Construction Lead Standard (29 CFR 1926.62). Contractors would be alerted to the fact that the paint coating on surfaces in this Project is likely to contain lead, and contractors of each trade would be required to submit a written lead program prior to
the start of work. The plan must identify potential sources of lead exposure and propose specific procedures to protect workers from those exposures.

**PCBs**

Polychlorinated biphenyls (PCBs) were widely used in equipment, such as transformers, capacitors, and hydraulic equipment, until 1979 when EPA regulated their use in this capacity. The existing Century and Sunrise Building would be surveyed for PCBs before renovation. If surveys indicate the presence of PCBs, they would be abated in accordance with applicable rules and regulations.

The Project would not result in any significant adverse impacts related to toxic, hazardous, or radioactive materials. (See Appendix B, Contamination and Toxic Substances).

*Source: 13, 14*

<table>
<thead>
<tr>
<th>Endangered Species</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td><strong>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</strong></td>
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The U.S. Fish and Wildlife Service (USFWS) on-line review process, completed on July 25, 2016, indicated that there no endangered species within the Project location. The official species list for the proposed Project indicated that there is no critical habitat in the Project area. There are currently no known maternity roost trees or hibernacula known to be occupied by the northern long-eared bat (*Myotis septentrionalis*) in the vicinity of the Project location, according to geospatial information provided by the USFWS. Several migratory birds of concern that could be affected by the proposed Project also were identified in the on-line review process. Bald eagle (*Haliaeetus leucocephalus*) habitat
and breeding sites can be found throughout Broome County. The proposed Project would not result in removal of trees and would be implemented on an extensively developed site.

On September 14, 2016, the USFWS acknowledged receipt of GOSR’s September 12, 2016, letter of a determination of no effect and/or no impact.

In response to GOSR’s September 12, 2016, consultation to the New York Natural Heritage Program (NYNHP) regarding potential rare or state-listed animals or plants near the Project site, the NYNHP stated on October 14, 2016, that it has no records of rare or state-listed animals or plants or significant natural communities at the Project site. (See Appendix C, USFWS and NYNHP Correspondence.)

<table>
<thead>
<tr>
<th>Explosive and Flammable Hazards</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td>24 CFR Part 51 Subpart C</td>
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The Project does not involve explosive or flammable operations.

AKRF, Inc. (AKRF) completed a Hazards Letter Report to document compliance with 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature for the Project on June 28, 2016. The assessment identified and reviewed aboveground storage tanks (ASTs):

- of at least 20,000 gallons within one mile of the Project site; and
- within 1,500 feet of the Project site and within clear line-of-sight, including ASTs of any size reportedly containing flammable or explosive gases; or of 100 gallons or more reportedly containing flammable or
The assessment identified two facilities with active tanks with a capacity greater than 100 gallons within approximately 1,500 feet of the Project site, but there were no facilities with a capacity greater than 20,000 gallons within one mile. The tank capacity at UHS Wilson Medical Hospital, which is 1,133 feet north-northwest of the Project site, is 11,153 gallons. The tank capacity of AES Westover LLC, which is 4,867 feet west of the Project site, is 6,000 gallons. The acceptable separation distance (ASD) calculated for the reported capacity at UHS Wilson Medical Hospital was 755 feet and the ASD for the reported capacity at AES was 583 feet, both of which are less than the actual distance of each facility to the Project site. (See Appendix D, Thermal and Explosive Hazards.)

<table>
<thead>
<tr>
<th>Farmlands Protection</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</td>
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<tr>
<td>The Project site is not located in any agricultural districts. It would not cause disturbance to Prime, Unique, or Statewide Important Farmland and would not involve the conversion of farmland to nonagricultural use. Therefore, the Project would not violate the Farmland Protection Policy Act. <strong>Source: 15</strong></td>
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<thead>
<tr>
<th>Floodplain Management</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</td>
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<td>Based on the review of the FEMA FIRM (Panel 3600470001B, dated September 30, 1977), the Project site is located outside the 500-year floodplain and is not within a Special Flood Hazard Area. <strong>Source: 11</strong></td>
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<thead>
<tr>
<th>Historic Preservation</th>
<th>Yes</th>
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<tbody>
<tr>
<td>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800;</td>
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<tr>
<td>The New York State Office of Parks, Recreation and Historic Preservation (SHPO) identifies that the Project site was listed on the National Register on August 30, 2011, as</td>
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Tribal notification for new ground disturbance. a Historic Place. The Project is proposed to be constructed in a way that would preserve the historic significance of the present day structure, while contributing to the advancement of positive rehabilitation to the neighborhood. In a September 28, 2016, letter, SHPO stated it had reviewed the September 12, 2016, submittal describing the Project in accordance with Title 54, Section 306108 of the National Historic Preservation Act of 1966 and determined that there would be “No Historic Properties Affected” by the Project. (See Appendix E, SHPO Correspondence).

On September 12, 2016, representatives of the Tuscarora Nation, Delaware Nation, Oneida Indian Nation, Delaware Tribe of Indians, Stockbridge-Munsee Community Band of Mohican Indians, and Onondaga Nation were sent a letter asking if the Project site encompasses historic properties of religious or cultural significance. The letter included a site description, photographs, site plan, and map. The Stockbridge-Munsee Community Band of Mohicans (September 20, 2016) and the Delaware Tribe (October 20, 2016) responded that they do not have significant cultural resource concerns associated with the Project. No response was received from the other tribes as of the time of publication of this EA. (See Appendix F, Tribal Correspondence.)

<table>
<thead>
<tr>
<th>Noise Abatement and Control</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

The northern boundary of the Project site abuts a railroad right-of-way. The nearest major road is Main Street, which is slightly more than 1,200 feet away and, therefore, would not contribute substantially to noise at the Project site. The Greater Binghamton Airport/Edwin A. Link Field is approximately 9 miles north of the Project site, and the Tri-
Cities Airport in Endicott approximately 10 miles west of the Project site includes military use. The remaining airports within 15 miles of the Project site are private-use with no military use.

According to the HUD Noise Guidebook, the acceptable day/night noise level (DNL) is 65 decibels (dB). The Project site is outside the 65 dB contours associated with these airports. (See Appendix G, Noise.)

Based on information provided by representatives of the Norfolk Southern Corporation on June 27, 2016, the Vestal Industrial Track, which runs along the northern Project site boundary, is out of service and receives no rail traffic. Follow-up conversation with Keith Libolt of the Norfolk Southern Corporation confirmed that there are no pending plans for future rail traffic. Therefore, the Vestal Industrial Track would not contribute to noise at the Project site. (See Appendix G, Noise.)

<table>
<thead>
<tr>
<th>Sole Source Aquifers</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</td>
<td>✗</td>
<td>☐</td>
</tr>
</tbody>
</table>

The Project site is located over the Clinton Street Ball Park Sole Source Aquifer.

The rehabilitation of the two buildings on the 2.8-acre Project site would occur predominantly within the existing structures. The redevelopment will also include a 3,500-square-foot multi-level restaurant/café with a unique garden space between the two structures. The Project would include a 0.79-acre net increase in impervious surfaces and new storm water piping.

The Project would not involve the operational use of hazardous or toxic substances

GOSR submitted Preliminary SSA Review preliminary forms to the EPA on October 3, 2016. While the Project is in an SSA area:
- It is not within a half a mile radius of a current or proposed public water supply well or wellfield;
- It does not include or directly cause the construction or expansion of water supply facilities, sewage trunk lines, or gas or petroleum trunk lines greater than 1,320 feet, or result in the construction or expansion of on-site wastewater treatment plants;
- It would not include storage or handling of hazardous constituents or bulk storage of petroleum in underground or aboveground tanks.

On October 20, 2016, the EPA stated that the Project should not pose a direct threat to either the aquifer or public health and satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act. (See Appendix H, Sole Source Aquifers.)

**Wetlands Protection**

**Executive Order 11990,** particularly sections 2 and 5

<table>
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<tr>
<th>Yes</th>
<th>No</th>
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</table>

The Project site is not on or adjacent to wetlands, as identified by the NYSDEC and the National Wetlands Inventory. (See Appendix A, Figures.)

**Source:** 16

**Wild and Scenic Rivers**

**Wild and Scenic Rivers Act of 1968,** particularly section 7(b) and (c)

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
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</table>

There are no Wild and Scenic Rivers within the vicinity of the Project site, as designated by the U.S. Department of the Interior. The Project is not located along a Wild, Scenic, or Recreational River as determined by the NYSDEC. Therefore, the Project would not violate the Wild and Scenic Rivers Act.

**Source:** 20, 21, 22

**ENVIRONMENTAL JUSTICE**

**Environmental Justice**

**Executive Order 12898**

<table>
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<tr>
<th>Yes</th>
<th>No</th>
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</table>

The Project site borders several potential Environmental Justice (EJ) areas as defined by NYSDEC based on data from the 2010 U.S. Census. The Project involves
redevelopment of vacant industrial structures with new residential units. Approximately 90 percent of the units would be available to individuals and families at or below 60 percent of the AMI, and the remaining 10 percent would be available to those between 60 and 90 percent of the AMI. Therefore, any changes in population or demographics would be beneficial to lower income levels and equally beneficial among racial groups. The Project also would have beneficial impacts on the new residents, as the new apartments would be in compliance with modern building codes and would have reduced risk from flooding. The Project would have no significant adverse environmental justice impacts on the surrounding community. (See Appendix A, Figures.)

Source: 23
Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
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<tbody>
<tr>
<td><strong>LAND DEVELOPMENT</strong></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</td>
<td>2</td>
<td>The Project site is currently zoned as Industrial on the Official Johnson City Zoning Map, 2011. Under this zoning, a multi-family residential establishment is prohibited. The Project is not consistent with zoning ordinances and would require a variance from the Village of Johnson City or application submittal to the Town or Village Board per Zoning Regulation Chapter 300, Part 6, Article 62. The Village of Johnson City Planning Board has approved the reuse of the site on December 15, 2015, the preliminary site plan, on December 22, 2015, and issued the SEQRA Negative Declaration on June 28, 2016. (See Appendix I, Approvals.) The adjacent properties to the north are also zoned Industrial, while the properties adjacent to the south and east are Urban Multi-Family, and property adjacent to the west is zoned Neighborhood Commercial. Source 24</td>
</tr>
</tbody>
</table>
The Project site slopes gradually from the northeast to the southwest, toward the Susquehanna River. According to the United States Department of Agriculture (USDA) soil survey, the majority of soil on the Project site is gravelly cut and fill lands and slopes from 0 to 8 percent.

A Storm Water Pollution Prevention Plan (SWPPP) was submitted on September 1, 2016, to the Village of Johnson City and a letter of receipt was obtained (See Appendix I, Approvals). It is anticipated that the SWPPP will be approved and a Notice of Intent (NOI) will be submitted to NYSDEC.

**Source 25**

Construction activities can result in short-term noise from construction vehicles and machines. The Project would adhere to local ordinances concerning construction activities. Negligible operational noise is expected from the Project development.

**Source 26**

Currently, the site is unoccupied; therefore, the Project would increase the energy consumption to the property. The estimated electrical demand would be 200,000 kilowatt-hours per year, including that for the commercial retail area. To minimize energy demands, the Project would utilize Energy Star-rated mechanical equipment, electrical fixtures and appliances.

A letter dated August 4, 2016, from NYSEG electrical company confirming that the NYSEG has the capacity to serve the Project.

(See Appendix J, Commitments).

<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SOCIOECONOMIC</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Income Patterns</td>
<td>2</td>
<td>According to a 2013 Census estimate, the median household income for the Village of Johnson City was $37,550, a 26 percent increase from the year 2000, compared with New York State’s median income of $57,369.</td>
</tr>
</tbody>
</table>
The estimated median value of homes in 2013 was $86,240; compared with New York State’s median home value of $277,600.

The Project would provide temporary employment during construction. Temporary employment would not alter the patterns of income and employment for the neighborhood. After construction, permanent positions to manage and maintain the property would be filled.

Source 27

<table>
<thead>
<tr>
<th>Demographic Character Changes, Displacement</th>
<th>1</th>
</tr>
</thead>
</table>

According to the United States Census Bureau, the population of Johnson City has decreased from 15,156 (2010) to 14,890 (2013) and the population of Broome County has decreased from 200,419 to 197,534 during that same time period. It is estimated that the population of Johnson City will have increased to a population similar to that of 2010 by the end of 2016.

The U.S. Census Bureau 2010 statistics documented that 82.92 percent of the population was identified as white/Caucasian, 6.32 percent as black/African American, 5.34 percent as Asian, 0.24 percent as American Indian and Alaska Native, and 0.05 percent as Native Hawaiian and Other Pacific Islander.

The addition of 104 housing units by the Project would provide housing to individuals and families at multiple income brackets. Preference would be given to those households that were displaced during Tropical Storm Lee and the unnamed 2013 storms. The redevelopment would include a multi-level restaurant/café with garden space.

It is expected that the Project would have a positive impact on the community by playing a role in transforming this area of Johnson City into a health and cultural center. The Project is expected to contribute a positive improvement to the area.

The Project site is located near major bus routes, restaurants and shopping facilities that are also within walking distance. Additionally, as a result of the nature of the site as a vacant industrial property, the Project would not displace any residents or businesses from the property.

Source 28, 29
<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMUNITY FACILITIES AND SERVICES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Educational and Cultural Facilities</td>
<td>2</td>
<td>The affordable housing Project would likely have an impact on public educational facilities because tenants are expected to be individuals and families and potentially students of the surrounding schools such as Binghamton University School of Pharmacy and Pharmaceutical Sciences, the forthcoming Decker School of Nursing, and Binghamton University. It is expected that the Pharmacy School would bring in 300 undergraduates, 60 graduate students, and employees creating a need for nearby housing and commercial space. A letter obtained from the Johnson City School District, received on October 19, 2016, confirmed that an increase in the student body population of the expected 40 students could be accommodated at the school for the Project residents (See Appendix J, Commitments). Johnson City and the surrounding area have a variety of cultural facilities that would be beneficial to the Project, such as public parks, baseball diamonds, and shopping facilities.</td>
</tr>
<tr>
<td>Commercial Facilities</td>
<td>2</td>
<td>Many commercial facilities are located throughout the Village of Johnson City and Broome County, such as public parks, baseball diamonds, a golf driving range, malls and shopping centers, restaurants, etc. The Project would involve a small increase in local population. The increase in demand in diverse commercial facilities would be minimal.</td>
</tr>
<tr>
<td>Health Care and Social Services</td>
<td>2</td>
<td>UHS Wilson Medical Hospital, and Memorial Regional Medical Center are located approximately 950 feet from the Project site on Baldwin Street. The UHS Wilson Medical Hospital is designated primarily has a 24-hour trauma, stroke, and chest pain center. Other services include anesthesiology, audiology, cancer, emergency medicine, general surgery, maternity/childbirth, neonatology, obstetrics/gynecology, ophthalmology, pathology, physical therapy and rehabilitation, plastic surgery, pulmonary medicine, surgical services and women’s health. UHS is one</td>
</tr>
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</table>
of the largest healthcare providers in New York’s Southern Tier, with more than 500 physicians/medical staff and 60 locations.

The increase in demand for medical services would be minimal.

**Source 30**

<table>
<thead>
<tr>
<th>Solid Waste Disposal / Recycling</th>
<th>2</th>
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<tbody>
<tr>
<td>Taylor Garbage, Inc. provided a letter, dated August 5, 2016, confirming waste and recycling services will be provided for the Project site. (See Appendix J, Commitments).</td>
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</table>

<table>
<thead>
<tr>
<th>Waste Water / Sanitary Sewers</th>
<th>2</th>
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<tbody>
<tr>
<td>As the site is not currently used for industry or residence, the projected utility usage would be an increase over present low to zero usage. Sanitary sewer demand is estimated to be 18,480 gallons per day for the residences and 2,500 gallons per day for the commercial retail space, for a total of 20,980 gallons per day. Wastewater treatment and sewer service is provided by the Binghamton-Johnson City Wastewater Treatment Plant. A letter from Cappola Associates dated July 7, 2016, serves as evidence that utilities including sewer are present at the Project site and would be provided to the Project. (See Appendix J, Commitments).</td>
<td></td>
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<table>
<thead>
<tr>
<th>Water Supply</th>
<th>2</th>
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<tbody>
<tr>
<td>The Johnson City Water Department supplies and operates the water system to Johnson City, the Westover, Fairmont Park, and Choconut Center parts of the Town of Union, the Broome County Airport and Landfill, parts of the Town of Dickinson, the Binghamton-Johnson City Sewer Plant Terminal Pumping Station and part of the Village of Endicott. The system also has emergency interconnections with the City of Binghamton and Town of Vestal. The Water Department maintains seven water storage reservoirs, five wells, four booster stations, 550 hydrants, and approximately 2,500 valves and more than 80 miles of water mains. An adequate supply of water is provided for safe drinking water, fire protection, and sanitary needs. As the site is not currently used for industry or residence, the projected utility usage would be an increase over present low to zero usage. Potable water demand is estimated to be 18,480 gallons per day for the residences</td>
<td></td>
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</table>
and 2,500 gallons per day for the commercial retail space, for a total of 20,980 gallons per day.

A letter from Cappola Associates dated July 7, 2016, serves as evidence that utilities including water supply are present at the Project site and would be provided to the Project. (See Appendix J, Commitments).

Source 31

<table>
<thead>
<tr>
<th>Public Safety - Police, Fire and Emergency Medical</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public safety services would be provided by the Johnson City Police Department, Johnson City Fire Department, Broome Volunteer Emergency Squad, and Union Volunteer Emergency Squad.</td>
<td></td>
</tr>
<tr>
<td>An e-mail from the Johnson City Police Department, dated September 21, 2016, confirmed its ability to provide law enforcement services to the Project site. (See Appendix J, Commitments).</td>
<td></td>
</tr>
<tr>
<td>An e-mail from the Union Volunteer Emergency Squad, Inc., dated September 27, 2016, stated that no negative impacts on Union Volunteer Emergency Squad’s ability to serve the community with development of the Project site is expected. (See Appendix J, Commitments).</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Parks, Open Space and Recreation</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Several parks are located in Johnson City, such as Boland Park, Southside Park, CFJ Park, Recreation Park, and others. A public library is also located in Johnson City, as well as a golf driving range.</td>
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<thead>
<tr>
<th>Transportation and Accessibility</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Project site is close to major bus routes and a wide range of services, such as restaurants and shopping facilities that are located within walking distance of the site. A projected positive impact of the Project is that it would aid in rehabilitation of this area of Johnson City and help revitalize the downtown shopping core with the new housing units.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Assessment Factor</th>
<th>Impact Code</th>
<th>Impact Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>NATURAL FEATURES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unique Natural Features, Water Resources</td>
<td>2</td>
<td>The Project site consists of vacant industrial buildings, while the adjacent properties consist of industrial and residential properties. According to the NYSDEC</td>
</tr>
</tbody>
</table>
### Vegetation, Wildlife

<table>
<thead>
<tr>
<th>Source 32</th>
</tr>
</thead>
</table>
| According to the NYSDEC Environmental Resource Mapper, there are no rare plants or rare animals on the Project Site. However, the Mapper shows a rare plants/rare animals area starting at the property adjacent and west of the Project site.

According to a letter written by GOSR to the USFWS, dated September 12, 2016, there are no critical habitats or endangered species at the Project site. Referenced material includes the USFWS IPaC Trust Resource Report. Several migratory birds of concern were identified as being potentially affected because the Project site is located in the Atlantic Flyway. Bald eagle habitats and breeding exists throughout Broome County, and it has been requested that bald eagle nesting zones within 660 feet of the Project site be disclosed. GOSR has stated that the Project would not result in the removal of site trees and, therefore, would have no impact on migratory birds (See Appendix C, USFWS and NYNHP Correspondence). |

### Other Factors

<table>
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<tr>
<th>NA</th>
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</table>

### Additional Studies Performed:
- Phase I ESA prepared on May 8, 2015
- Phase II ESA prepared on July 28, 2016
- Lead based paint report prepared December 8, 2015
- Pre-Demolition Asbestos Survey issued December 8, 2015 and reissued December 12, 2015

### Field Inspection (Date and completed by):
- Phase I ESA site reconnaissance on April 24, 2015
- Phase II ESA vapor sampling on June 9, 2016
- Phase II ESA soil sampling on June 20 and 21, 2016
- Lead based paint inspection on December 8, 2015
- Asbestos sampling on December 8, 2015
List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:


3. Binghamton – Johnson City Wastewater Treatment Plant. Internet Website: http://www.bjcwwtp.org/

4. United States Department of Labor. Internet Website: https://labor.ny.gov/stats/laus.asp

5. United States Census Bureau QuickFact of Johnson City. Internet Website: http://www.census.gov/quickfacts/table/PST045215/36007/accessible


23. New York State Department of Environmental Conservation. Potential Environmental Justice Areas in the City of Schenectady, Schenectady County, New York. Internet Website:


25. USDA Soil Survey. Internet Website: http://websoilsurvey.nrcs.usda.gov/app/


28. United States Census Information. Internet Website: http://censusviewer.com/city/NY/Johnson%20City

29. City Data of Johnson City and Broome County. Internet Website: http://newyork.hometownlocator.com/ny/broome/johnson-city.cfm

30. United Health Services. Internet Website: http://www.uhs.net/about-us/


32. New York Department of Environmental Conservation. Internet Website: http://www.dec.ny.gov/gis/erm/
List of Appendices:

Appendix A: Figures
Appendix B: Contamination and Toxic Substances
Appendix C: USFWS and NYNHP Correspondence
Appendix D: Thermal and Explosive Hazards
Appendix E: SHPO Correspondence
Appendix F: Tribal Correspondence
Appendix G: Noise
Appendix H: Sole Source Aquifers
Appendix I: Approvals
Appendix J: Commitments

List of Permits Obtained or Required:

- The Village of Johnson City issued a Negative Declaration on June 28, 2016, to facilitate the Project.
- The Village of Johnson City Planning Board approved the reuse of the site on December 15, 2015.
- The Village of Johnson City Planning Board approved the preliminary site plan on December 22, 2015.
- The NYS Department of Environmental Conservation will have to approve the SPDES Permit GP-0-15-002 (Construction Activity)

Public Outreach [24 CFR 50.23 & 58.43]:

On November 10, 2016, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds would be published in the Binghamton Press and Sun Bulletin. Any individual, group or agency may submit written comments on the Environmental Review Record to:

Lori A. Shirley, GOSR, HCR
38-40 State Street
Albany, NY 12207
(518) 474-0755
NYSCDBG_DR_ER@nyshcr.org

Cumulative Impact Analysis [24 CFR 58.32]:

The Project is not expected to trigger cumulative impacts to important natural resources, socioeconomic resources, human health, recreation, quality of life issues, or cultural resources. The Project involves the renovation of two historical buildings. The renovations would be mainly internal to the buildings. The Project is proposed to be constructed in a way that would
preserve the outside appearance of the buildings and the historic significance of the present-day structures; while contributing to the advancement of positive rehabilitation to the neighborhood. The NYS SHPO determined that there would be “No Historic Properties Affected” by the Project.

There would be an increase in demand for utilities, but the increase is well within the existing capacity of the utility systems. The Project would bring new residents and business to the neighborhood. No residents or businesses would be displaced. The increase in residents would not result in significant increases in demand on schools or health and emergency services. The Project is not of a scale large enough to contribute significantly to cumulative impacts. It would create positive impacts, as it would create new affordable housing in the area.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

**Proposed Project** As described in this EA, The Century Sunrise Redevelopment would address the need for affordable housing in the area and contribute to the revitalization of a historically thriving multi-use neighborhood. The neighborhood around the Century-Sunrise complex once provided housing, recreation, and community services for the workers. This redevelopment will rehabilitate two blighted industrial buildings with the goal of bringing back the live-work atmosphere that made this community thrive under Endicott-Johnson.

The site is favorably located directly across the street from the planned Binghamton Pharmacy School, one block away from UHS Wilson Medical Hospital, and less than 2 miles from Binghamton University. By 2018, the new Pharmacy School will bring in 300 undergraduates, 60 graduate students, and its employees, creating a need for nearby housing and commercial space. The proposed site is located in close proximity to transit, commercial, health, and other facilities.

**No Action Alternative** [24 CFR 58.40(e)]:

Not undertaking the Project would not be consistent with the NYRising Broome Reconstruction Plan strategies for addressing short- and long-term housing needs and creating sustainable and resilient neighborhoods. The neighborhood around the Century-Sunrise complex once provided housing, recreation, and community services for the workers. Since the complex closed, the two industrial building have remained underutilized and the neighborhood has declined. Without the Project, there would be no increase in the availability of resilient, sustainable, affordable housing for and no net attraction of residents supporting the business and facilities necessary to enhance the viability of the neighborhood economy. Not constructing the Project would result in a loss of potential customers to businesses and services in the neighborhood.

**Summary of Findings and Conclusions:**

The Village of Johnson City has approved the site plan and the reuse plan for the Project. The site is already completely disturbed from previous development. There would be an increase in demand on local utilities and services as the resident population would increase, but these
increases are well within the capacity of the service providers. The Project would not result in a significant impact on the quality of the human environment or result in other direct, indirect, or cumulative impacts. The Project would comply with all relevant regulations listed in 24 CFR Part 58.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<table>
<thead>
<tr>
<th>Law, Authority, or Factor</th>
<th>Mitigation Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean Air Act</td>
<td>All Project activities would comply with applicable federal, state, and local laws and regulations regarding construction emissions, including but not limited to NYCRR, NYSDEC Air Quality Management Plan, and the New York State Implementation Plan (SIP). All necessary measures would be used to minimize fugitive dust emissions during activities. The preferred method for dust suppression is water sprinkling.</td>
</tr>
</tbody>
</table>
| Contamination and Toxic Substances     | Based on the soil and vapor investigation, the following measures would be implemented:  
1. Incorporating a vapor barrier in the foundation design which is compatible with VOCs identified in soil gas;  
2. Establishing a contingency plan to manage the closure and removal of underground storage tanks that may be discovered during redevelopment in accordance with applicable NYSDEC regulations and standards; and  
3. Establishing an SMP to ensure that historic fill is handled in accordance with applicable rules and regulations.  
The Project would include and implement the measures recommended in the Phase II investigation, including a vapor barrier, a management plan for the closure and |
removal of underground storage tanks that could be discovered during redevelopment, and an SMP.

| Contamination and Toxic Substances | Both structures would be inspected for mold contamination. If the mold contamination is found in Project site buildings, all mold contamination would be properly removed. A certified industrial hygienist would provide verification of site clearance and submit a clearance report before occupation by residents. |
| Contamination and Toxic Substances | The existing Century and Sunrise Buildings would be surveyed for PCBs before renovation. If surveys indicate the presence of PCBs, they would be abated in accordance with applicable rules and regulations. |
| Contamination and Toxic Substances | In accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Department of Labor (Cited as 12 NYCRR Part 56), the National Emission Standard for Asbestos-Standard for Demolition and Renovation (40 CFR Part 61.145), and National Emission Standard for Asbestos-Standard for Waste Disposal for Manufacturing, Fabricating, Demolition, and Spraying Operations (40 CFR Part 61.150), asbestos abatement would be completed by a licensed asbestos abatement contractor prior to renovation work. NYSDOL regulations require that ACM that would be disturbed by the renovation be removed prior to renovation. If suspect ACM not identified in the Pre-Demolition Asbestos Survey Report is discovered during the renovation process, the presence, quantity, and location of the newly discovered materials would be conveyed within 24 hours to the building owner. Activities in the area of the ACM would cease immediately until a licensed asbestos contractor appropriately assesses and manages the materials discovered. An asbestos operations and maintenance plan would be prepared prior to funding. |
| Contamination and Toxic Substances | All renovation would follow Lead-Safe Work Practices. All activities would comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to, the EPA Renovation, Repair and Painting (RRP) Rule (40 CFR 745.80 Subpart E), HUD’s lead-based paint regulations in 24 CFR Part 35 Subparts A, B, H, J, and R, and the |
HUD “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.”

<table>
<thead>
<tr>
<th>Contamination and Toxic Substances</th>
<th>Radon testing would be done when construction is complete, prior to occupancy. If testing results exceed EPA action levels, a radon mitigation system would be used to reduce radon to safe levels for Project residents.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contamination and Toxic Substances</td>
<td>All Project-related solid waste materials would be managed and transported in accordance with the NYS solid and hazardous waste rules.</td>
</tr>
</tbody>
</table>

**Determination:**

- **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
  The project will not result in a significant impact on the quality of the human environment.

- **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
  The project may significantly affect the quality of the human environment.

Preparer Signature: Clifford Jarman, Senior Environmental Scientist, Tetra Tech, Inc.

Certifying Officer Signature: Lori A. Shirley, Certifying Officer, Governor’s Office of Storm Recovery

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).
Appendix A – Figures
Agricultural Districts

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York

Legend

- **Project Area**
- **NYS Agricultural Districts 500ft Buffer**
**Project Area**

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York
Coastal Barrier Resources

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York

Legend
- **Red**: Project Area
- **Light Blue**: CBRS Polygons

Tetra Tech, Inc
Welcome to the NYS Coastal Boundary Map

Address:

baldwin street, johnson city, ny

Find Address

Please note that the address marker is automatically placed along the street while certain activities may take place along the waterward property boundary. Please make sure to click and drag the marker to the exact location of the proposed activity for an accurate assessment of whether or not the activity would be located within any DOS Special Management Areas.

Layers

- Landward Coastal Boundary
- Scenic Areas
- Local Waterfront Revitalization Areas
- Local Waterfront Revitalization Program Communities
- Significant Coastal Fish and Wildlife Habitats
- DOS Identified Canals
- Long Island Sound CMP (excludes LWRP communities)
- Federally Owned Lands
- Native American Lands

The New York State Department of State makes every effort to post accurate and reliable information on this website. The Department of State does not guarantee or warrant that the information on this website is complete, accurate or current. The information on this website is intended solely for the purpose of electronically providing the public with general coastal consistency-related information and convenient access to data resources. The Department of State neither assumes responsibility for the use or application of any material posted on this website nor responsibility for any error, omission or other discrepancy between the electronic and printed versions of documents.
Nonattainment Areas

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York

Legend
- Century_Sunrise_Project_Location
- Pb NAA 2008
- SO2 2010 Standard NAA
- Ozone 8hr 2008 Standard NAA
- PM2.5 2006 Standard NAA

Tetra Tech, Inc
Project Area

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York

Legend

Project Area
Program Area Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- Project Area
- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- Prime farmland if drained

Protected Soils

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York
Legend

- Project Area
- Clinton Street Ballpark SSA
- Cortland-Homer Preble SSA
- Highlands SSA
- Northwest NJ 15 Basin SSA

- Ramapo SSA
- Ridgewood SSA
- Schenectady-Niskayuna SSA
- Upper Rockaway SSA

Sole Source Aquifers

Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York
Legend
- Project Area
- Wild and Scenic Rivers in the Nationwide Rivers Inventory (NRI)
- USDA Forest Service Wild and Scenic Rivers

Wild and Scenic Rivers
Century Sunrise Redevelopment
135 – 139 Baldwin Street
Village of Johnson City
Broome County, New York
Appendix B – Contamination and Toxic Substances
PHASE I ENVIRONMENTAL SITE ASSESSMENT

135-139 BALDWIN STREET
VILLAGE OF JOHNSON CITY
BROOME COUNTY, NEW YORK
TAX ID # 143.73-1-1

PREPARED FOR:
Regan Development Corporation
1055 Saw Mill River Road #204
Ardsley, NY 10502

PREPARED BY:
PVE Sheffler
48 Springside Avenue
Poughkeepsie, New York 12603
Phone: 845-454-2544 • Fax: 845-454-2655

May 8, 2015

File #560963
PHASE I ENVIRONMENTAL SITE ASSESSMENT

135-139 BALDWIN STREET
VILLAGE OF JOHNSON CITY
BROOME COUNTY, NEW YORK
TAX ID # 143.73-1-1

PVE Sheffler, LLC is submitting this report for work performed at the above-referenced site. This report has been prepared in conformance with the scope and limitations ASTM Standard E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. If you have any questions or comments, please contact one of the individuals listed below. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 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 of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

PVE SHEFFLER, LLC

DRAFT

Conor B. Tarbell
Environmental Technician

DRAFT

Christopher B. Brown, CPG
Senior Hydrogeologist/Environmental Professional
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1.0 Introduction

1.1 Objectives of Report

This Environmental Site Assessment (ESA) is intended to identify recognized environmental conditions (RECs) with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products on the subject property (defined in Section 3.0). The term recognized environmental conditions (REC) is defined in accordance with ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Consideration is given to potential impacts to soil, groundwater, vapor, and other media.

1.2 Scope and Limitations of Report

Visual inspection of the subject property, a review of regulatory records and documents, and a review of historical records and documents are performed in accordance with ASTM E1527-13 and the appended Scope and Limitations (Appendix F). Note that, as stated in Practice 1527-13, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property and that performance of Practice 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost.

1.3 Significant Assumptions

PVE Sheffler assumes that all database records, historical information, interviews conducted, and information obtained from others regarding the subject property are from reliable sources. No attempt was made to independently verify the reliability of said sources, as it is not required to verify the information provided according to Section 7.5.2.1 of ASTM E1527-13. Where access to portions of the site or to structures on the site was unavailable or limited, PVE Sheffler renders no opinion as to the presence of regulated or hazardous materials or to the presence of indirect evidence relating to hazardous or regulated material in that portion of the site or structure. Conclusions and recommendations are based on information obtained from said sources and a visual inspection of the subject property on the date listed herein. References and sources used for the preparation of this report are documented in this report.

1.4 Special Terms and Conditions

An environmental lien and activity and use limitations (AULs) search was not included with the scope of this report, as per the direction of the user. In order to satisfy the ASTM E 1527-13 requirements for a Phase I ESA, a search for environmental liens and AULs must be appended.
1.5 User Reliance

The user is the party seeking to use Practice E1527 to complete this environmental site assessment of the subject property. The user has specific obligations for completing a successful application of Practice E1527 outlined in Section 6 of E1527. Completion of the user questionnaire (attached in Appendix G) helps satisfy these obligations.

In addition to the user, additional parties may rely on the contents of this environmental site assessment as listed below.

User: Regan Development Corp.
Authorized to rely on this report: Regan Development Corp.
1055 Saw Mill River Road #204, Ardsley, NY 10502

The scope of this Phase I ESA may not meet the needs of other users. Any reliance on the contents of this report by any third party is the sole responsibility of that party.

1.6 Definitions

Below are some important definitions (as defined in E1527-13) that are not otherwise defined in this report:

*Fill dirt:* Dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of a real property. It does not include material that is used in limited quantities for normal landscaping activities.

*Material threat:* A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

*Migrate/Migration:* For the purposes of a Phase I ESA, “migrate” and “migration” refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Note that vapor migration in the subsurface is described in Guide E2600; however, for the purposes of a Phase I ESA, there is no requirement to apply the Guide E2600 standard to achieve compliance with all appropriate inquiries.
2.0 Site Description

2.1 Subject Property Location

Street Address: 135-139 Baldwin Street  
Municipality: Johnson City  
County: Broome County  
State: New York  
Tax Parcel ID: 143.73-1-1

See Appendix A for site maps. The parcel outline was obtained from the Broome County GIS Portal (http://broomegis.co.broome.ny.us/Website/GISWeb/Portal.htm).

2.2 General Site Features, Characteristics, and Current Operations

Site Features: The subject property consists of one tax parcel consisting of two separate 4-story warehouse buildings (one located on the eastern portion of the lot and the other on the western) and one small single story brick structure along the southern extend of the property. The warehouses are currently vacant with minimal space being used as storage. The property is bounded by a rail road along the northern extent of the parcel running east to west.

Current Use: Two vacant warehouses.

Topography: Generally flat.

Potable Water Supply: Public utilities.

Sewage Disposal System: Public utilities.

Means of heating/cooling: Currently no heating/cooling system in place.

2.3 Current Uses of Adjoining Properties

Adjoining properties are any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them. Adjoining parcels were obtained from the Broome County GIS Portal (http://broomegis.co.broome.ny.us/Website/GISWeb/Portal.htm).

Below is a table describing the current uses of adjoining properties.
<table>
<thead>
<tr>
<th>Direction from Subject Property</th>
<th>Address</th>
<th>Occupant(s)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>119 Baldwin Street</td>
<td>Parking</td>
<td></td>
</tr>
<tr>
<td>Northeast</td>
<td>96 Corliss Avenue</td>
<td>Indian Valley Industries</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>140 Baldwin Street</td>
<td>Spool Manufacturing</td>
<td>Contemporary art space</td>
</tr>
<tr>
<td>East</td>
<td>119 Endicott Avenue</td>
<td>Municipal parking</td>
<td></td>
</tr>
<tr>
<td>Southeast</td>
<td>147 Grand Avenue</td>
<td>Vacant warehouse</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>31 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>35 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>39 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>43 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>47 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>55 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>59 Pleasant Avenue</td>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Southwest</td>
<td>143 Baldwin Street</td>
<td>Unknown</td>
<td>Sign frame in place but empty; possible commercial store.</td>
</tr>
</tbody>
</table>
3.0 Database Search

A review of state and federal documents and databases was performed to identify recorded hazardous waste or regulated substance activities on or near the subject property. Information from state and federal databases was compiled by Environmental Data Resources (EDR), an independent subcontractor to PVE Sheffler, LLC. The information presented below is a summary of this report. A complete listing of the sources searched and a complete copy of the database report are provided in Appendix B. The search distances as assigned in ASTM E1527-13 were used at a minimum for each of the following environmental record sources. Additional reviewed records are provided in Appendix C.

Not all sites identified in the database records can be accurately located due to incomplete or conflicting information supplied to the regulatory agencies. Asterisked (*) sites are indicative of sites listed as un-mappable (“orphan”) in the EDR database report. Based on location information provided, the asterisked sites may be located within the appropriate search radius and are included in this Phase I ESA report. Information about these sites can be reviewed in the EDR Radius Map Report in Appendix B.

3.1 Federal and State Hazardous Waste Sites

Federal National Priority List

National Priority Listing (NPL) sites are those listed with the USEPA as hazardous waste disposal sites, also known as Superfund sites. Proposed and delisted NPL site lists are also maintained by the USEPA. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Properties within 1.0 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPL</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>Proposed NPL</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>DELISTED NPL</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

Federal CERCLIS

The USEPA CERCLIS (Comprehensive Environmental Response Compensation & Liability Information System) list details proposed and existing federal Superfund sites. The USEPA also maintains a CERCLIS No Further Remedial Action Planned (NFRAP) inventory. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Properties within 0.5 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>CERCLIS</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>CERC-NFRAP</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

State-Equivalent NPL & CERCLIS
Inactive State Hazardous Waste Disposal Sites are designated by NYSDEC and are state-equivalent CERCLIS sites. NYSDEC also maintains an inventory of delisted SHWS. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 1.0 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY SHWS</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>NY DEL SHWS</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

**Hazardous Substance Waste Disposal Sites**

The Hazardous Substance Waste Disposal Sites (HSWDS) Inventory is maintained by New York State. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY HSWDS</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

### 3.2 Hazardous Waste Treatment, Storage, or Disposal

**RCRA Treatment, Storage, and Disposal Facilities**

The database of RCRA facilities for treatment, storage, or disposal of hazardous materials (RCRA TSD) is maintained by the USEPA. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRA-TSDF</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

**RCRA Corrective Action Sites**

The USEPA maintains a database of sites within the RCRA Corrective Action program, which are facilities permitted by the USEPA for treatment, storage, or disposal of hazardous waste which have conducted or are currently conducting a corrective action as regulated under the Resource Conservation and Recovery Act. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 1.0 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORRACTS</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

### 3.3 Hazardous Waste Generation

The USEPA maintains a database of facilities that generate hazardous waste. Large Quantity Generators (LQG) generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Small Quantity Generators (SQG) generate between 100 kg and 1,000 kg of hazardous waste per month. Conditionally-exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous...
waste per month. Non-generators are sites that do not presently generate hazardous waste. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Adjoining Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCRA-LQG</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>RCRA-SQG</td>
<td>No</td>
<td>1 / 0*</td>
</tr>
<tr>
<td>RCRA-CESQG</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>RCRA NonGen/NLR</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

RCRA SQG:

- Indian Valley Industry, located at 60-100 Corliss Avenue, the adjoining property 517 feet northeast of the subject property. No violations were found in association with this property.

3.4 State Landfill and/or Solid Waste Disposal Sites

NYSDEC maintains a database of solid waste disposal facilities (SWF) and landfills (LF). Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY SWF/LF</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

3.5 State Registered Storage Tanks

NYSDEC maintains a database of petroleum bulk storage (PBS) facilities with regulated storage tanks. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Adjoining Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>UST</td>
<td>Yes</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>AST</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
</tbody>
</table>

UST Site:

- Conklin Warehouse, the subject property, PBS #7-428213. The following tank is associated with the property: One 10,000-gallon #2 fuel oil tank installed in 1985 and closed in 2004. Additional information pertaining to the closure of this tank was requested from the NYSDEC by PVE Sheffler personnel on May 4, 2015.

3.6 Petroleum and Hazardous Material Releases

Emergency Response Notification System

The USEPA Emergency Response Notification System (ERNS) stores information reported to the USEPA on sudden and/or accidental releases of hazardous substances to the environment. Further information can be reviewed in Appendix B.
**Petroleum Spills**

NYSDEC maintains a database of petroleum spills reported to the department. Further information can be reviewed in Appendix B.

Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional information is received by the agency that demonstrates an increased risk to human health or the environment.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Adjoining Properties:</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPILLS - Open File</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>SPILLS - Closed File</td>
<td>Yes</td>
<td>1 / 0*</td>
</tr>
</tbody>
</table>

- NYSDEC Spill #0465013, located at the subject property, occurred on March 25, 2004 when contaminated soil was encountered during removal of a 10,000-gallon heating oil tank. Post excavation samples were collected and two semi volatile organic compounds (SVOCs) were encountered at concentrations above TAGM cleanup objectives. It was believed that the SVOCs were due to cross-contamination from the overlying asphalt. The spill file was closed on May 12, 2004. Additional information pertaining to this spill and investigation was requested from the NYSDEC by PVE Sheffler personnel on May 4, 2015.

- NYSDEC Spill #0406593, located at 147 Grand Avenue, 308 feet southeast of the subject property, occurred on September 15, 2004 when the NYSDEC was informed of an oil spill/staining in an area where the electric utility company was crossing to access utility meters. The amount of material released was unreported. Corrective action was taken and the spill was closed on June 24, 2005. It is our opinion that this spill does not present a negative environmental impact to the subject property.

**State Leaking Storage Tank List**

NYSDEC maintains a database of leaking registered storage tank incident reports (LTANKS). Further information can be reviewed in Appendix B.
Open files indicate spills that have not been closed by the lead agency, which may indicate that contamination remains to be remediated and/or the agency has not yet received final confirmation that remedial action is complete. Closed files indicate spills whose files have been closed by the lead agency. Spills are usually closed when the agency determines the contamination relating to the spill has been remediated to meet the applicable standards. Spill files may be closed even though contaminants in soil and groundwater do not meet applicable standards; this is especially true if groundwater is not relied upon for purposes of consumption or other institutional controls exist which minimize or prevent exposure to remaining contamination. Closed spill files always have the possibility of being reopened if additional information is received by the agency that demonstrates an increased risk to human health or the environment. Due to the high frequency of LTANKS in the applicable search radius, only those that cannot be precisely located (orphans) or those thought to have a potentially negative environmental impact on the subject property are summarized below. All LTANK files, both closed and open, within the search radius were reviewed.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTANKS - Open File</td>
<td>No</td>
<td>0 / 0*</td>
</tr>
<tr>
<td>LTANKS - Closed File</td>
<td>No</td>
<td>12 / 0*</td>
</tr>
</tbody>
</table>

3.7 Brownfield Sites

A Brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of hazardous waste, petroleum, pollutants, or contaminants. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>BROWNFIELDS</td>
<td>No</td>
<td>1 / 0*</td>
</tr>
</tbody>
</table>

- FMR Endicott Johnson-Ranger Paracord, Southern Seg, located at 90 Lester Avenue, 1,968 feet northeast of the subject property. The Brownfield Cleanup Program (BCP) application for this entire site was terminated; an additional application for the southern portion was submitted and accepted into the Brownfield Cleanup Program (BCP). The property was formerly a fiber mill, leather re-tanning and rubber reclamation facility. The property was contaminated with SVOCs, arsenic and other metals associated with historical urban fill. The site does not present a significant environmental risk. No additional information was provided.

3.8 State Voluntary Cleanup Program Sites

The VCP was established to address the environmental, legal, and financial barriers that hinder redevelopment and reuse of contaminated sites, and to enhance private sector cleanup of Brownfield sites by enabling parties to remediate using private rather than public funds.

<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.5 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY VCP</td>
<td>No</td>
<td>2 / 0*</td>
</tr>
</tbody>
</table>
• FMR Endicott Johnson-Ranger Paracord, Southern Seg, located at 90 Lester Avenue, 1,968 feet northeast of the subject property. The property was added to the VCP on December 11, 2003. No additional information was provided.

• Former Ranger Paracord Site, located at Lester Avenue and CFJ Boulevard, 2,414 feet northeast of the subject property. The property was added to the VCP on November 30, 2000. No additional information was provided.

3.9 Federal & State Engineering & Institutional Controls, & Activity & Use Limitations

Activity and use limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a site or facility to reduce or eliminate potential exposure to contaminants or to prevent activities that could interfere with the effectiveness of a response action protecting public health or the environment. AULs are often recorded at the land title office (commonly the County Clerk’s office). AUL information is not typically contained in a chain of title report. In some cases, an AUL may not have been filed at the land title office but may be found in a separate environmental agency database.

Engineering control (EC) and institutional control (IC) listings are maintained by the USEPA and NYSDEC and are controls designed to prevent exposure to contaminants remaining on a site. Engineering and institutional controls are types of AULs. Engineering controls are physical modifications to a site. Institutional controls are legal or administrative restrictions on the use of, or access to, a site.

Readily available EC and IC listings were reviewed by EDR, but other AUL information may be applicable. If an AUL search was conducted as part of the environmental liens search, the results are indicated below. However, AULs may only exist in project documentation, which may not be readily available to the environmental professional. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property:</th>
</tr>
</thead>
<tbody>
<tr>
<td>US ENG CONTROLS</td>
<td>No</td>
</tr>
<tr>
<td>NY ENG CONTROLS</td>
<td>No</td>
</tr>
<tr>
<td>US INST CONTROL</td>
<td>No</td>
</tr>
<tr>
<td>NY INST CONTROL</td>
<td>No</td>
</tr>
<tr>
<td>AULs</td>
<td>Not Searched</td>
</tr>
</tbody>
</table>

3.10 Environmental Liens

An environmental lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws. An environmental liens report was not acquired for this report.
Environmental Liens | Not Searched

### 3.11 Other Conditions of Concern

**Manifests**

A manifest is a document that lists and tracks hazardous waste from the generator, through transporters, to a TSD facility indicating that hazardous wastes have been properly transported in accordance with state and federal regulations. Details pertaining to these sites can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Properties within 0.25 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY MANIFEST</td>
<td>No</td>
<td>4 / 0*</td>
</tr>
<tr>
<td>PA MANIFEST</td>
<td>No</td>
<td>1 / 0*</td>
</tr>
</tbody>
</table>

**Historic Service Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. Further information can be reviewed in Appendix B.

<table>
<thead>
<tr>
<th>EDR Database Acronym</th>
<th>Subject Property</th>
<th>Properties within 0.25 mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDR US Hist Auto Stat</td>
<td>No</td>
<td>10 / 0*</td>
</tr>
</tbody>
</table>

- The closest registered historic service station was located at 147 Willow Street. Approximately 34 feet east of the subject property.

**Historic Cleaners**

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundering, wash and dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. Further information can be reviewed in Appendix B.
<table>
<thead>
<tr>
<th>EDR Database Acronym:</th>
<th>Subject Property:</th>
<th>Properties within 0.25 mile:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDR US Hist Cleaners</td>
<td>No</td>
<td>1 / 0*</td>
</tr>
</tbody>
</table>

- The closest registered historical drycleaner is located at 164 Main Street, approximately 1,073 feet northeast of the subject property.
4.0 Physical Setting Analysis

The physical setting of the subject property was evaluated by consulting regional maps and other sources. Following is a summary of this review.

4.1 7.5 Minute USGS Topographic Map

According to the Binghamton West, New York USGS topographic map, the subject property is approximately 856 feet above mean sea level.

4.2 Regional Hydrogeology

Based on topography, groundwater is presumed to flow to the west, toward the Susquehanna River.
5.0 Site Reconnaissance

PVE Sheffler personnel inspected the subject property on April 24, 2015. The site reconnaissance and interviews were conducted by Conor Tarbell. Photographs are attached in Appendix D.

The reconnaissance included a walk-through of all accessible interior common areas of the subject property and exterior locations. Adjoining properties were visually assessed from the subject property boundary, public right-of-ways, or other vantage points, and are summarized in Section 2.3. One portion of the property, the brick structure located along the southern border of the parcel was not accessible at the time of the inspection. The small, single-story, structure was boarded up due to vagrants and vandalizing.

5.1 General Site Observations Table

Below are items visually and/or physically observed. Items marked with "†" are defined below.

<table>
<thead>
<tr>
<th>Item</th>
<th>Observed at Site or Known to Exist</th>
<th>Further explanation below</th>
<th>Brief notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Storage Tanks</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Drums†</td>
<td>X</td>
<td></td>
<td>Paint.</td>
</tr>
<tr>
<td>Hazardous† or Regulated Substances</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Petroleum Products† Containers</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Polychlorinated Biphenyls (PCBs)</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Evidence of Solid Waste Disposal (including mounds or filled areas)</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Strong, Pungent, or Noxious Odors</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Corrosion</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Septic Systems</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds, or Lagoons†</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Floor Drains or Sumps†</td>
<td>X</td>
<td></td>
<td>Multiple noted in the basement of the eastern building.</td>
</tr>
<tr>
<td>Item</td>
<td>Observed at Site or Known to Exist</td>
<td>Further explanation below</td>
<td>Brief notes</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------------------</td>
<td>---------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Wastewater†</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liquid discharges into drainage systems, including stormwater</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wells (including dry wells†)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Conditions of Concern</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Definitions**

**Drum:** A container (typically, but not necessarily, holding 55 gallons) that may be used to store hazardous substances or petroleum products.

**Dry wells:** Underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and unintentional) and wastewater disposal (often illegal).

**Hazardous substance:** A substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

**Petroleum products:** Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

**Pits, Ponds, or Lagoons:** Man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

**Sump:** A pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

**Wastewater:** Water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined
with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

5.2 Site Visit Observations

The subject property consists of one lot (143.73-1-1). Two separate four-story warehouse buildings are located on this lot. For the remainder of this description the building situated along Willow Street will be referred to as the eastern building and the building located along Baldwin Street will be known as the western building. Both buildings are bordered by railroad tracks to the north, separating this parcel from adjoining properties to the north. An additional, single story brick, structure is present along the southern boundary of the property.

The eastern structure consists of four stories and a basement. The building is currently being used as storage for used paint drums and buckets located on the 1st floor; no staining or leaking was observed. All other above grade floors were empty. The basement level consisted of a concrete slab floor with minimal paper goods storage. Two active sprinkler system stations were observed, and multiple floor drains were present; the discharge location of these drains is unknown at this time. Locker rooms and shower areas were observed in the basement as well. Each floor is accessed by freight elevator or stairwell. The sprinkler systems are the only operational utilities located within the property; the structure does not currently utilize electric utilities. A hot water heater is located in the southwestern corner of the basement. Metal footings, presumably, for equipment utilized in historical operations at the site were observed in the basement.

The western building, similar to the eastern, consists of four stories and a basement. Multiple sewer cleanouts were witnessed in the basement concrete slab floor; no floor drains were observed. Roofing supplies were stored in the basement of this structure, on the date of the site inspection. A hot water heater is located in the northeastern corner of the basement. One sprinkler room was observed along the northern wall of the basement. The first floor consisted of open warehouse space and offices/conference rooms in the southwestern corner. One vehicle was stored on the first floor nearest the bay doors located on the western side of the property. A small section of the 2nd floor was utilized as book storage. The 3rd floor was empty. A small portion of the 4th floor was used as residential door storage.

The small brick structure was not accessible at the time of the inspection. Due to vandals, this building was barricaded shut. Signs reading “flammable” storage were observed along the exterior. Small openings along the eastern side of the structure were observed and the building appeared to be empty.
6.0 Property History

The history of the subject property and surrounding area was researched through a review of readily ascertainable standard historical sources. These sources may include current and past owners, property records, recorded land title records, property tax files, building department records, and/or zoning and land use records. This review was conducted in order to identify those uses that are likely to have led to recognized environmental conditions. Following is a summary of these findings. Specific sources are documented first, followed by a summary at the end of this section, which may include information initially described in other sections of this report.

6.1 Property Ownership

Property ownership history was researched through the Town of Union’s Assessor’s Office. No previous ownership information was available.

6.2 Topographic Maps

USGS topographic maps were not provided in the EDR report. Topographic maps were independently searched via www.historicalaerials.com; none were available for the subject property.

6.3 Aerial Photographs

Aerial photographs were independently searched and reviewed via www.historicalaerials.com. Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1958</td>
<td>Two structures are located on the subject property; similar shape and size as the two structures currently present on the property. The easternmost structure appears to be attached to the structure on the adjoining property to the northeast via a catwalk over the railroad tracks separating the two properties.</td>
</tr>
<tr>
<td>1968</td>
<td>See 1958 description.</td>
</tr>
<tr>
<td>2002</td>
<td>See 1958 description.</td>
</tr>
<tr>
<td>2006</td>
<td>See 1958 description.</td>
</tr>
<tr>
<td>2011</td>
<td>See 1958 description.</td>
</tr>
<tr>
<td>2013</td>
<td>Catwalk connecting the easternmost structure on the subject property to the structure on the adjoining property to the northeast no longer exists; the structure on said adjoining property no longer exists as well.</td>
</tr>
</tbody>
</table>
6.4 Fire Insurance Maps

Fire Insurance maps were provided in the EDR report and are attached in Appendix B. Below is a discussion of the changes to the subject property and pertinent changes in surrounding properties:

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1891</td>
<td>Subject property is out of range of the given Sanborn Map.</td>
</tr>
<tr>
<td>1898</td>
<td>See 1891 description.</td>
</tr>
<tr>
<td>1918</td>
<td>A building is located on the western portion of the subject property and labeled as the Endicott-Johnson &amp; Company Heel Department. This is likely to be the same structure located on the western portion of the property present day. An additional structure is adjoining this factory building to the east; no description is provided.</td>
</tr>
<tr>
<td>1925</td>
<td>See 1918 description with the addition of the adjoining structure now labeled as “repair and storage.”</td>
</tr>
<tr>
<td>1931</td>
<td>Western structure labeled as “South End Factory - Welt Department.” Structure is now located on the eastern portion of the property; presumed to be the current day structure located on eastern portion of lot. The eastern structure is labeled as “Rubber Shoe Factory.” A catwalk exists from this eastern structure, traversing the railroad tracks, and connecting to the “Jigger Factory” to the north. A small structure is located along the southern border of the property; presumed to be the single story brick structure located on the property present day.</td>
</tr>
<tr>
<td>1947</td>
<td>The “repair and storage” structure that was previously located between the two factory buildings is no longer present. The eastern building is now labeled as “Sunrise Group Rubber Shoe Factory.”</td>
</tr>
<tr>
<td>1968</td>
<td>See 1947 description with addition of the small southern structure being labeled as “Inflammable Storage.”</td>
</tr>
</tbody>
</table>

6.5 City Directories

City directories list telephone company records of past occupants and businesses for an address by year, and is reviewed to determine if past occupants and businesses of the subject property and adjacent properties may have led to recognized environmental conditions. The city directory report is attached in Appendix B.

Subject Property

135-139 Baldwin Street
No Listings
Adjoining Properties

Adjoining property addresses are based on the Broome County GIS Portal (http://brcmegis.co.broome.ny.us/Website/GISWeb/Portal.htm), and are listed in Section 2.3. Only environmentally pertinent occupants and businesses are listed below.

No environmentally pertinent listings.

6.6 Other Records and Interviews

Listed below are additional records requested and/or reviewed as part of this Phase I ESA. If information relevant to the findings and conclusions of this ESA has been received from these departments, it is summarized below and/or in other sections of this report.

Water Records

An information request was sent to the Village of Johnson City’s Water Department requesting any information the department has regarding municipal water systems or supply wells on the site, in addition to any environmental contamination issues. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Sewer Records

An information request was sent to the Village of Johnson City’s Department of Public Works requesting any information the department has regarding on-site septic systems, date of installation, type, or violations associated with the site, in addition to any environmental contamination issues. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Health Agency Records

An information request was sent to the Broome County Department of Health requesting any information the department has regarding on-site septic systems, supply or monitoring wells, chemical spills, health violations, or other environmental contamination issues associated with the site. Any written response from the department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

Fire Department Records

An information request was sent to the Village of Johnson City’s Fire Coordinator requesting any information the department has regarding oil or chemical spills, or other environmental contamination issues, associated with the site. Any written response from the
department is included in Appendix C. If further information is received at a later date and modifies the conclusions of this report, we will notify the user of the report.

**Assessor's Office**

On April 24, 2015, the City of Binghamton’s Office was visited to obtain any pertinent information on the subject property.

**Building Department**

On April 24, 2015 the Village of Johnson City’s Building Department was visited to obtain any pertinent information on the subject property. Any information found at this department is included in this report.

**Interview - Regulatory Agency**

On May 4, 2015, PVES/LEG personnel submitted a FOIL request to the NYSDEC concerning the UST/Spill located on the subject property. If any information is received from this source after the submittal of this report that changes the outcome, the report will be amended and resubmitted.

**Interview - Current Owner**

No interviews were conducted with current owners because none were provided by the user.

**Interview - Current Operator/Occupant**

One of the employees for the current operator was available at the time of the inspection; any relevant information he shared with PVES is located in section 5.2.

**Interview - Past Owner**

No interviews were conducted with past owners because none were provided by the user.

**Interview - Past Operator/Occupant**

No interviews were conducted with past operators or occupants because none were provided by the user.

**Interview - User**

Mr. Regan did not possess any specialized knowledge or experience that was material to recognized environmental conditions in the connection with the property.

**Other Interviews**
No other interviews, other than those already mentioned, were conducted.

6.7 Summary of General Property History and Use

According to historical Sanborn Maps, the property was historically operated as a shoe manufacturing facility since at least 1918. This use continued until at least 1968, based on Sanborn Map details. It is unknown when the buildings were converted to their current warehouse usage.
7.0 Findings and Conclusions

PVE Sheffler personnel have conducted a Phase I Environmental Site Assessment in conformance with ASTM Standard E1527-13 of the property at 135-139 Baldwin Street, Johnson City, Broome County, New York (the subject property). Any exceptions to, or deletions from, this practice are described in Section 1.4 and 7.5 of this report.

<table>
<thead>
<tr>
<th>Environmental Concern</th>
<th>Number of Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recognized Environmental Conditions (RECs)</td>
<td>2</td>
</tr>
<tr>
<td>Controlled Recognized Environmental Conditions (CRECs)</td>
<td>None</td>
</tr>
<tr>
<td>Historical Recognized Environmental Conditions (HRECs)</td>
<td>1</td>
</tr>
<tr>
<td>De minimis Conditions</td>
<td>None</td>
</tr>
<tr>
<td>Data Gap/Data Failure</td>
<td>4</td>
</tr>
</tbody>
</table>

7.1 Recognized Environmental Conditions

The definition of a recognized environmental condition (REC) is the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, except for the following:

1. The subject property was operated as a shoe manufacturing facility at a time when the handling and disposal of wastes generated during an industrial process may have resulted in adverse impacts to soil and/or groundwater on the subject property. Such waste products may have included chromium, caustics, adhesives and dyes, which are commonly associated with shoe manufacturing.

2. The discharge location of existing floor drains in the basement is unknown, and should be confirmed. If discharging on site, these floor drains would be classified as Class V Injection Wells in accordance with the USEPA’s Underground Injection Control program.

7.2 Controlled Recognized Environmental Conditions

The definition of a controlled environmental condition (CREC) is a recognized environmental condition 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. Examples of controls include property use restrictions, activity and use limitations, institutional controls, and engineering controls. CRECs are a subset of RECs. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

7.3 Historical Recognized Environmental Conditions

The definition of a historical recognized environmental condition (HREC) is a past release of any hazardous substances or petroleum products 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. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

1. A 10,000-gallon #2 fuel oil UST was located on the subject property, installed in 1985 and removed in 2004. During removal, a spill was reported due to contaminated soil observed in the open excavation. Samples were collected and concentrations of SVOCs were encountered exceeding TAGM cleanup objectives (the applicable standard at the time). The contamination was believed to be an artifact from the overlying asphalt, and the spill was closed by the NYSDEC. Additional information regarding the closure of both the tank, and spill, were requested from the NYSDEC by PVES personnel.

7.4 De minimis Conditions

The term recognized environmental conditions is not intended to include de minimis conditions. De minimis conditions generally do not present a threat to human health or the environment and 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 are not RECs or CRECs.

7.5 Data Gaps and Data Failures

Data gaps are defined as a lack or inability to obtain information required by ASTM E-1527-13 despite good faith efforts to gather such information. A data gap by itself is not inherently significant and is only significant if other information raises reasonable concerns. Examples of data gaps are the inability to inspect portions of the subject property during the site inspection, and an inability to identify the historical use of the subject property back to 1940 but the earliest source shows the subject property to be undeveloped.

Data failures are a subset of data gaps and indicate a failure to achieve historical research objectives even after reviewing standard historical sources that are reasonably attainable and likely to be useful. Data failures can occur when the use of the property was unable to be identified at approximately five-year intervals back to the first use or 1940, whichever is earlier.
The following are data failures or data gaps encountered during this assessment:

1. Records of ownership of the subject property are incomplete. No ownership record was available via the Town of Union Assessor’s Office.

2. Data gaps in excess of five years were encountered during the review of the standard historical sources.

3. Interviews were not conducted with present owners, past owners, past operators, present occupants, or past occupants.

4. Even though some of the adjoining properties were identified on one or more of the standard environmental record searches, a regulatory file review was not performed because the files were not considered reasonably ascertainable (either not publically available, not obtainable within reasonable cost and time constraints [20 days], or not practically reviewable).

7.6 Conclusions and Opinions

Spills may be closed by regulatory agencies even though contaminants in soil and/or groundwater do not meet applicable standards. This is especially true if groundwater is not relied upon for purposes of consumption or if an impervious cover is in place. However, contaminated soil and groundwater can create a vapor encroachment condition within a building when vapors from the contaminated subsurface migrate and accumulate indoors.

Other sources consulted during this Phase I ESA indicate that the above-referenced data gaps are not significant.

We propose that a Phase II subsurface investigation be conducted in the vicinity of the former UST.

Standard Notes: As part of this Phase I ESA and in accordance with Section 7.5.2.1 of ASTM E 1527-13, PVE Sheffler has made no attempt to independently verify the reliability of information provided. In addition and in accordance with Section 3.2.18 Note 3 of ASTM E 1527-13, a condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.
July 28, 2016

Larry Regan
Regan Development Corporation
1055 Saw Mill River Road #204
Ardsley, New York 10502

Re: Phase II ESA; 135-139 Baldwin Street, Village of Johnson City, Broome County, New York
Tax Lot #143.73-1-1
PVE Sheffler File #560963

Dear Mr. Regan:

PVE Sheffler, LLC (PVES) has completed a Phase II Investigation for the above-referenced property (Figure 1). Below is a summary of field activities, analytical data and recommendations.

1.0 INTRODUCTION

PVES, prepared a Phase I Environmental Site Assessment (ESA), dated April 1, 2016 which concluded the following:

1. The subject property was operated as a shoe manufacturing and packaging facility, materials used in the manufacturing process have the potential to adversely impact the subject property.

2. The discharge location of existing floor drains in the basement is unknown, and should be confirmed. If discharging on site, these floor drains would be classified as Class V Injection Wells in accordance with the USEPA’s Underground Injection Control program.

3. A 10,000-gallon #2 fuel oil UST was located on the subject property, installed in 1985 and removed in 2004. During removal, a spill was reported due to contaminated soil observed in the open excavation. Samples were collected and concentrations of semi-volatile organic compounds (SVOCs) were encountered exceeding TAGM cleanup objectives (the applicable standard at the time). The contamination was believed to be an artifact from to the overlying asphalt, and the spill was closed by the NYSDEC.

4. A historic service station was located at 205 Grand Avenue, approximately 253 feet southwest of the subject property. Facilities such as these are likely to generate wastes which if handled improperly have the potential to contaminate local soil and/or groundwater, which can result in a potential vapor intrusion condition.

Based on our Phase I ESA findings, a work plan for evaluation of subsurface conditions was prepared and submitted to your attention. This work plan included the completion of 10 soil borings, the installation,
sampling and analysis of 5 groundwater monitoring wells, and the collection/analysis of soil-gas samples/ambient air samples. Summarized below are our findings and conclusions.

2.0 FIELD ACTIVITIES

2.1 Vapor Sampling

Following a public and private utility mark out on June 9, 2016, PVES personnel installed two sub-slab vapor sampling points (Figure 2) in each structure on the subject property. Sampling points were installed by drilling through the 4-6” thick concrete slab located in the basement of each structure using a hammer drill and 5/8” drill bit. Polyethylene tubing was inserted to the bottom of the borehole and sealed at the surface using non-volatile organic compound (VOC) emitting clay. Each sub-slab sample’s surface seal was inspected for quality using helium and a helium trace detector in accordance with New York State Department of Health (NYSDOH) “Guidance for Evaluating Soil Vapor Intrusion in the State of New York,” October 2006. In addition to sub-slab vapor samples, one ambient indoor sample was collected from each structure in close vicinity to sub-slab samples and one ambient outdoor sample was collected from paved area between the two structures.

The tubing was purged at 0.2 L/min using a peristaltic pump; each location was purged of 1-3 tubing volumes, and subsequently attached directly to a certified clean Summa canister with a regulator set to collect a sample over the appropriate time period. The sample was submitted to a NYSDOH ELAP-certified laboratory for analysis of VOCs via USEPA Method TO-15.

2.2 Soil Sampling

On June 20 and June 21, 2016, a total of ten (10) soil borings were completed across the subject property (Figure 3). Soil borings were completed through the use of a track mounted Geoprobe™ 6620 unit equipped with 4-foot long, 1 ¾-inch diameter core barrels (macro-cores) fitted with acetate liners. Borings were sampled continuously from the ground surface to a maximum depth of 20 feet below grade. The project geologist recorded detailed logs of each boring, which are attached to this report and summarized below.

Soil samples were screened in the field for the presence of VOCs using a photoionization detector (PID) and headspace techniques. One soil sample from each boring was submitted to a NYSDOH-approved laboratory for analysis of some or all of the following parameters depending on sample location and rationale (Table 3):

- CP-51 & TCL VOCs via USEPA Method 8260
- CP-51 SVOCs (Base/Neutrals) via USEPA Method 8270
- TAL Metals via USEPA Methods 6010/7470/7471

Below is a summary of each boring; additional detail can be found in the attached soil boring logs.
Boring SB-1 was advanced to 16 feet below ground surface (bgs). Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.1 ppm. A sample was collected from the 4-5 feet interval for laboratory analysis.

Boring SB-2 was advanced to 8 feet bgs; shallow refusal was encountered on multiple attempts due to rock. Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.0 ppm. A sample was collected from the 3-4 feet interval for laboratory analysis.

Boring SB-3 was advanced to 16 feet bgs. Groundwater was not encountered. Coal ash was observed from 1-6.5 feet interval. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.4 ppm. A sample was collected from the 1-2 feet interval for laboratory analysis.

Boring SB-4 was advanced to 20 feet bgs. Groundwater was not encountered. Coal ash was observed from 1-4 feet interval. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.0 ppm. A sample was collected from the 19-20 feet interval for laboratory analysis.

Boring SB-5 was advanced to 18 feet bgs. Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.2 ppm. A sample was collected from the 17-18 feet interval for laboratory analysis.

Boring SB-6 was advanced to 11 feet bgs; shallow refusal was encountered on multiple attempts due to rock. Groundwater was not encountered. Coal ash was observed from 0.5-2.5 feet interval. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.8 ppm. A sample was collected from the 10-11 feet interval for laboratory analysis.

Boring SB-7 was advanced to 10 feet bgs; shallow refusal was encountered on multiple attempts due to rock. Groundwater was not encountered. Coal fragments were observed from 0.5-2 feet interval. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.5 ppm. A sample was collected from the 1-2 feet interval for laboratory analysis.

Boring SB-8 was advanced to 11 feet bgs; shallow refusal was encountered on multiple attempts due to rock. Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 0.0 ppm. A sample was collected from the 3-4 feet interval for laboratory analysis.

Boring SB-9 was advanced to 16 feet bgs. Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 1.0 ppm. A sample was collected from the 14-16 feet interval for laboratory analysis.
Boring SB-10 was advanced to 8 feet bgs; shallow refusal was encountered on multiple attempts due to rock. Groundwater was not encountered. The soil encountered consisted predominately of brown and gray sand, gravel and crushed rock. The maximum PID reading was 1.2 ppm. A sample was collected from the 7-8 feet interval for laboratory analysis.

2.3 Proposed Monitoring Well Installation

The Phase II Work Plan dated June 3, 2016 and revised on June 10, 2016 proposed the installation of five (5) monitoring wells co-located with soil borings throughout the subject property. Groundwater was not encountered above the bottom of each boring; drilling conditions, including shallow refusal and borehole collapse prevented deeper drilling where groundwater might be encountered. Monitoring well installation will require the use of a conventional truck-mounted drilling rig with hollow-stem augers to depths greater than 20 feet below grade.

3.0 RESULTS

3.1 Vapor

Soil vapor results are summarized in Table 1. Analytical reports are attached.

VOCs

One chlorinated volatile organic compound, Carbon Tetrachloride, was detected in ambient air samples at concentrations which require the course of taking reasonable and practical actions to identify source(s) and reduce exposure, according to NYSDOH’s Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Soil Vapor/Indoor Air Matrix 1 & 2) document dated October of 2006. Sub-slab samples did not detect any analytes outlined in NYSDOH’s guidance document at concentrations requiring further investigation or action.

Summarized below are the actions necessary at each sampling location based on vapor sample analytical.

- **SV-1** - No further action necessary.
- **SV-2** - No further action necessary.
- **AI-1** - Take reasonable and practical actions to identify source(s) and reduce exposure.
- **SV-3** - No further action necessary.
- **SV-4** - No further action necessary.
• **AI-2** - Take reasonable and practical actions to identify source(s) and reduce exposure.

• **A0-2** - Take reasonable and practical actions to identify source(s) and reduce exposure.

### 3.2 Soil

Analytical results for soil samples are summarized in Table 2A-C. Analytical reports are attached.

**VOCs**

VOCs were detected in 5 of the 10 soil samples collected; none of these compounds were detected at concentrations exceeding NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) or Restricted Residential Soil Cleanup Objectives (RRSCOs).

**SVOCs**

SVOCs were detected in 5 of the 10 soil samples collected; three of the samples collected contained compounds at concentrations exceeding UUSCOs and RRSCOs. Summarized below are compounds exceeding UUSCOs; compounds listed in bold font exceed RRSCOs:

- **SB-1 (4-5’)**
  - Benzo(A)Anthracene (1,200 ug/kg)
  - Benzo(B)Fluoranthene (1,800 ug/kg)
  - Benzo(K)Fluoranthene (870 ug/kg)
  - Chrysene (1,400 ug/kg)
  - **Indeno(1,2,3-C,D)Pyrene** (520 ug/kg)

- **SB-3 (1-2’)**
  - Benzo(A)Anthracene (1,900 ug/kg)
  - Benzo(B)Fluoranthene (2,400 ug/kg)
  - Benzo(K)Fluoranthene (1,400 ug/kg)
  - Chrysene (2,000 ug/kg)

- **SB-7 (1-2’)**
  - Benzo(A)Anthracene (2,100 ug/kg)
  - Benzo(A)Pyrene (1,800 ug/kg)
  - Benzo(B)Fluoranthene (2,800 ug/kg)
  - Benzo(K)Fluoranthene (2,500 ug/kg)
  - Chrysene (2,700 ug/kg)
Metals

Metals were detected in all 7 samples analyzed for metals; three of the samples collected contained compounds at concentrations exceeding UUSCOs. No metals were detected at concentrations exceeding RRSCOs. Summarized below are compounds exceeding UUSCOs:

- SB-3 (1-2’)
  - Chromium, Total (53 mg/kg)
  - Mercury (0.22 mg/kg)

- SB-7 (1-2’)
  - Arsenic (14 mg/kg)
  - Copper (60 mg/kg)
  - Lead (250 mg/kg)
  - Zinc (150 mg/kg)

- SB-8 (3-4’)
  - Zinc (180 mg/kg)

4.0 DISCUSSION and CONCLUSIONS

Soil Vapor

1. Carbon tetrachloride was detected in each of the ambient air samples in the building interiors as well as the outdoor (background) ambient sample. The concentration detected would normally require additional investigation to determine the source and reduce exposure. Because this VOC was detected in background samples, and in only one of the three sub-slab samples (at very low concentrations) we do not believe that this VOCs is originating from an on-site source.

Subsurface Soil

1. Three soil samples contained concentrations of SVOCs exceeding RRSCOs and three soil samples contained concentrations of Metals exceeding UUSCOs.

2. Considering field observations and analytical results, the SVOCs and Metals are most likely an artifact of the historical fill identified in borings across the site.

3. Concentrations of Metals and SVOCs exceeding RRSCOs were detected in soil samples from 0 to 5 feet below grade, and not detected in samples from deeper depths.
Groundwater

1. Monitoring wells were not able to be installed due to difficult drilling conditions and lack of groundwater above completed boring depths.

2. Due to the lack of elevated PID readings and relatively low concentrations of contaminants in deeper soils, an impact to groundwater is unlikely. We see no need for the installation and sampling of monitoring wells.

5.0 RECOMMENDATIONS

1. As a precautionary measure, consideration should be given to incorporating a vapor barrier in the foundation design which is compatible with VOCs identified in soil gas.

2. A contingency plan should be established to manage the closure of underground storage tanks that may be discovered during redevelopment including removal and closure in accordance with applicable NYSDEC regulations and standards.

3. A Soil Management Plan (SMP) should be established to ensure that historic fill is handled in accordance with applicable rules and regulations. PVE Sheffler will prepare the document for review and comment.

Feel free to contact us if you have any questions.

Sincerely,

PVE SHEFFLER, LLC

Christopher B. Brown, CPG

Principal\Director of Environmental Services

CBB	la

Attachments
FIGURES
SAMPLE LOCATIONS
135-139 BALDWIN STREET
JOHNSON CITY, BROOME COUNTY, NEW YORK

DATA SOURCES
Tax Parcel Outline: Broome County Parcel Mapper, 2016
Roads: NYS ITS GIS Program Office, 2013
Aerial Photo: USDA FSA, 2013

FIGURE 2
6/10/2016
As Indicated
560963

ALL LOCATIONS APPROXIMATE
Table 1 - Vapor Analytical Data

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</table>

Notes:
- Standards are for respective NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York - 2006 Decision Matrices 1 & 2.
- All concentrations are in ug/m3 unless otherwise indicated.
- No concentration is less than MDL for sample.
- Respective shading indicated above display values exceeding respective actions.
- AI - Ambient Indoor Standard
- SV - Sub-Slab Vapor Standard
- NE = No standard established.
- MDL = Method Detection Limit
- ND= Not detected at MDL for sample.

Table 2 - Soil Vapor Analytical Data

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Notes:
- Standards are for respective NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York - 2006 Decision Matrices 1 & 2.
- All concentrations are in ug/m3 unless otherwise indicated.
- No concentration is less than MDL for sample.
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- SV - Sub-Slab Vapor Standard
- NE = No standard established.
- MDL = Method Detection Limit
- ND= Not detected at MDL for sample.
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**Notes:**

- Standards are for respective Soil Cleanup Objectives per NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Use Soil Cleanup Objectives (RRSCOs).
- All concentrations are in ug/kg unless otherwise indicated.
- Yellow shading designates those compounds detected at concentrations exceeding UUSCOs.
- Red shading designates those compounds detected at concentrations exceeding RRSCOs.
- NE = No standard established; MDL = Method Detection Limit; ND = Not detected at MDL for sample; NS = Not Sampled for this analysis; D = Sample, Laboratory Sample, or Matrix Spike Duplicate results above Relative Percent Difference Limit.

**SB - 5 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 1
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet

**SB - 6 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 2
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet

**SB - 7 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 3
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet

**SB - 8 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 4
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet

**SB - 9 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 5
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet

**SB - 10 20160620**

- 20160620
- 6/20/2016
- 17-18 feet
- Sample Depth 4-5 feet
- Sample ID SB - 6
- Date Sampled 6/21/2016
- Sample 10-11 feet, 1-2 feet, 3-4 feet, 14-16 feet, 7-8 feet
- Sample 4-5 feet, 3-4 feet, 1-2 feet, 19-20 feet
| Method          | Analyte               | CAS RN | UUSCOS | RRSCOs | Unit | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   | Result Unit | Q   |
|-----------------|-----------------------|--------|--------|--------|------|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|
| SW8270          | Acenaphthene         | 83-32-9 | 20000  | 100000 | ug/kg| ND< 350    | ug/kg U| ND< 360    | ug/kg U| 110    | ug/kg | ND< 340    | ug/kg U| ND< 340    | ug/kg U| ND< 370    | ug/kg U| ND< 390    | ug/kg U| ND< 340    | ug/kg U| ND< 330    | ug/kg U|
| SW8270          | Acenaphthylene       | 218-96-8 | 100000 | 100000 | ug/kg| 120    | ug/kg | ND< 360    | ug/kg | 130    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 350    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Anthracene           | 130-12-7 | 100000 | 100000 | ug/kg| 125    | ug/kg | ND< 360    | ug/kg | 1400   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 1420    | ug/kg | 110    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Biphenyl            | 93-22-8 | 100000 | 100000 | ug/kg| 2500   | ug/kg | ND< 360    | ug/kg | 3500   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 360    | ug/kg | 2100   | ug/kg | 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Benzo(a)Anthracene  | 56-55-3 | 10000  | 100000 | ug/kg| 1300   | ug/kg | ND< 360    | ug/kg | 1500   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 1700   | ug/kg | 290    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Benzo(a)Pyrene       | 53-38-6 | 100000 | 100000 | ug/kg| 2800   | ug/kg | ND< 360    | ug/kg | 3500   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Benzo(b)Fluoranthene| 205-99-2 | 100000 | 100000 | ug/kg| 1800   | ug/kg | ND< 360    | ug/kg | 2400   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 2800   | ug/kg | 550    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Benzo(g,h,i)Perylene| 191-24-2 | 100000 | 100000 | ug/kg| 770    | ug/kg | ND< 360    | ug/kg | 1100   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 1900   | ug/kg | 390    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Benzo(k)Fluoranthene| 207-88-9 | 100000 | 100000 | ug/kg| 870    | ug/kg | ND< 360    | ug/kg | 1400   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 2700   | ug/kg | 300    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Chrysene            | 218-01-9 | 100000 | 100000 | ug/kg| 1400   | ug/kg | ND< 360    | ug/kg | 2000   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 2700   | ug/kg | 460    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Cinnabar            | 837-10-7 | 300000 | 100000 | ug/kg| 330    | ug/kg | ND< 360    | ug/kg | 150    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | 130    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Biphenyl            | 93-22-8 | 100000 | 100000 | ug/kg| 120    | ug/kg | ND< 360    | ug/kg | 130    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 350    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Chrysene            | 218-01-9 | 100000 | 100000 | ug/kg| 90     | ug/kg | ND< 360    | ug/kg | 100    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Fluoranthene        | 103-04-0 | 100000 | 100000 | ug/kg| 780    | ug/kg | ND< 360    | ug/kg | 1100   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Phenanthrene        | 85-01-8 | 100000 | 100000 | ug/kg| 460    | ug/kg | ND< 360    | ug/kg | 1200   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |
| SW8270          | Pyrene              | 128-09-0 | 100000 | 100000 | ug/kg| 110    | ug/kg | ND< 360    | ug/kg | 1200   | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 340    | ug/kg | ND< 330    | ug/kg |

Notes:
- Standards are for respective Soil Cleanup Objectives per NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Use Soil Cleanup Objectives (RRSCOs);
- All concentrations are in ug/kg unless otherwise indicated;
- Yellow shading designates those compounds detected at concentrations exceeding UUSCOs;
- Red shading designates those compounds detected at concentrations exceeding RRSCOs;
- NE = No standard established;
- MDL = Method Detection Limit;
- ND= Not detected at MDL for sample;
- NS = Not Sampled for this parameter per approved work plan.
- J = Result estimated between the quantitation limit and half the quantitation limit;
- D= Sample, Laboratory Sample, or Matrix Spike Duplicate results above Relative Percent Difference Limit;
<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Date Sampled</th>
<th>Sample Depth</th>
<th>Sample Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB - 1</td>
<td>6/21/2016</td>
<td>4-5 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 2</td>
<td>6/21/2016</td>
<td>3-4 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 3</td>
<td>6/21/2016</td>
<td>1-2 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 4</td>
<td>6/20/2016</td>
<td>10-11 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 5</td>
<td>6/20/2016</td>
<td>7-8 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 6</td>
<td>6/20/2016</td>
<td>14-16 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 7</td>
<td>6/20/2016</td>
<td>17-18 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 8</td>
<td>6/20/2016</td>
<td>16-18 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 9</td>
<td>6/20/2016</td>
<td>19-20 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 10</td>
<td>6/20/2016</td>
<td>20-22 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
</tbody>
</table>

**Notes:**

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---

**TABLE 2C: Metals in Soil**

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Date Sampled</th>
<th>Sample Depth</th>
<th>Sample Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB - 1</td>
<td>6/21/2016</td>
<td>4-5 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 2</td>
<td>6/21/2016</td>
<td>3-4 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 3</td>
<td>6/21/2016</td>
<td>1-2 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 4</td>
<td>6/20/2016</td>
<td>10-11 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 5</td>
<td>6/20/2016</td>
<td>7-8 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 6</td>
<td>6/20/2016</td>
<td>14-16 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 7</td>
<td>6/20/2016</td>
<td>17-18 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 8</td>
<td>6/20/2016</td>
<td>16-18 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 9</td>
<td>6/20/2016</td>
<td>19-20 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
<tr>
<td>SB - 10</td>
<td>6/20/2016</td>
<td>20-22 feet</td>
<td>Baldwin Street, Johnson City, NY</td>
</tr>
</tbody>
</table>

**Notes:**

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### Table 3. Descriptions of Sample Analytical & Rationale

**Project:** 135-139 Baldwin Street, Johnson City, New York  
PVES #560963

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Sample Type</th>
<th>Analytical</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB-1</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from adjacent filling station; rail road; and historical manufacturing processes.</td>
</tr>
<tr>
<td>SB-2</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from nearby service station; rail road; and historical manufacturing processes.</td>
</tr>
<tr>
<td>SB-3</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from rail road and historical manufacturing processes.</td>
</tr>
<tr>
<td>SB-4</td>
<td>Soil</td>
<td>CP 51 VOCs CP-51 SVOCs</td>
<td>Deliniate possible impacts from former UST and associated UST lines.</td>
</tr>
<tr>
<td>SB-5</td>
<td>Soil</td>
<td>CP 51 VOCs CP-51 SVOCs</td>
<td>Deliniate possible impacts from former UST and associated UST lines.</td>
</tr>
<tr>
<td>SB-6</td>
<td>Soil</td>
<td>CP 51 VOCs CP-51 SVOCs</td>
<td>Deliniate possible impacts from former UST and associated UST lines.</td>
</tr>
<tr>
<td>SB-7</td>
<td>Soil</td>
<td>CP 51 VOCs CP-51 SVOCs</td>
<td>Deliniate possible impacts from former UST and associated UST lines.</td>
</tr>
<tr>
<td>SB-8</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from rail road spur entering subject property and historical manufacturing processes.</td>
</tr>
<tr>
<td>SB-9</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from rail road spur entering subject property and historical manufacturing processes.</td>
</tr>
<tr>
<td>SB-10</td>
<td>Soil</td>
<td>TCL VOCs CP-51 SVOCs TAL Metals</td>
<td>Deliniate possible impacts from rail road spur entering subject property and historical manufacturing processes.</td>
</tr>
<tr>
<td>SV-1</td>
<td>Sub-Slab Soil Vapor</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>SV-2</td>
<td>Sub-Slab Soil Vapor</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>SV-3</td>
<td>Sub-Slab Soil Vapor</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>SV-4</td>
<td>Sub-Slab Soil Vapor</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>AI-1</td>
<td>Ambient Indoor Air</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>AI-2</td>
<td>Ambient Indoor Air</td>
<td>TO-15</td>
<td>Evaluate potential soil vapor intrusion condition.</td>
</tr>
<tr>
<td>AO-1</td>
<td>Ambient Outdoor Air</td>
<td>TO-15</td>
<td>Determine background air quality.</td>
</tr>
</tbody>
</table>
BORING LOGS
# SOIL BORING LOG

**BOREHOLE NO.:** SB-1  
**TOTAL DEPTH:** 16'

## PROJECT INFORMATION

<table>
<thead>
<tr>
<th>PROJECT #</th>
<th>560963</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE LOCATION</td>
<td>135-139 Baldwin Street</td>
</tr>
<tr>
<td>LOGGED BY</td>
<td>Conor Tarbell</td>
</tr>
<tr>
<td>PROJECT MANAGER</td>
<td>Christopher Brown</td>
</tr>
<tr>
<td>DATES DRILLED</td>
<td>6/21/2016</td>
</tr>
</tbody>
</table>

## DRILLING INFORMATION

<table>
<thead>
<tr>
<th>DRILLING CO.</th>
<th>Geologic</th>
</tr>
</thead>
<tbody>
<tr>
<td>RIG TYPE</td>
<td>Geoprobe 6620</td>
</tr>
<tr>
<td>METHOD OF DRILLING</td>
<td>Direct Push</td>
</tr>
<tr>
<td>SAMPLING METHODS</td>
<td>4' Macro Core</td>
</tr>
<tr>
<td>HAMMER WT./DROP</td>
<td>N/A</td>
</tr>
<tr>
<td>DEPTH TO WATER</td>
<td>N/A</td>
</tr>
</tbody>
</table>

## NOTES:

- 90 degrees F
- Water level during drilling

## DEPTH (FT) | SOIL SYMBOLS | SOIL DESCRIPTION | Sample Depth | PID (ppm)

| Depth | | | |
|-------|---------------|------------------|-------------|-----|
| 0     | S  | ASPHALT: Brick and asphalt. | | |
| 0.1   | S  | GC: Brown/gray sand; crushed rock throughout. | | |
| 4.5   | S  | SW: Dark brown/black sand; moist; no odor. | Sampled from between 4-5' | 0.1 |
| 5.5   | S  | GC: Brown/gray sand; crushed rock throughout; moist. | | |
## SOIL BORING LOG

**BOREHOLE NO.: SB-2**

**TOTAL DEPTH:** 8'

### PROJECT INFORMATION

<table>
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<tr>
<th>PROJECT #:</th>
<th>560963</th>
</tr>
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<tbody>
<tr>
<td>SITE LOCATION:</td>
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<tr>
<td>LOGGED BY:</td>
<td>Conor Tarbell</td>
</tr>
<tr>
<td>PROJECT MANAGER:</td>
<td>Christopher Brown</td>
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<tr>
<td>DATES DRILLED:</td>
<td>6/21/2016</td>
</tr>
</tbody>
</table>

### DRILLING INFORMATION

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<th>DRILLING CO.:</th>
<th>Geologic</th>
</tr>
</thead>
<tbody>
<tr>
<td>RIG TYPE:</td>
<td>Geoprobe 6620</td>
</tr>
<tr>
<td>METHOD OF DRILLING:</td>
<td>Direct Push</td>
</tr>
<tr>
<td>SAMPLING METHODS:</td>
<td>4' Macro Core</td>
</tr>
<tr>
<td>HAMMER WT./DROP</td>
<td>N/A</td>
</tr>
<tr>
<td>DEPTH TO WATER</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**NOTES:**

- 90 degrees F; refusal on rock.
- Water level during drilling

### DEPTH (FT) | SOIL SYMBOLS | SOIL DESCRIPTION | Sample Depth | PID (ppm)
<table>
<thead>
<tr>
<th></th>
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<th></th>
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</thead>
<tbody>
<tr>
<td>0.0</td>
<td>OL</td>
<td>Organic soil and litter.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>GC</td>
<td>Brown/gray sand; crushed rock throughout.</td>
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<tr>
<td>DEPTH (FT)</td>
<td>SOIL SYMBOLS</td>
<td>SOIL DESCRIPTION</td>
<td>Sample Depth</td>
<td>PID (ppm)</td>
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<tr>
<td>08</td>
<td>S. G. G.</td>
<td>ASPHALT: Asphalt.</td>
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<td>10</td>
<td>S. G. G.</td>
<td>SW: Black sand and gravel.</td>
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<td></td>
<td>S. G. G.</td>
<td>COAL ASH: Coal ash/slag.</td>
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<td></td>
<td>S. G. G.</td>
<td>GC: Brown sand and gravel; moist-wet.</td>
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<td>S. G. G.</td>
<td>GC: Brown/gray sand and gravel; crushed rock throughout.</td>
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**PROJECT INFORMATION**

- PROJECT #: 560963
- SITE LOCATION: 135-139 Baldwin Street
- LOGGED BY: Conor Tarbell
- PROJECT MANAGER: Christopher Brown
- DATES DRILLED: 6/21/2016

**DRILLING INFORMATION**

- DRILLING CO.: Geologic
- RIG TYPE: Geoprobe 6620
- METHOD OF DRILLING: Direct Push
- SAMPLING METHODS: 4' Macro Core
- HAMMER WT./DROP: N/A
- DEPTH TO WATER: N/A

**NOTES:**

- 90 degrees F.
- Water level during drilling

**SOIL BORING LOG**

BOREHOLE NO.: SB-3

TOTAL DEPTH: 16'

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544
## SOIL BORING LOG

**BOREHOLE NO.:** SB-4  
**TOTAL DEPTH:** 20'

### PROJECT INFORMATION

<table>
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<tr>
<th>Project #</th>
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<td>135-139 Baldwin Street</td>
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<td>Conor Tarbell</td>
</tr>
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<td>Project Manager</td>
<td>Christopher Brown</td>
</tr>
<tr>
<td>Dates Drilled</td>
<td>6/20-6/21/2016</td>
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### DRILLING INFORMATION

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<th>Drilling Co.</th>
<th>Geologic</th>
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<td>Rig Type</td>
<td>Geoprobe 6620</td>
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<tr>
<td>Method of Drilling</td>
<td>Direct Push</td>
</tr>
<tr>
<td>Sampling Methods</td>
<td>4' Macro Core</td>
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<tr>
<td>Hammer Wt./Drop</td>
<td>N/A</td>
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<tr>
<td>Depth to Water</td>
<td>N/A</td>
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</table>

**Notes:**  
- Water level during drilling

### DEPTH (FT) | SOIL SYMBOLS | SOIL DESCRIPTION | Sample Depth | PID (ppm)  
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<tbody>
<tr>
<td>0.0</td>
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<td>OL: Organic soil and litter.</td>
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<td>COAL ASH: Coal ash/slag.</td>
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<tr>
<td>13.9</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>GC: Brown/gray sand and gravel; crushed rock throughout.</td>
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<td>16.3</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>SP: Brown/red sand; moist; poorly graded.</td>
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<td>19.0</td>
<td>☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐</td>
<td>GC: Brown/gray sand and gravel; crushed rock throughout.</td>
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**Sampled from between 19-20'**

**0.0**
**SOIL BORING LOG**

**BOREHOLE NO.: SB-5**  
**TOTAL DEPTH: 18’**

### PROJECT INFORMATION

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<td>Conor Tarbell</td>
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<td>Christopher Brown</td>
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<td>DATES DRILLED:</td>
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### DRILLING INFORMATION

| DRILLING CO.: | Geologic |
| RIG TYPE: | Geoprobe 6620 |
| METHOD OF DRILLING: | Direct Push |
| SAMPLING METHODS: | 4' Macro Core |
| HAMMER WT./DROP | N/A |
| DEPTH TO WATER | N/A |

### NOTES:

Water level during drilling: 90 degrees F.

### DEPTH (FT) | SOIL SYMBOLS | SOIL DESCRIPTION | Sample Depth (ppm)

| 00 | GC: Brown/gray sand and gravel; crushed rock throughout. |
| 08 | GC: Gray/black sand and gravel. |
| 10 | GC: Dark brown sand and gravel; moist; possible brick fragments. |
| 11 | GC: Gray sand and gravel; crushed rock throughout. |

Sampled from between 17-18’. 0.2
SOIL BORING LOG
BOREHOLE NO.: SB-6
TOTAL DEPTH: 11'

PROJECT INFORMATION
PROJECT #: 560963
SITE LOCATION: 135-139 Baldwin Street
LOGGED BY: Conor Tarbell
PROJECT MANAGER: Christopher Brown
DATES DRILLED: 6/20/2016

DRILLING INFORMATION
DRILLING CO.: Geologic
RIG TYPE: Geoprobe 6620
METHOD OF DRILLING: Direct Push
SAMPLING METHODS: 4' Macro Core
HAMMER WT./DROP N/A
DEPTH TO WATER N/A

NOTES: 90 degrees F.

Water level during drilling

<table>
<thead>
<tr>
<th>DEPTH (FT)</th>
<th>SOIL SYMBOLS</th>
<th>SOIL DESCRIPTION</th>
<th>Sample Depth</th>
<th>PID (ppm)</th>
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</thead>
<tbody>
<tr>
<td>00</td>
<td>OL</td>
<td>Organic soil and litter.</td>
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<td>COAL ASH: Black sand and coal ash/slag.</td>
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<td>10</td>
<td>S, R</td>
<td>GC: Brown/gray sand and gravel; shattered rock throughout.</td>
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Sampled from between 10-11' 0.8
SOIL BORING LOG
BOREHOLE NO.: SB-7
TOTAL DEPTH: 10'

PROJECT INFORMATION
PROJECT #: 560963
SITE LOCATION: 135-139 Baldwin Street
LOGGED BY: Conor Tarbell
PROJECT MANAGER: Christopher Brown
DATES DRILLED: 6/20/2016

NOTES: Water level during drilling

90 degrees F; refusal on rock.

<table>
<thead>
<tr>
<th>DEPTH (FT)</th>
<th>SOIL SYMBOLS</th>
<th>SOIL DESCRIPTION</th>
<th>Sample Depth</th>
<th>PID (ppm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.00</td>
<td></td>
<td>OL: Organic soil and litter.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>COAL: Black sand and coal fragments; little gravel.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>GC: Brown/gray sand and gravel; shattered rock throughout.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sampled from between 1-2'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.5</td>
<td></td>
<td>0.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

DRILLING INFORMATION
DRILLING CO.: Geologic
RIG TYPE: Geoprobe 6620
METHOD OF DRILLING: Direct Push
SAMPLING METHODS: 4' Macro Core
HAMMER WT./DROP N/A
DEPTH TO WATER N/A
### Project Information
- **Project #:** 560963
- **Site Location:** 135-139 Baldwin Street
- **Logged By:** Conor Tarbell
- **Project Manager:** Christopher Brown
- **Dates Drilled:** 6/20/2016

### Drilling Information
- **Drilling Co.:** Geologic
- **Rig Type:** Geoprobe 6620
- **Method of Drilling:** Direct Push
- **Sampling Methods:** 4' Macro Core
- **Hammer WT./Drop:** N/A
- **Depth to Water:** N/A

### Notes:
- 90 degrees F; refusal on rock.
- Water level during drilling

### Soil Boring Log

<table>
<thead>
<tr>
<th>Depth (ft)</th>
<th>Symbols</th>
<th>Soil Description</th>
<th>Sample Depth</th>
<th>PID (ppm)</th>
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</thead>
<tbody>
<tr>
<td>0.0</td>
<td>SW</td>
<td>Brown sand and litter.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.0</td>
<td>GC</td>
<td>Brown/gray sand and gravel; shattered rock throughout.</td>
<td>Sampled from between 3-4'</td>
<td>0.0</td>
</tr>
</tbody>
</table>

**Sample PID (ppm)**
# SOIL BORING LOG

## PROJECT INFORMATION

- **PROJECT #:** 560963
- **SITE LOCATION:** 135-139 Baldwin Street
- **LOGGED BY:** Conor Tarbell
- **PROJECT MANAGER:** Christopher Brown
- **DATES DRILLED:** 6/20/2016

## DRILLING INFORMATION

- **DRILLING CO.:** Geologic
- **RIG TYPE:** Geoprobe 6620
- **METHOD OF DRILLING:** Direct Push
- **SAMPLING METHODS:** 4' Macro Core
- **HAMMER WT./DROP:** N/A
- **DEPTH TO WATER:** N/A
- **NOTES:** Water level during drilling

## DEPTH (FT) | SOIL SYMBOLS | SOIL DESCRIPTION | Sample Depth | PID (ppm)
---|---|---|---|---
08| | GC: Brown/gray sand and gravel; shattered rock throughout. | | |
10| | GC: Black sand and gravel. | | |
12| | GC: Brown/gray sand and gravel. | | |
14| | SP: Brown sand poorly graded. | | |
16| | GC: Brown sand and gravel; shattered rock throughout. | | |
18| | GC: Brown/gray sand and gravel; shattered rock throughout; intermittent red sand layers. | | |
20| | GC: Brown/gray sand and gravel; shattered rock throughout; moist. | | |
22| | | | |

**Sampled from between 14-16'**

**1.0**
<table>
<thead>
<tr>
<th>DEPTH (FT)</th>
<th>SOIL SYMBOLS</th>
<th>SOIL DESCRIPTION</th>
<th>Sample Depth</th>
<th>PID (ppm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td></td>
<td>GC: Brown/gray sand and gravel; shattered rock throughout.</td>
<td></td>
<td>1.2</td>
</tr>
</tbody>
</table>
ANALYTICAL
Conor Tarbell
PVE Sheffler
48 Springside Avenue
Poughkeepsie, NY 12603

TEL: (845) 454-2544
FAX
RE: 135-139 Baldwin St Johnson City

Dear Conor Tarbell:

Centek Laboratories, LLC received 7 sample(s) on 6/14/2016 for the analyses presented in the following report.

I certify that this data package is in compliance with the terms and conditions of the Contract, both technically and for completeness. Release of the data contained in this hardcopy data package and/or in the computer readable data submitted has been authorized by the Laboratory Manager or his designee, as verified by the following signature.

Centek Laboratories performs all analyses according to EPA, NIOSH or OSHA-approved analytical methods. Centek Laboratories is dedicated to providing quality analyses and exceptional customer service. All method blanks, laboratory spikes, and/or matrix spikes met quality assurance objective except as indicated in the case narrative. All samples were received and analyzed within the EPA recommended holding times. Test results are not Method Blank (MB) corrected for contamination.

We do our best to make our reporting format clear and understandable and hope you are thoroughly satisfied with our services. Please contact your client service representative at (315) 431-9730 or myself, if you would like any additional information regarding this report.

Thank you for using Centek Laboratories. This report cannot be reproduced except in its entirety, without prior written authorization.

Sincerely,

[Signature]

William Dobbin
Lead Technical Director

Disclaimer: The test results and procedures utilized, and laboratory interpretations of the data obtained by Centek as contained in this report are believed by Centek to be accurate and reliable
for sample(s) tested. In accepting this report, the customer agrees that the full extent of any and all liability for actual and consequential damages of Centek for the services performed shall be equal to the fee charged to the customer for the services as liquidated damages. ELAP does not offer certification for the following parameters by this method at present time, they are: 4-ethyltoluene, ethyl acetate, propylene, tetrahydrofuran, 4-PCH, sulfur derived and silicon series compounds.

Centek Laboratories, LLC Terms and Conditions

Sample Submission
All samples sent to Centek Laboratories should be accompanied by our Request for Analysis Form or Chain of Custody Form. A Chain of Custody will be provided with each order shipped for all sampling events, or if needed, one is available at our website www.CentekLabs.com. Samples received after 3:00pm are considered to be a part of the next day’s business.

Sample Media
Samples can be collected in an canister or a Tedlar bag. Depending on your analytical needs, Centek Laboratories may receive a bulk, liquid, soil or other matrix sample for headspace analysis.

Blanks
Every sample is run with a surrogate or tracer compound at a pre-established concentration. The surrogate compound run with each sample is used as a standard to measure the performance of each run of the instrument. If required, a Minican can be provided containing nitrogen to be run as a trip blank with your samples.

Sampling Equipment
Centek Laboratories will be happy to provide the canisters to carry-out your sampling event at no charge. The necessary accessories, such as regulators, tubing or personal sampling belts, are also provided to meet your sampling needs. The customer is responsible for all shipping charges to the client’s destination and return shipping to the laboratory. Client assumes all responsibility for lost, stolen and any damages of equipment.

Turn Around time (TAT)
Centek Laboratories will provide results to its clients in one business-week by 6:00pm EST after receipt of samples. For example, if samples are received on a Monday they are due on the following Monday by 6:00pm EST. Results are faxed or emailed to the requested location indicated on the Chain of Custody. Non-routine analysis may require more than the one business-week turnaround time. Please confirm non-routine sample turnaround times.

Reporting
Results are emailed or faxed at no additional charge. A hard copy of the result report is mailed within 24 hours of the faxing or emailing of your results. Cat “B” like packages are within 3-4 weeks from time of analysis. Standard Electronic Disk Deliverables (EDD) is also available at no additional charge.

Payment Terms
Payment for all purchases shall be due within 30 days from date of invoice. The client agrees to pay a finance charge of 1.5% per month on the overdue balance and cost of collection, including attorney fees, if collection proceedings are necessary. You must have a completed credit
application on file to extend credit. Purchase orders or checks information must be submitted for us to release results

Rush Turnaround Samples
Expedited turn around times is available. Please confirm rush turnaround times with Client Services before submitting samples.

Applicable Surcharges for Rush Turnaround Samples:
Same day TAT = 200%
Next business day TAT by Noon = 150%
Next business day TAT by 6:00pm = 100%
Second business day TAT by 6:00pm = 75%
Third business day TAT by 6:00pm = 50%
Fourth business day TAT by 6:00pm = 35%
Fifth business day = Standard

Statement of Confidentiality
Centek Laboratories, LLC is aware of the importance of the confidentiality of results to many of our clients. Your name and data will be held in the strictest of confidence. We will not accept business that may constitute a conflict of interest. We commonly sign Confidential Nondisclosure Agreements with clients prior to beginning work. All research, results and reports will be kept strictly confidential. Secrecy Agreements and Disclosure Statements will be signed for the client if so specified. Results will be provided only to the addressee specified on the Chain of Custody Form submitted with the samples unless law requires release. Written permission is required from the addressee to release results to any other party.

Limitation on Liability
Centek Laboratories, LLC warrants the test results to be accurate to the methodology and sample type for each sample submitted to Centek Laboratories, LLC. In no event shall Centek Laboratories, LLC be liable for direct, indirect, special, punitive, incidental, exemplary or consequential damages, or any damages whatsoever, even if Centek Laboratories, LLC has been previously advised of the possibility of such damages whether in an action under contract, negligence, or any other theory, arising out of or in connection with the use, inability to use or performance of the information, services, products and materials available from the laboratory or this site. These limitations shall apply notwithstanding any failure of essential purpose of any limited remedy. Because some jurisdictions do not allow limitations on how long an implied warranty lasts, or the exclusion or limitation of liability for consequential or incidental damages, the above limitations may not apply to you. This is a comprehensive limitation of liability that applies to all damages of any kind, including (without limitation) compensatory, direct, indirect or consequential damages, loss of data, income or profit and or loss of or damage to property and claims of third parties.
Samples were analyzed using the methods outlined in the following references:

Centek Laboratories, LLC SOP TS-80  

All method blanks, laboratory spikes, and/or matrix spikes met quality assurance objective except as indicated in the corrective action report(s). All samples were received and analyzed within the EPA recommended holding times. Test results are not Method Blank (MB) corrected for contamination.

NYSDEC ASP samples:
Canisters should be evacuated to a reading of less than or equal to 50 millitorr prior to shipment to sampling personnel. The vacuum in the canister will be field checked prior to sampling, and must read 28" of Hg (±2", vacuum, absolute) before a sample can be collected. After the sample has been collected, the pressure of the canister will be read and recorded again, and must be 5" of Hg (±1", vacuum, absolute) for the sample to be valid. Once received at the laboratory, the canister vacuum should be confirmed to be 5" of Hg,±1". Please record and report the pressure/vacuum of received canisters on the sample receipt paperwork. A pressure/vacuum reading should also be taken just prior to the withdrawal of sample from the canister, and recorded on the sample preparation log sheet. All regulators are calibrated to meet these requirements before they leave the laboratory. However, due to environmental conditions and use of the equipment Centek can not guarantee that this criteria can always be achieved.
<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Date Sampled</th>
<th>Canister Number</th>
<th>Regulator Number</th>
<th>Analysis Request</th>
<th>Comments</th>
<th>Vacuum</th>
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<tr>
<td>SV-1</td>
<td>20160609</td>
<td>324</td>
<td>53</td>
<td>TO-15</td>
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<td></td>
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<td>SV-2</td>
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<td>SV-3</td>
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<td>SV-4</td>
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<td>A0-1</td>
<td>20160609</td>
<td>133</td>
<td>48</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Chain of Custody

Sampled by: [Signature]
Relinquished by: [Signature]
Received at Lab by: [Signature]

*** By signing Centek Labs Chain of Custody, you are accepting Centek Labs Terms and Conditions listed on the reverse side.
Sample Receipt Checklist

Client Name: PVE SHEFFLER - POUGH
Work Order Number: C1906047

Date and Time Received: 6/14/2016
Received by: JDS
Reviewed by: WD 6/14/16

Checklist completed by: [Signature]

Matrix:

<table>
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<tr>
<th>Carrier name</th>
<th>FedEx Ground</th>
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</thead>
<tbody>
<tr>
<td>Shipping container/cooler in good condition?</td>
<td>Yes ☑ No ☐ Not Present ☐</td>
</tr>
<tr>
<td>Custody seals intact on shipping container/cooler?</td>
<td>Yes ☐ No ☐ Not Present ☑</td>
</tr>
<tr>
<td>Custody seals intact on sample bottles?</td>
<td>Yes ☑ No ☐ Not Present ☐</td>
</tr>
<tr>
<td>Chain of custody present?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Chain of custody signed when relinquished and received?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Chain of custody agrees with sample labels?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Samples in proper container/bottle?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Sample containers intact?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Sufficient sample volume for indicated test?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>All samples received within holding time?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Container/Temp Blank temperature in compliance?</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Water - VOA vials have zero headspace?</td>
<td>No VOA vials submitted ☑ Yes ☐ No ☐</td>
</tr>
<tr>
<td>Water - pH acceptable upon receipt?</td>
<td>Yes ☑ No ☑</td>
</tr>
<tr>
<td>Adjusted?</td>
<td>___________</td>
</tr>
<tr>
<td>Checked by</td>
<td>___________</td>
</tr>
</tbody>
</table>

Any No and/or NA (not applicable) response must be detailed in the comments section be

Client contacted: ___________________________ Date contacted: ___________________________ Person contacted: ___________________________

Contacted by: ___________________________ Regarding: ___________________________

Comments: _____________________________________________________________
________________________________________________________________________
________________________________________________________________________

Corrective Action: _______________________________________________________
______________________________________________________________________
______________________________________________________________________
**Work Order Sample Summary**

<table>
<thead>
<tr>
<th>Lab Sample ID</th>
<th>Client Sample ID</th>
<th>Tag Number</th>
<th>Collection Date</th>
<th>Date Received</th>
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<tbody>
<tr>
<td>C1606047-001A</td>
<td>SV-1 20160609</td>
<td>327,53</td>
<td>6/9/2016</td>
<td>6/14/2016</td>
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<tr>
<td>C1606047-002A</td>
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<td>C1606047-004A</td>
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<td>6/14/2016</td>
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<td>Matrix</td>
<td>Test Name</td>
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<tr>
<td>C1606047-005A</td>
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<td></td>
<td></td>
<td>1 ug/m3 w/ 0.25 ug/M3 CT-TCE-VC</td>
</tr>
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<td>1 ug/m3 w/ 0.25 ug/M3 CT-TCE-VC</td>
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<td>1 ug/m3 w/ 0.25 ug/M3 CT-TCE-VC</td>
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<tr>
<td>C1606047-007A</td>
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<td>1 ug/m3 w/ 0.25 ug/M3 CT-TCE-VC</td>
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<td>1 ug/m3 w/ 0.25 ug/M3 CT-TCE-VC</td>
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</table>

Centek Laboratories, LLC
<table>
<thead>
<tr>
<th>Analyses</th>
<th>Result</th>
<th>**Limit</th>
<th>Qual</th>
<th>Units</th>
<th>DF</th>
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<tr>
<td>1UG/M3 BY METHOD TO15</td>
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<tr>
<td>1,1,1-Trichloroethane</td>
<td>0.61</td>
<td>0.15</td>
<td>ppbV</td>
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<td>6/15/2016 8:08:00 PM</td>
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<tr>
<td>1,1,2,2-Tetrachloroethane</td>
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<td>0.15</td>
<td>ppbV</td>
<td>1</td>
<td>6/15/2016 8:08:00 PM</td>
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<tr>
<td>1,1,2-Trichloroethane</td>
<td>&lt; 0.15</td>
<td>0.15</td>
<td>ppbV</td>
<td>1</td>
<td>6/15/2016 8:08:00 PM</td>
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<tr>
<td>1,1-Dichloroethane</td>
<td>&lt; 0.15</td>
<td>0.15</td>
<td>ppbV</td>
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<td>6/15/2016 8:08:00 PM</td>
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<td>1,1-Dichloroethene</td>
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<td>0.15</td>
<td>ppbV</td>
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<td>6/15/2016 8:08:00 PM</td>
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<td>1,2,4-Trichlorobenzene</td>
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<td>0.15</td>
<td>ppbV</td>
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<td>1,2-Dibromoethane</td>
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<td>0.15</td>
<td>ppbV</td>
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<td>6/15/2016 8:08:00 PM</td>
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</tr>
<tr>
<td>1,2-Dichlorobenzene</td>
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<td>0.15</td>
<td>ppbV</td>
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<tr>
<td>1,2-Dichloroethane</td>
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<td>0.15</td>
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**Qualifiers:**
- ** Quantitation Limit
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection

**Page 1 of 14**
### Centek Laboratories, LLC

**Project:** 135-139 Baldwin St Johnson City  
**Client Sample ID:** SV-1 20160609  
**Tag Number:** 327,53  
**Collection Date:** 6/9/2016  
**Matrix:** AIR  
**Lab Order:** C1606047  
**Lab ID:** C1606047-001A  
**Client:** PVE Sheffler  
**Lab Order:** C1606047  
**Lab ID:** C1606047-001A  
**Date:** 21-Jun-16

#### Analyses

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**Qualifiers:**  
B Analyte detected in the associated Method Blank  
H Holding times for preparation or analysis exceeded  
J Non-routine analyte, Quantitation estimated.  
S Spike Recovery outside accepted recovery limits  
E Estimated Value above quantitation range  
J Analyte detected below quantitation limit  
ND Not Detected at the Limit of Detection  

Results reported are not blank corrected.
### Analyses

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### FIELD PARAMETERS

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### 1UG/M3 BY METHOD TO15

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### Qualifiers

- **B**: Analyte detected in the associated Method Blank
- **E**: Estimated Value above quantitation range
- **H**: Holding times for preparation or analysis exceeded
- **J**: Analyte detected below quantitation limit
- **JN**: Non-routine analyte. Quantitation estimated.
- **S**: Spike Recovery outside accepted recovery limits
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**1UG/M3 BY METHOD TO15**

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**Qualifiers:**
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
- ** Quantitation Limit
- . Results reported are not blank corrected

Date: 21-Jun-16
### Analyses

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**Qualifiers:**

- **B**: Analyte detected in the associated Method Blank
- **H**: Holding times for preparation or analysis exceeded
- **JN**: Non-routine analyte. Quantitation estimated.
- **S**: Spike Recovery outside accepted recovery limits
- **E**: Estimated Value above quantitation range
- **J**: Analyte detected below quantitation limit
- **ND**: Not Detected at the Limit of Detection
- **REC**: Results reported are not blank corrected
## Centek Laboratories, LLC

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-004A  
**Client Sample ID:** SV-4  20160609  
**Tag Number:** 367,44  
**Collection Date:** 6/9/2016  
**Matrix:** AIR

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**1UG/M3 BY METHOD TO15**

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### Qualifiers

- **B**: Analyte detected in the associated Method Blank
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- **J**: Analyte detected below quantitation limit
- ****: Quantitation Limit

**Date:** 21-Jun-16
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**Qualifiers:**
- **B** Analyte detected in the associated Method Blank
- **H** Holding times for preparation or analysis exceeded
- **JN** Non-routine analyte. Quantitation estimated.
- **S** Spike Recovery outside accepted recovery limits
- **ND** Not Detected at the Limit of Detection

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### Analyses

#### FIELD PARAMETERS

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#### 1UG/M3 W/ 0.25UG/M3 CT-TCE-VC

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### Qualifiers

- ** Quantitation Limit
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- ND Not Detected at the Limit of Detection
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- Results reported are not blank corrected
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## Analyses

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### TO-15

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**Qualifiers:**

- B: Analyte detected in the associated Method Blank
- H: Holding times for preparation or analysis exceeded
- ND: Not Detected at the Limit of Detection
- S: Spike Recovery outside accepted recovery limits

**Results:**

- ****: Quantitation Limit
- E: Estimated Value above quantitation range
- J: Analyte detected below quantitation limit
- Qualifiers: Results reported are not blank corrected
### Analyses

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**Qualifiers:**
- B Analyte detected in the associated Method Blank
- H Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S Spike Recovery outside accepted recovery limits
- ** Quantitation Limit
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection

**Results reported are not blank corrected**
**Centek Laboratories, LLC**

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-007A  
**Client Sample ID:** AO-1 20160609  
**Tag Number:** 133,48  
**Collection Date:** 6/9/2016  
**Matrix:** AIR  

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**Qualifiers:**  
B Analyte detected in the associated Method Blank  
H Holding times for preparation or analysis exceeded  
JN Non-routine analyte. Quantitation estimated.  
S Spike Recovery outside accepted recovery limits  
Qualifiers: ** Quantitation Limit  
E Estimated Value above quantitation range  
J Analyte detected below quantitation limit  
ND Not Detected at the Limit of Detection  

**Page 13 of 14**
### Analyses

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**Qualifiers:**

- **B** Analyte detected in the associated Method Blank
- **E** Estimated Value above quantitation range
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- **S** Spike Recovery outside accepted recovery limits
- **** Quantitation Limit
- . Results reported are not blank corrected

---

Project: 135-139 Baldwin St Johnson City

Client Sample ID: AO-1 20160609

Collection Date: 6/9/2016

Matrix: AIR
### Analyses

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**Qualifiers:**
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- **H** Holding times for preparation or analysis exceeded
- **JN** Non-routine analyte. Quantitation estimated.
- **S** Spike Recovery outside accepted recovery limits
- **** Quantitation Limit
- E Estimated Value above quantitation range
- J Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection

Results reported are not blank corrected
## Analyses

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<th>Analyte</th>
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<th>Qual</th>
<th>Units</th>
<th>DF</th>
<th>Date Analyzed</th>
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**Qualifiers:** **Quantitation Limit**
- B  Analyte detected in the associated Method Blank
- H  Holding times for preparation or analysis exceeded
- JN Non-routine analyte. Quantitation estimated.
- S  Spike Recovery outside accepted recovery limits

---

**Results reported are not blank corrected**
- E  Estimated Value above quantitation range
- J  Analyte detected below quantitation limit
- ND Not Detected at the Limit of Detection
## Centek Laboratories, LLC

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-002A  
**Client Sample ID:** SV-2 20160609  
**Tag Number:** 479,47  
**Collection Date:** 6/9/2016  
**Matrix:** AIR

### Analyses

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<th>Qual</th>
<th>Units</th>
<th>DF</th>
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**Date:** 21-Jun-16

**Qualifiers:**

- **B**: Analyte detected in the associated Method Blank
- **H**: Holding times for preparation or analysis exceeded
- **JN**: Non-routine analyte. Quantitation estimated.
- **S**: Spike Recovery outside accepted recovery limits
- **ND**: Not Detected at the Limit of Detection
- **E**: Estimated Value above quantitation range
- **J**: Analyte detected below quantitation limit
- **R**: Results reported are not blank corrected
### Qualifiers:

- **B**: Analyte detected in the associated Method Blank
- **E**: Estimated Value above quantitation range
- **H**: Holding times for preparation or analysis exceeded
- **J**: Analyte detected below quantitation limit
- **JN**: Non-routine analyte. Quantitation estimated.
- **ND**: Not Detected at the Limit of Detection
- **S**: Spike Recovery outside accepted recovery limits

### Analyses

**1UG/M3 BY METHOD TO15**

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<tr>
<td>m&amp;p-Xylene</td>
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<td>Methyl Butyl Ketone</td>
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<td>ug/m³</td>
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<td>Methyl Ethyl Ketone</td>
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## Centek Laboratories, LLC

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-003A  
**Matrix:** AIR

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**Qualifiers:**  
B Analyte detected in the associated Method Blank  
H Holding times for preparation or analysis exceeded  
JN Non-routine analyte. Quantitation estimated.  
S Spike Recovery outside accepted recovery limits  
** Quantitation Limit  
E Estimated Value above quantitation range  
J Analyte detected below quantitation limit  
ND Not Detected at the Limit of Detection
## Centek Laboratories, LLC

**Date:** 21-Jun-16

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-003A  
**Client Sample ID:** SV-3 20160609  
**Tag Number:** 347,54  
**Collection Date:** 6/9/2016  
**Matrix:** AIR

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**Qualifiers:**
- **B** Analyte detected in the associated Method Blank
- **H** Holding times for preparation or analysis exceeded
- **JN** Non-routine analyte. Quantitation estimated.
- **S** Spike Recovery outside accepted recovery limits
- **TO-15** Analyte detected below quantitation limit
- **ND** Not Detected at the Limit of Detection
- **JP** Results reported are not blank corrected
- **E** Estimated Value above quantitation range
### Centek Laboratories, LLC

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-004A  
**Client Sample ID:** SV-4 20160609  
**Tag Number:** 367,44  
**Collection Date:** 6/9/2016  
**Matrix:** AIR

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**Qualifiers:**  
B: Analyte detected in the associated Method Blank  
H: Holding times for preparation or analysis exceeded  
JN: Non-routine analyte. Quantitation estimated.  
S: Spike Recovery outside accepted recovery limits  
**Quantitation Limit:** Results reported are not blank corrected  
E: Estimated Value above quantitation range  
J: Analyte detected below quantitation limit  
ND: Not Detected at the Limit of Detection
### Analyses Result **Limit Qual Units Date Analyzed

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**Qualifiers:**
- **B**: Analyte detected in the associated Method Blank
- **H**: Holding times for preparation or analysis exceeded
- **JN**: Non-routine analyte. Quantitation estimated.
- **S**: Spike Recovery outside accepted recovery limits
- **TO-15**: Concentration limits
- **B**: Results reported are not blank corrected
- **E**: Estimated Value above quantitation range
- **J**: Analyte detected below quantitation limit
- **ND**: Not Detected at the Limit of Detection
**Centek Laboratories, LLC**

**CLIENT:** PVE Sheffler  
**Lab Order:** C1606047  
**Project:** 135-139 Baldwin St Johnson City  
**Lab ID:** C1606047-005A  
**Client Sample ID:** IA-1 20160609  
**Tag Number:** 357,79  
**Collection Date:** 6/9/2016  
**Matrix:** AIR

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**Qualifiers:**  
**B** Analyte detected in the associated Method Blank  
**H** Holding times for preparation or analysis exceeded  
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**N** Spike Recovery outside accepted recovery limits  
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Results reported are not blank corrected  
**E** Estimated Value above quantitation range  
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*Page 9 of 14*
### Analyses

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**Qualifiers:**
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### Analyses

#### 1UG/M3 W/ 0.25UG/M3 CT-TCE-VC

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**Date:** 21-Jun-16

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**Page 11 of 14**

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**Page 33 of 36**
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** Analyst: RJP**

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**Qualifiers:**
- **B**: Analyte detected in the associated Method Blank
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- ****: Quantitation Limit
- **TO-15**: Estimated Value above quantitation range
- **DF**: Analyte detected below quantitation limit
- **ND**: Not Detected at the Limit of Detection
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## Analyses

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ANALYTICAL REPORT

Job Number: 420-106156-1
SDG Number: 135-139 Baldwin Street
Job Description: PVE Sheffler

For:
PVE Sheffler
48 Springside Ave.
Poughkeepsie, NY 12601

Attention: Christopher B. Brown

Meredith W Ruthven
Customer Service Manager
mruthven@envirotestlaboratories.com
06/29/2016

cc: Tara Alvarado

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EnviroTest Laboratories, Inc. Certifications and Approvals: NYSDOH 10142, NJDEP NY015, CTDOPH PH-0554

EnviroTest Laboratories, Inc.
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# METHOD SUMMARY

Client: PVE Sheffler

Job Number: 420-106156-1

SDG Number: 135-139 Baldwin Street

<table>
<thead>
<tr>
<th>Description</th>
<th>Lab Location</th>
<th>Method</th>
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<tr>
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<td>SW846 3051A</td>
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<td>Spectrometry</td>
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<td>SW846 3051A</td>
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<td>Hg in Solids &amp; Semi-solids</td>
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<td>SW846 7471B</td>
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<td>Cold</td>
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<td>EPA 5035-L</td>
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<td>Closed System Purge &amp; Trap Low Level</td>
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**Lab References:**

EnvTest = EnviroTest

**Method References:**

EPA = US Environmental Protection Agency

## METHOD / ANALYST SUMMARY

**Client:** PVE Sheffler  
**Job Number:** 420-106156-1  
**SDG Number:** 135-139 Baldwin Street

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## SAMPLE SUMMARY

**Client:** PVE Sheffler  
**Job Number:** 420-106156-1  
**SDG Number:** 135-139 Baldwin Street

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<th>Dilution</th>
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### Surrogate Acceptance Limits

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<td>2-Fluorobiphenyl</td>
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### Analyte Results

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### Surrogate Acceptance Limits

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### Method and Prep Method

- **Method**: 6010C
- **Prep Method**: 3051A

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<th>RL</th>
<th>Dilution</th>
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Client Sample ID:  SB - 1 20160620
Lab Sample ID:  420-106156-1

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<th>Analyte</th>
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Method:  7471B
Prep Method:  7471B

Date Analyzed:  06/28/2016  1252
Date Prepared:  06/27/2016  1130
Christopher B. Brown
PVE Sheffler
48 Springside Ave.
Poughkeepsie, NY 12601

Job Number: 420-106156-1
Sdg Number: 135-139 Baldwin Street

Client Sample ID: SB - 2 20160620
Lab Sample ID: 420-106156-2

Date Sampled: 06/21/2016 1230
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 91

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Surrogate

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Method: 8270D
Prep Method: 3546

Date Analyzed: 06/23/2016 1938
Date Prepared: 06/23/2016 0907
Christopher B. Brown  
PVE Sheffler  
48 Springside Ave.  
Poughkeepsie, NY 12601

Job Number: 420-106156-1  
Sdg Number: 135-139 Baldwin Street

Client Sample ID: SB - 2 20160620  
Lab Sample ID: 420-106156-2

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### Surrogates

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<td>1,2-Dichloroethane-d4 (Surr)</td>
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### Method

- **Method:** 6010C
- **Prep Method:** 3051A

### Date

- **Date Analyzed:** 06/27/2016 1241
- **Date Prepared:** 06/24/2016 1415

### Elements

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Client Sample ID:   SB - 2 20160620
Lab Sample ID:  420-106156-2
Date Sampled:    06/21/2016  1230
Date Received:   06/21/2016  1528
Client Matrix: Solid
Percent Solids: 91

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Method:  7471B  Date Analyzed:  06/28/2016  1254
Prep Method:  7471B  Date Prepared:  06/27/2016  1130

Mercury  0.036 U  mg/Kg Dry  0.036  0.036  1.0
### Analyte Results

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### Surrogate Acceptance Limits

- Terphenyl-d14: 92 % (10 - 120)
- 2-Fluorobiphenyl: 55 % (10 - 120)
- Nitrobenzene-d5: 38 % (10 - 120)

### Additional Information

- **Client Sample ID:** SB - 3 20160620
- **Lab Sample ID:** 420-106156-3
- **Date Sampled:** 06/21/2016 1045
- **Date Received:** 06/21/2016 1528
- **Client Matrix:** Solid
- **Percent Solids:** 83
- **Method:** 8270D
- **Date Analyzed:** 06/24/2016 1205
- **Date Prepared:** 06/23/2016 0907
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Client Sample ID: SB - 3 20160620
Lab Sample ID: 420-106156-3

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Surrogate

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<tr>
<td>Toluene-d8 (Surr)</td>
<td>100</td>
<td>72 - 143</td>
</tr>
<tr>
<td>4-Bromofluorobenzene</td>
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<td>49 - 138</td>
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<tr>
<td>1,2-Dichloroethane-d4 (Surr)</td>
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Method: 6010C
Prep Method: 3051A

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Client Sample ID: SB - 3 20160620
Lab Sample ID: 420-106156-3

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Method: 7471B  Date Analyzed: 06/28/2016 1257
Prep Method: 7471B  Date Prepared: 06/27/2016 1130
Mercury 0.22 mg/Kg Dry 0.040 0.040 1.0
**Analyte** | Result/Qualifier | Unit | MDL | RL | Dilution
--- | --- | --- | --- | --- | ---

**Benzene** | 0.15 J | ug/Kg Dry | 0.019 | 0.94 | 1.0

**n-Butylbenzene** | 0.022 U | ug/Kg Dry | 0.022 | 0.94 | 1.0

**sec-Butylbenzene** | 0.066 U | ug/Kg Dry | 0.066 | 0.94 | 1.0

**tert-Butylbenzene** | 0.042 U | ug/Kg Dry | 0.042 | 0.94 | 1.0

**Ethylbenzene** | 0.067 J | ug/Kg Dry | 0.037 | 0.94 | 1.0

**n-Propylbenzene** | 0.058 U | ug/Kg Dry | 0.058 | 0.94 | 1.0

**Isopropylbenzene** | 0.042 U | ug/Kg Dry | 0.042 | 0.94 | 1.0

**p-Isopropyltoluene** | 0.077 U | ug/Kg Dry | 0.077 | 0.94 | 1.0

**Naphthalene** | 0.025 U | ug/Kg Dry | 0.025 | 0.94 | 1.0

**Toluene** | 1.8 | ug/Kg Dry | 0.019 | 0.94 | 1.0

**1,2,4-Trimethylbenzene** | 0.050 U | ug/Kg Dry | 0.050 | 0.94 | 1.0

**1,3,5-Trimethylbenzene** | 0.050 U | ug/Kg Dry | 0.050 | 0.94 | 1.0

**m-Xylene & p-Xylene** | 0.21 J | ug/Kg Dry | 0.084 | 1.9 | 1.0

**o-Xylene** | 0.024 U | ug/Kg Dry | 0.024 | 1.9 | 1.0

**Methyl tert-butyl ether** | 0.014 U | ug/Kg Dry | 0.014 | 0.94 | 1.0

Surrogate Acceptance Limits

<table>
<thead>
<tr>
<th>Surrogate</th>
<th>Acceptance Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toluene-d8 (Surr)</td>
<td>72 - 143</td>
</tr>
<tr>
<td>1,2-Dichloroethane-d4 (Surr)</td>
<td>73 - 128</td>
</tr>
<tr>
<td>4-Bromofluorobenzene</td>
<td>49 - 138</td>
</tr>
</tbody>
</table>

**Method: 8270D** | Date Analyzed: 06/23/2016 2040 | Prep Method: 3546 | Date Prepared: 06/23/2016 0907 |

**Acenaphthene** | 89 U | ug/Kg Dry | 89 | 350 | 1.0

**Acenaphthylene** | 78 U | ug/Kg Dry | 78 | 350 | 1.0

**Anthracene** | 86 U | ug/Kg Dry | 86 | 350 | 1.0

**Benzo[a]anthracene** | 63 U | ug/Kg Dry | 63 | 350 | 1.0

**Benzo[a]pyrene** | 52 U | ug/Kg Dry | 52 | 350 | 1.0

**Benzo[b]fluoranthene** | 75 U | ug/Kg Dry | 75 | 350 | 1.0

**Benzo[g,h,i]perylene** | 72 U | ug/Kg Dry | 72 | 350 | 1.0

**Benzo[k]fluoranthene** | 60 U | ug/Kg Dry | 60 | 350 | 1.0

**Chrysene** | 67 U | ug/Kg Dry | 67 | 350 | 1.0

**Dibenz(a,h)anthracene** | 67 U | ug/Kg Dry | 67 | 350 | 1.0

**Fluoranthene** | 67 U | ug/Kg Dry | 67 | 350 | 1.0

**Fluorene** | 79 U | ug/Kg Dry | 79 | 350 | 1.0

**Indeno[1,2,3-cd]pyrene** | 68 U | ug/Kg Dry | 68 | 350 | 1.0

**Naphthalene** | 77 U | ug/Kg Dry | 77 | 350 | 1.0

**Phenanthrene** | 91 U | ug/Kg Dry | 91 | 350 | 1.0

**Pyrene** | 74 U | ug/Kg Dry | 74 | 350 | 1.0
## Client Sample ID: SB - 4 20160620
## Lab Sample ID: 420-106156-4

<table>
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<td>Surrogate</td>
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<tr>
<td>Terphenyl-d14</td>
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<tr>
<td>2-Fluorobiphenyl</td>
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<tr>
<td>Nitrobenzene-d5</td>
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Date Sampled: 06/21/2016 0940
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93
**Client Sample ID:** SB - 5 20160620  
**Lab Sample ID:** 420-106156-5

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<tr>
<td>tert-Butylbenzene</td>
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<tr>
<td>Ethylbenzene</td>
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<tr>
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**Surrogate Acceptance Limits**

- Toluene-d8 (Surr): 93 %  
  Acceptance Limits: 72 - 143
- 1,2-Dichloroethane-d4 (Surr): 96 %  
  Acceptance Limits: 73 - 128
- 4-Bromofluorobenzene: 100 %  
  Acceptance Limits: 49 - 138

| Method: 8270D  
**Prep Method:** 3546 | Date Analyzed: | Date Prepared: | MDL | RL |
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<td>Dibenz(a,h)anthracene</td>
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<tr>
<td>Fluoranthene</td>
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<td>Fluorene</td>
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### Client Sample ID: SB - 5 20160620

### Lab Sample ID: 420-106156-5

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<tr>
<td>2-Fluorobiphenyl</td>
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<td></td>
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Date Sampled: 06/20/2016 1445
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 96

Job Number: 420-106156-1
Sdg Number: 135-139 Baldwin Street
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<th>Dilution</th>
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<tbody>
<tr>
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<tr>
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<td>1.0</td>
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<tr>
<td>sec-Butylbenzene</td>
<td>0.048</td>
<td>U ug/Kg Dry</td>
<td>0.048</td>
<td>0.68</td>
<td>1.0</td>
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<td>0.031</td>
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<td>0.031</td>
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<tr>
<td>Ethylbenzene</td>
<td>0.058</td>
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**Surrogate Acceptance Limits**
- Toluene-d8 (Surr): 72 - 143
- 1,2-Dichloroethane-d4 (Surr): 73 - 128
- 4-Bromofluorobenzene: 49 - 138

### Method: 8270D

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Client Sample ID: SB - 6 20160620  
Lab Sample ID: 420-106156-6

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### Analyte Table

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#### Surrogate Acceptance Limits

- Toluene-d8 (Surr): 72 - 143
- 1,2-Dichloroethane-d4 (Surr): 73 - 128
- 4-Bromofluorobenzene: 49 - 138

### Method: 8270D

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<th>Analyte</th>
<th>Result/Qualifier</th>
<th>Unit</th>
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<th>Dilution</th>
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#### Surrogate Acceptance Limits

- Terphenyl-d14: 10 - 120
- 2-Fluorobiphenyl: 10 - 120
### Analyte Results

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Christopher B. Brown  
PVE Sheffler  
48 Springside Ave.  
Poughkeepsie, NY 12601

Job Number: 420-106156-1  
Sdg Number: 135-139 Baldwin Street

Client Sample ID: SB - 7 20160620  
Lab Sample ID: 420-106156-7

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Prep Method: 3051A  
Date Analyzed: 06/27/2016 1255  
Date Prepared: 06/24/2016 1415

Method: 7471B  
Prep Method: 7471B  
Date Analyzed: 06/28/2016 1259  
Date Prepared: 06/27/2016 1130

Mercury 0.11 mg/Kg Dry 0.037 0.037 1.0
**Client Sample ID:** SB - 8 20160620  
**Lab Sample ID:** 420-106156-8

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**Surrogate**

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### Analyte Results

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<th>RL</th>
<th>Dilution</th>
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### Surrogate Acceptance Limits

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### Method Information

- **Method:** 6010C  
- **Prep Method:** 3051A  
- **Date Analyzed:** 06/27/2016  
- **Date Prepared:** 06/24/2016  

### Element Results

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**Client Sample ID:** SB - 8 20160620  
**Lab Sample ID:** 420-106156-8

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**Method:** 7471B  
**Date Analyzed:** 06/28/2016 1301  
**Prep Method:** 7471B  
**Date Prepared:** 06/27/2016 1130

**Mercury**  
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Client Sample ID: SB - 9 20160620
Lab Sample ID: 420-106156-9

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Client Sample ID: SB - 9 20160620
Lab Sample ID: 420-106156-9

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Surrogate

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Method: 6010C
Prep Method: 3051A

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Method: 7471B
Prep Method: 7471B

Date Analyzed: 06/28/2016  1303
Date Prepared: 06/27/2016  1130
Client Sample ID: SB - 10 20160620
Lab Sample ID: 420-106156-10

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<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
<td>2-Chloroethyl vinyl ether</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
<td>2-Chlorotoluene</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
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<tr>
<td>2-Hexanone</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
<td>4-Methyl-2-pentanone (MIBK)</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
<td>Benzene</td>
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<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
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<tr>
<td>Benzyl chloride</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
<td>Bromobenzene</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
</tr>
<tr>
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<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
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<td>Bromoform</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
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<td>1.0</td>
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<tr>
<td>Bromomethane</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
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<td>Carbon disulfide</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
<td>0.90</td>
<td>1.0</td>
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<tr>
<td>Carbon tetrachloride</td>
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<td>ug/Kg Dry</td>
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<td>1.0</td>
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<td>1.0</td>
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<tr>
<td>cis-1,2-Dichloroethene</td>
<td>0.90 U</td>
<td>ug/Kg Dry</td>
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<td>1.0</td>
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<tr>
<td>cis-1,3-Dichloropropene</td>
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<td>Dichlorodifluoromethane</td>
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<td>Isopropylbenzene</td>
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Client Sample ID:  SB - 10 20160620
Lab Sample ID:  420-106156-10

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<th>RL</th>
<th>Dilution</th>
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<td>U</td>
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<td>Naphthalene</td>
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<td>n-Butylbenzene</td>
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<td>N-Propylbenzene</td>
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<td>o-Xylene</td>
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<td>p-Isopropyltoluene</td>
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<td>sec-Butylbenzene</td>
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Surrogate                             | Acceptance Limits | Date Analyzed: 06/27/2016  1315 |
--------------------------------------|--------------------|-------------------------------|
Toluene-d8 (Surr)                     | 94                 | %                             |
4-Bromofluorobenzene                  | 96                 | %                             |
1,2-Dichloroethane-d4 (Surr)          | 95                 | %                             |

Method: 6010C                          | Date Prepared: 06/24/2016  1415 |
Prep Method: 3051A                     |                               |

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<tr>
<th>Element</th>
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<th>Dilution</th>
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<tr>
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Client Sample ID:   SB - 10 20160620
Lab Sample ID:     420-106156-10

Date Received:     06/21/2016 1528
Date Sampled:     06/20/2016 0935

Percent Solids:    99

<table>
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<th>Result/Qualifier</th>
<th>Unit</th>
<th>RL</th>
<th>RL</th>
<th>Dilution</th>
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</table>

Method: 7471B
Prep Method: 7471B

Date Analyzed: 06/28/2016 1305

 Mercury 0.032 U mg/Kg Dry 0.032 0.032 1.0
## DATA REPORTING QUALIFIERS

<table>
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<tr>
<th>Lab Section</th>
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<th>Description</th>
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<tr>
<td>GC/MS VOA</td>
<td>J</td>
<td>Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.</td>
</tr>
<tr>
<td></td>
<td>U</td>
<td>The analyte was analyzed for but not detected at or above the lowest stated limit.</td>
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<tr>
<td>GC/MS Semi VOA</td>
<td>D</td>
<td>Surrogate or matrix spike recoveries were not obtained because the extract was diluted for analysis; also compounds analyzed at a dilution may be flagged with a D.</td>
</tr>
<tr>
<td></td>
<td>J</td>
<td>Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.</td>
</tr>
<tr>
<td></td>
<td>U</td>
<td>The analyte was analyzed for but not detected at or above the lowest stated limit.</td>
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<tr>
<td></td>
<td>X</td>
<td>Surrogate exceeds the control limits</td>
</tr>
<tr>
<td>Metals</td>
<td>U</td>
<td>The analyte was analyzed for but not detected at or above the lowest stated limit.</td>
</tr>
</tbody>
</table>
The following analytes are Not Part of the ELAP scope of accreditation:

The following analytes are Not Part of ELAP Potable Water scope of accreditation:
Cobalt (200.7, 200.8), Tin (200.7), Strontium (200.7), Gold (200.7), Platinum (200.7), Palladium (200.7), Titanium (200.7), Phosphorus (365.3), Nitrate-Nitrite (10-107-4-1C, 353.2), m-Xylene & p-Xylene (502.2, 524), Naphthalene (502.2), o-Xylene (502.2, 524), & Fecal Coliform (9222D).

The following analytes are Not Part of ELAP Solid and Hazardous Waste scope of accreditation:
Ammonia (SM 4500NH3G), Nitrate-Nitrite (353.2, 10-107-4-1C), TKN (351.2), Phosphorus (365.3), Total Cresols (8270), 1,2-Dichloro-1,1,2-trifluoroethane (8260), & Chlorodifluoromethane (8260).

The following analytes are Not Part of ELAP Non Potable Water scope of accreditation:
Dissolved Organic Carbon (5310C), Mecoprop (8151A), & MCPA (8151A).

The following analytes are Part of ELAP scope of accreditation but not for the noted methods:
Nitrate (Solid & Hazardous Waste Matrix, 300), Nitrite (Solid & Hazardous Waste, 300, 4500NO2), Sulfate (Solid & Hazardous, 300.0), alpha-Chlordane (608), Endrin Ketone (608), gamma-Chlordane (608), PCB-1262 (608), PCB-1268 (608), 1,2-Diphenylhydrazine (625), 2-MethylNaphthalene (625), 3-Methylphenol (625), 4-Nitroaniline (625), 1,1,1,2- Tetrachloroethane (624,601), 1,1,2-Trichloro-1,2,2-trifluoroethane (601,624), 1,2,3-Trichlorobenzene (624, 601), 1,2,3-Trichloropropane (624), 1,2,4-Trichlorobenzene (601,624), 1,2,4-trimethylbenzene (624), 1,2-Dichloro-3-Chloropropane (601, 624),1,2-Dichloro-1,1,2-trifluoroethane (601, 624), 1,3,5-Trimethylbenzene (624), 2-Chlorotoluene (624), Benzyl Chloride (601,624), Bromobenzene (601,624), Carbon disulfide (624), Bromochloromethane (624), Dibromomethane (624), 1,2-Dibromoethane (624), Hexachlorobutadiene (624), Isopropylbenzene (624), 2-Butanone (Methyl Ethyl Ketone) (624), 4-Methyl-2-pentanone (624), MTBE (602), m-Xylene & p-Xylene (8021), Naphthalene (602,624), n-Butylbenzene (624), n-Propylbenzene (624), sec-Butylbenzene (624), tert-Butylbenzene (624), trans-1,4-Dichloro-2-butene (624), & Tetrahydrofuran (8260, 624).

The following analytes are Part of ELAP scope of accreditation but not part of our certification:
Silica (6010), Free Cyanide (4500CN E), Amenable Cyanide (4500DCNG), & Vinyl Acetate (624).

The following Analytes are Part of ELAP Scope of accreditation but not part of our certification for a Non Potable Water Matrix:
Aluminum (200.8), Turbidity (180.1), Methanol (8015D), Dalapon (8151A), 1,2-Dichlorobenzene (601), Acetone (624), MTBE (624), m-Xylene & p-Xylene (8021).

The following Analytes are Part of ELAP Scope of accreditation but not part of our certification for a Potable Water Matrix:
Bromide (300), Ethylene Glycol (8015D), Propylene Glycol (8015D).

The following Analyte(s) Part of ELAP Scope of accreditation but not part of our certification for a Solid and Hazardous Waste Matrix:
1,2-Diphenylhydrazine (8270).

The following Analytes are Part of ELAP Scope of accreditation but not part of our certification for an Air Matrix:
1,2-Dichlorobenzene, Carbon tetrachloride, Chlorobenzene, Chloroform, Ethylbenzene, Methylene Chloride, Tetrachloroethene, Toluene, & Trichloroethene.
### Definitions and Glossary

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>These commonly used abbreviations may or may not be present in this report.</th>
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<tbody>
<tr>
<td>%R</td>
<td>Percent Recovery</td>
</tr>
<tr>
<td>DL, RA, RE</td>
<td>Indicates a Dilution, Reanalysis or Reextraction.</td>
</tr>
<tr>
<td>EPA</td>
<td>United States Environmental Protection Agency</td>
</tr>
<tr>
<td>MDL</td>
<td>Method Detection Limit - an estimate of the minimum amount of a substance that an analytical process can reliably detect. A MDL is analyte- and matrix-specific and may be laboratory-dependent.</td>
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<tr>
<td>ND</td>
<td>Not detected at the reporting limit (or MDL if shown).</td>
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<tr>
<td>QC</td>
<td>Quality Control</td>
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<tr>
<td>RL</td>
<td>Reporting Limit - the minimum levels, concentrations, or quantities of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence.</td>
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<tr>
<td>RPD</td>
<td>Relative Percent Difference - a measure of the relative difference between two points.</td>
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</table>
### EnviroTest Laboratories, Inc.

**CUSTOMER:** N.Y. State Dept.
**ADDRESS:** 135-139 Belltown Street
**CITY/STATE:** JFK, NY

**CONTACT:** Danny Tackell
**PHONE:** 203-318-7850

**PROJECT LOCATION:** 135-139 Belltown Street
**PROJ. NUMBER:** P.O. 5557

**MATRIX:** DW - Drinking Water, S - Soil, O - Oil, GW - Ground Water, SL - Sludge

---

### CHAIN OF CUSTODY

<table>
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</tr>
<tr>
<td>□ A</td>
<td>□</td>
</tr>
<tr>
<td>□ B</td>
<td>□</td>
</tr>
<tr>
<td>□ OTHER</td>
<td>□</td>
</tr>
</tbody>
</table>

**REPORT # (Lab Use Only):** 106156

**SAMPLE TEMP. ON RECEPT:** Must be 40°C or less

**SAMPLE RECD. ON SITE:** Yes □ No □

**CHLORINE RESIDUAL:** Yes □ No □

**NY PUBLIC WATER SUPPLIES:**

<table>
<thead>
<tr>
<th>SOURCE ID</th>
<th>ELRP TYPE</th>
<th>FEDERAL ID</th>
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</table>

**ANALYSIS REQUESTED:**

- FC, VOS, CP-51 VOS, TAR MUTELS
- CP-51 VOS, CP-51 VOS, TAR MUTELS
- TAR MUTELS
- FC, VOS, CP-51 VOS, TAR MUTELS

---

**SAMPLES SUBMITTED FOR ANALYSIS WILL BE SUBMITTED TO THE ENVIRONMENT TERMS AND CONDITIONS OF SALE (SHORT FORM) UNLESS ALTERNATE TERMS ARE AGREED IN WRITING.**

**RECEIVED BY:**

<table>
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<th>TIME</th>
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<tbody>
<tr>
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<td>1528</td>
</tr>
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</table>

**COMPANY:**

<table>
<thead>
<tr>
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**COMPANY:**

<table>
<thead>
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<table>
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<td>1528</td>
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**COMPANY:**

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<tr>
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<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/21/16</td>
<td>1528</td>
</tr>
</tbody>
</table>

**Comments:**

NYSDOH: 10142  NJDEP: NY915  CTDOH: PH-0054  EPA: NY00049
## LOGIN SAMPLE RECEIPT CHECK LIST

**Client:** PVE Sheffler  
**SDG Number:** 135-139 Baldwin Street  
**Login Number:** 106156  

<table>
<thead>
<tr>
<th>Question</th>
<th>T/F/NA</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Samples were collected by ETL employee as per SOP-SAM-1</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>The cooler's custody seal, if present, is intact.</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>The cooler or samples do not appear to have been compromised or tampered with.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Samples were received on ice.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Cooler Temperature is recorded.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Cooler Temp. is within method specified range. (0-6 C PW, 0-8 C NPW, or BAC &lt;10 C)</td>
<td>True</td>
<td>3.8 C</td>
</tr>
<tr>
<td>If false, was sample received on ice within 6 hours of collection.</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Based on above criteria cooler temperature is acceptable.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>COC is present.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>COC is filled out in ink and legible.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>COC is filled out with all pertinent information.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>There are no discrepancies between the sample IDs on the containers and the COC.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Samples are received within Holding Time.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Sample containers have legible labels.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Containers are not broken or leaking.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Sample collection date/times are provided.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Appropriate sample containers are used.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Sample bottles are completely filled.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>VOA sample vials do not have headspace or bubble is &lt;6mm (1/4&quot;) in diameter.</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>If necessary, staff have been informed of any short hold time or quick TAT needs</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Multiphasic samples are not present.</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Samples do not require splitting or compositing.</td>
<td>True</td>
<td></td>
</tr>
</tbody>
</table>
Limited XRF Lead-Based Paint Inspection

Performed at:

Century Building
135-139 Baldwin Street
Johnson City, New York

Performed for:

Regan Development
1055 Saw Mill River Road
Ardsley, New York 10502

December 8, 2015
Envoy Project #: E15-1604

ENVOY
environmental consultants, inc.
57 Ambrose Street
Rochester, New York 14608
Limited XRF Lead-Based Paint Inspection
Century Building
135-139 Baldwin Street
Johnson City, New York

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<td>3</td>
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<td>5</td>
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<td>Limitations</td>
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<td>5.0</td>
<td>Conclusions</td>
<td>8</td>
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</table>

Appendix A..................................................................................XRF Summary of Lead-Based Paint Readings

Appendix B..................................................................................XRF Sequential Instrument Data

Appendix C..................................................................................Drawings

Appendix D..................................................................................Component Identification Sheets

Appendix E..................................................................................Performance Characteristic Sheets

Appendix F..................................................................................Certifications
1.0 Executive Summary

A limited XRF lead-based paint inspection was performed at the Century Building located at 135-139 Baldwin Street in Johnson City, New York. The inspection was conducted on December 8, 2015.

Lead-based paint was identified on fifty-seven (57) of the surfaces tested.

Testing is limited to the specific components identified in this report and does not represent painting histories in other portions of the building or on similar substrates.
2.0 Introduction

Envoy Environmental Consultants, Inc. (Envoy) was retained by Regan Development on December 8, 2015 to conduct an inspection for the presence of lead-based paints at the Century Building at 135-139 Baldwin Street, Johnson City, New York. The predominant construction materials observed were brick, drywall, metal, concrete and cement.

Envoy holds a New York State Department of Health Radioactive Materials License to own and operate an X-Ray Fluorescence (XRF) lead paint analyzer. Envoy has been certified under TSCA Section 402(a)(1) allowing the company to conduct Lead-based paint activities pursuant to 40 CFR Part 745.226. EPA Certified Lead Inspector, Mr. Jarrod Miner conducted this inspection with procedures and guidelines required by New York State and the EPA.

Lead-based paint inspections are performed in accordance with Chapter 7 of The U.S. Department of Housing and Urban Development Guidelines (USHUD), and the U.S. Environmental Protection Agency, since they are the only regulatory agencies defining procedures for conducting XRF lead-based paint inspections. Paint is categorized as lead-based if the XRF analyzer registers a reading of 1.0 mg/cm² or above, according to the HUD standard. When paint chip samples are collected, lead is present when concentrations are 0.5% or greater. Envoy reports lead-based paint levels in mg/cm² because this unit of measurement does not depend on the number of layers of non-lead-based paint and can usually be obtained without damaging the painted surfaces. Positive, negative, and inconclusive XRF readings are determined in accordance with the XRF instruments Performance Characteristic Sheets as described by the HUD Guidelines.

Envoy owns and operates a RMD LPA-1 Lead Paint Analyzer. The serial number of this instrument is 2829 and was sourced on September 3, 2015. The LPA-1 Lead Paint Analyzer is an analytical radiation instrument used in quantitative analysis of lead in paint for various substrates. The LPA-1 is a spectrum analyzer that resolves the lead X-Ray intensity from interfering radiation. The XRF LPA-1 instrument has a 3/8 inch penetration depth for the detection of lead. Anything beyond this depth will cause no reading and can go undetected. A radioactive material, Cobalt 57, is used as the radiation source in this device for nondestructive method of sample analysis.

HUD Guidelines recommend classifying substrates into one of the six substrate types listed in Table 1. Substrates such as metal and plaster may register an XRF reading in the inconclusive range.

Table 1

<table>
<thead>
<tr>
<th>Substrate</th>
<th>Inconclusive Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>None</td>
</tr>
<tr>
<td>Concrete</td>
<td>None</td>
</tr>
<tr>
<td>Drywall</td>
<td>None</td>
</tr>
<tr>
<td>Metal</td>
<td>0.9 to 1.3 mg/cm²</td>
</tr>
<tr>
<td>Plaster</td>
<td>0.9 to 1.3 mg/cm²</td>
</tr>
<tr>
<td>Wood</td>
<td>None</td>
</tr>
</tbody>
</table>
When the XRF lead paint analyzer registers a reading in the inconclusive range, or a substrate cannot be tested due to irregular size and shape, the Certified Lead Inspector is then required to collect a paint chip sample to determine the presence of lead. If paint chip samples are collected, lead-based paint is present when the concentration is 0.5 percent by weight or above. The inspection conducted at this location registered five (5) readings in the inconclusive range. Envoy recommends treating these surfaces as lead-based paint until paint chip sampling and analysis can be performed.

Contractors shall be aware the XRF device is used for non-residential inspections as a screening tool only. According to U.S. Department of Labor Occupational Safety and Health Administration (OSHA), personal air monitoring results must be used to clearly demonstrate that contract employees will not be exposed at, or above, the lead action level during any process, operation, or activity.
3.0 Definitions

**Abatement**: A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead-contaminated dust, and removal of lead-contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post abatement clearance testing; recordkeeping; and, if applicable, monitoring.

**Deteriorated lead-based paint**: Any lead-based paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligating, cracking, or otherwise becoming separated from the substrate.

**Encapsulation**: Any covering or coating that acts as a barrier between lead-based paint and the environment, the durability of which relies on adhesion and the integrity of the existing bonds between multiple layers of paint and between the paint and the substrate.

**Friction surface**: An interior or exterior surface that is subject to abrasion or friction, including, but not limited to, certain window, floor, and stair surfaces.

**Impact surface**: An interior or exterior surface that is subject to damage by repeated sudden force such as certain parts of door frames.

**Interim controls**: A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include specialized cleaning, repairs, maintenance, painting, temporary containment, and management and resident education programs. Monitoring, conducted by owners, and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land-use controls.

**HUD Guidelines**: The HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (the Guidelines) provide detailed, comprehensive, technical information on how to identify lead-based paint hazards in housing and how to control such hazards safely and efficiently. The goal of the Guidelines is to help property owners, private contractors, and Government agencies sharply reduce children's exposure to lead without unnecessarily increasing the cost of housing.

**Lead-based paint**: Lead-based paint means paint or surface coatings that contain lead equal to or greater than 1.0 mg/cm² or 0.5 percent by weight. (Equivalent units are: 5,000 µg/g, 5,000 mg/kg, or 5,000 ppm by weight) Surface coatings include paint shellac, varnish, or any other coating, including wallpaper which covers painted surfaces.

**Lead-based paint hazard**: A condition in which exposure to lead from lead-contaminated dust, lead-contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA Administrator under Title IV of the Toxic Substances Control...
Act). Lead-based paint hazards include for example, deteriorated lead-based paint, leaded dust levels above applicable standards, and bare leaded soil above applicable standards. **Monitoring:** Surveillance to determine (1) that known or suspected lead-based paint is not deteriorating, (2) that lead-based paint hazard controls, such as paint stabilization, enclosure, or encapsulation have not failed, (3) that structural problems do not threaten the integrity of hazard controls or of known or suspected lead-based paint, and (4) that dust lead levels have not risen above applicable standards. There are two types of monitoring activities; visual surveys by property owners and reevaluations by certified risk assessors. Visual surveys are generally conducted annually for the purpose of making the first three determinations listed above.

**OSHA:** The occupational safety and health administration ensures safe and healthful working conditions for working men and women by setting and enforcing standards and by providing training, outreach, education and assistance. Section 1926.62 targets employee lead exposure during construction activities. The full standard can be found at: http://www.osha.gov/pls/oshaweb/owadisp.show_document?p_table=STANDARDS&p_id=10641

**Paint film stabilization:** The process of wet scraping, priming, and repainting surfaces coated with deteriorated lead-based paint; paint film stabilization includes cleanup and clearance.

**Renovation Repair and Painting Law 40 CFR Part 745:** Requires that renovations required for compensation, must be performed by certified firms, using certified renovators. Renovation firms that anticipate on working in pre-1978 homes and child occupied facilities must apply to the EPA and pay a fee in order to be certified. Firms certified in the RRP law must follow lead safe work practices including initial and final lead testing.

**Substrate:** The substrate is the material underneath the paint. Substrates should be classified into one of six types: brick, concrete, drywall, metal, plaster, or wood. These substrates cover almost all building materials that are painted and are linked to those used in the XRF Performance Characteristic Sheets.

**Target Housing:** Any residential unit constructed before 1978, except dwellings that do not contain bedrooms or dwellings that were developed specifically for the elderly or persons with disabilities—unless a child younger than 6 resides or is expected to reside in the dwelling.

**XRF analyzer:** An instrument that determines lead concentration in milligrams per square centimeter (mg/cm2) using the principle of x-ray fluorescence (XRF). Two types of XRF analyzers are used—direct readers and spectrum analyzers. In the HUD Guidelines, the term XRF analyzer only refers to portable instruments manufactured to analyze paint, and does not refer to laboratory-grade units or portable instruments designed to analyze soil.

**Source:** USHUD Guidelines
4.0 Limitations

The information provided in this report was compiled from field notes, instrument data, and visual assessment. Observations noted and recorded are intended to represent the conditions that existed at the subject site at the time and date that the observations were made.

Painted surfaces identified in this report are limited to components within the Century Building only. The inspection performed on December 8, 2015 was a surface by surface inspection for the presence of lead-based paint in select test areas as directed by the client. Testing is limited to the specific components identified in this report and does not represent painting histories in other portions of the building or on similar substrates.

All surfaces tested have been assigned a paint condition. These designations are either intact, or poor. Areas where deteriorated paint was observed (peeling, chipping, flaking and chalking) is considered to be a lead hazard. Surfaces with these designations have been categorized by the inspector using letter “P” for poor. These conditions have been recorded in the Summary and Sequential Page of this report. Locations where lead-based paint has been observed intact by the inspector at the time of inspection have been distinguished with the letter “I”.

Building components were assigned the letters A, B, C, or D for purposes of reading this report and understanding which area of the building was sampled. The wall regarded as “A” will be the address side of the building. Sides B, C, and D shall follow clockwise in succession.

The results of this inspection are applicable to the specified building on the date(s) indicated in this report.
5.0 Conclusions

A limited XRF lead-based paint inspection was performed by Envoy at the Century Building, 135-139 Baldwin Street, Johnson City, New York. The inspection was conducted on December 8, 2015.

Lead-based paint was identified on fifty-seven (57) of the surfaces tested.

The Summary page for XRF data is located in Appendix A. This summary includes all positive lead-based paint readings, which indicate the components that were determined to have instrument readings at or over the HUD abatement level of 1.0 mg/cm². The Sequential page for XRF data is located in Appendix B. This page represents each reading taken by the LPA-1 Lead Paint Analyzer.

A copy of this report will remain on file at Envoy's main office located at 57 Ambrose Street, Rochester, New York, 14608. EPA rules (40 CFR part 745) require all reports are maintained by the certified firm for no less than 3 years. Envoy Environmental Consultants, Inc. appreciates this opportunity to provide these professional lead consulting services. For more information please contact our main office at (585) 454-1060.

Envoy Environmental Lead Risk Assessor Jarrod Miner certifies the accuracy of this report on December 28, 2015.

Jarrod Miner
Lead Risk Assessor
Envoy Environmental Consultants, Inc.
Appendix A
Lead-Based Paint Summary Report

Our investigation at the Century Building resulted with fifty-seven (57) readings above the HUD/EPA lead abatement standard of 1.0 mg/cm² in relation to the areas tested. These findings are based specifically on testing combinations selected by the inspector.

All parties shall be aware that any concentration of lead above zero, according to the OSHA standard, shall trigger the requirements set forth in 1926.62.

Interpreting the Summary of Lead Based Paint Inspection Report

EXAMPLE: Interior Room 001 6-1

- Interior Room - Interior room
- 001 - Number of space/room/area tested. This does not correspond to room number.
- 6 - Refers to floor of building tested. In this case, the sixth floor.
- 1 - Refers to the room number where testing occurred on the specified floor. In this case, Room 1.

Lead Paint Standards

OSHA: >0.0 mg/cm², or >0.0% by weight

NYS/USHUD: >/= 1.0 mg/cm², or >/= 0.5% by weight

The following page consists of the Summary Report (lead-based paint readings) recorded by the LPA-1 Lead Based Paint Analyzer during the field inspection.
### SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

**Inspection Date:** 12/08/15  
**Century Building**  
**Report Date:** 12/14/2015  
**135-139 Baldwin Street**  
**Abatement Level:** 1.0  
**Johnson City, New York**  
**Report No.:** S#02829 - 12/08/15 13:30  
**Total Readings:** 189  
**Actionable:** 57  
**Job Started:** 12/08/15 13:30  
**Job Finished:** 12/08/15 17:13

<table>
<thead>
<tr>
<th>Reading No.</th>
<th>Wall</th>
<th>Structure</th>
<th>Location</th>
<th>Member</th>
<th>Paint Cond</th>
<th>Substrate</th>
<th>Color</th>
<th>Lead (mg/cm²)</th>
<th>Mode</th>
</tr>
</thead>
<tbody>
<tr>
<td>183</td>
<td>B</td>
<td>Dock Frame</td>
<td>Ctr</td>
<td></td>
<td>P</td>
<td>Metal</td>
<td>Yellow</td>
<td>2.7</td>
<td>QM</td>
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**Exterior Room 007 1-Exterior**

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>010 B Wall U Ctr</td>
</tr>
<tr>
<td>015 B SprinkPipe Ctr</td>
</tr>
<tr>
<td>016 B Ceiling Ctr</td>
</tr>
<tr>
<td>021 B Fire Door Ctr</td>
</tr>
<tr>
<td>008 C Door Ctr Lft casing</td>
</tr>
<tr>
<td>007 C Door Ctr U Ctr</td>
</tr>
<tr>
<td>009 C Panel Box Ctr</td>
</tr>
<tr>
<td>019 D Drain Pipe Ctr</td>
</tr>
</tbody>
</table>

**Interior Room 002 1-Restroom**

<table>
<thead>
<tr>
<th>Interior Room 004 1-West Dock</th>
</tr>
</thead>
<tbody>
<tr>
<td>027 A Toilet Ctr</td>
</tr>
<tr>
<td>029 A Drain Pipe Ctr</td>
</tr>
<tr>
<td>033 C Door Ctr Lft casing</td>
</tr>
<tr>
<td>032 C Door Ctr U Ctr</td>
</tr>
</tbody>
</table>

**Interior Room 005 1-MaintShop**

<table>
<thead>
<tr>
<th>Interior Room 006 1-Room 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>049 D Door Ctr U Ctr</td>
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</tbody>
</table>

**Interior Room 007 1-Room 2**

<table>
<thead>
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<th>Interior Room 008 1-Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>056 A Column Ctr U column</td>
</tr>
<tr>
<td>057 A Column Ctr L column</td>
</tr>
<tr>
<td>059 A SprinkPipe Ctr</td>
</tr>
<tr>
<td>062 B Fire Door Lft</td>
</tr>
<tr>
<td>063 B Fire Door Ctr</td>
</tr>
<tr>
<td>065 C Panel Box Ctr</td>
</tr>
</tbody>
</table>

<p>| 073 C Fire Door Ctr | P Metal | Red | &gt;9.9 | QM |
| 072 D Fire Door Ctr | I Metal | Red | &gt;9.9 | QM |</p>
<table>
<thead>
<tr>
<th>Reading No.</th>
<th>Wall</th>
<th>Structure</th>
<th>Location</th>
<th>Member</th>
<th>Paint Cond</th>
<th>Substrate</th>
<th>Color</th>
<th>Lead (mg/cm²)</th>
<th>Mode</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Room 009 1-Mezzanine</td>
<td>081</td>
<td>D</td>
<td>Vert Pipe</td>
<td>Ctr</td>
<td>P</td>
<td>Metal</td>
<td>White</td>
<td>5.0</td>
<td>QM</td>
</tr>
<tr>
<td>Interior Room 010 2-Storage 2</td>
<td>085</td>
<td>C</td>
<td>Vert Pipe</td>
<td>Ctr</td>
<td>P</td>
<td>Metal</td>
<td>White</td>
<td>1.6</td>
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<td>Interior Room 011 2-Storage 1</td>
<td>087</td>
<td>D</td>
<td>Wall</td>
<td>U Ctr</td>
<td>P</td>
<td>Brick</td>
<td>White</td>
<td>1.7</td>
<td>QM</td>
</tr>
<tr>
<td>Interior Room 012 2-Restroom</td>
<td>094</td>
<td>B</td>
<td>Wall</td>
<td>U Ctr</td>
<td>P</td>
<td>Concrete</td>
<td>White</td>
<td>3.9</td>
<td>QM</td>
</tr>
<tr>
<td>Interior Room 013 2-Store Rm</td>
<td>097</td>
<td>B</td>
<td>Wall</td>
<td>U Ctr</td>
<td>P</td>
<td>Concrete</td>
<td>White</td>
<td>2.2</td>
<td>QM</td>
</tr>
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<td>Interior Room 014 2-Main Rm</td>
<td>110</td>
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<td>Column</td>
<td>Ctr</td>
<td>P</td>
<td>Brick</td>
<td>White</td>
<td>2.9</td>
<td>QM</td>
</tr>
<tr>
<td>Interior Room 016 3-Main Rm</td>
<td>123</td>
<td>B</td>
<td>Fire Door</td>
<td>Ctr</td>
<td>P</td>
<td>Metal</td>
<td>Red</td>
<td>&gt;9.9</td>
<td>QM</td>
</tr>
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<td>Interior Room 017 3-Mezzanine</td>
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Calibration Readings

---- End of Readings ----

3
Appendix B
XRF Sequential Instrument Data

The Sequential Report on the following pages represents each reading taken by the LPA-1 Lead Based Paint Analyzer. These findings illustrate all testing combinations selected by the inspector including readings above and below the HUD abatement level of 1.0 mg/cm².

Before XRF testing begins, the inspector must ensure the instrument is operating properly. This is performed by calibrating the instrument. Readings on the Sequential Page specified as CALIBRATION are the instruments calibration readings taken before and after each inspection. If an inspection takes longer than 4 hours, CALIBRATION is then performed mid-shift.

During calibration, three readings are taken on a painted portion of the standard reference material and three readings are taken on the non-painted portion of the standard reference material. The standard reference material used in this inspection is commonly referred to as a NIST (National Institute of Standards and Technology) block which is composed of lead paint in the value of 1.0 mg/cm². The last three readings are taken on the back of the NIST block which is composed on a non-painted wood surface providing readings below the HUD/EPA standard of 1.0 mg/cm². These readings typically range from -0.1 mg/cm² to 0.3 mg/cm².

Once all CALIBRATION readings have been averaged representing successful results using the instruments Performance Characteristic Sheets, the XRF Lead-based inspection can begin.
LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#02829 - 12/08/15 13:30

INSPECTION FOR: Regan Development
1055 Saw Mill River Road #204
Ardsley, New York 10502

PERFORMED AT: Century Building
135-139 Baldwin Street
Johnson City, New York

INSPECTION DATE: 12/08/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 02829

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: NY-01-072003-515

Envoy Environmental Consultants, Inc.
57 Ambrose Street
Rochester, New York 14608

SIGNED: [Signature] Date: 1/4/16

[Signature]
# SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

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<td>I Metal</td>
<td>Gray</td>
<td>-0.1</td>
<td>QM</td>
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<td>179</td>
<td>007</td>
<td>1-Exterior</td>
<td>A</td>
<td>Door</td>
<td>Ctr Lft casing</td>
<td>I Metal</td>
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<td>007</td>
<td>1-Exterior</td>
<td>B</td>
<td>Rollup Door</td>
<td>Ctr</td>
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<td>Room Name</td>
<td>Wall Structure</td>
<td>Location</td>
<td>Member</td>
<td>Paint Cond</td>
<td>Substrate</td>
<td>Color</td>
<td>Lead (mg/cm²)</td>
<td>Mode</td>
<td></td>
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<td>1-Exterior B</td>
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<td>Ctr</td>
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</table>

---- End of Readings ----
XRF Component Identification Sheet

**Column Components**

**Window Components**

**Door Components**
XRF Component Identification Sheet

Railing Components

Staircase Components

Closet Components
Performance Characteristic Sheet

EFFECTIVE DATE: December 1, 2006

MANUFACTURER AND MODEL:
Make: Radiation Monitoring Devices
Model: LPA-1
Source: $^{60}$Co
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:
Quick mode or 30-second equivalent standard (Time Corrected) mode readings.

XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm$^2$ (inclusive)

SUBSTRATE CORRECTION:
For XRF results below 4.0 mg/cm$^2$, substrate correction is recommended for:

- Metal using 30-second equivalent standard (Time Corrected) mode readings.
- None using quick mode readings.

Substrate correction is not needed for:
- Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
- Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings

THRESHOLDS:

<table>
<thead>
<tr>
<th>30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION</th>
<th>SUBSTRATE</th>
<th>THRESHOLD (mg/cm$^2$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Results corrected for substrate bias on metal substrate only</td>
<td>Brick</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>Concrete</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>Drywall</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>Metal</td>
<td>0.9</td>
</tr>
<tr>
<td></td>
<td>Plaster</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>Wood</td>
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<table>
<thead>
<tr>
<th>QUICK MODE READING DESCRIPTION</th>
<th>SUBSTRATE</th>
<th>THRESHOLD (mg/cm$^2$)</th>
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<tr>
<td>Readings not corrected for substrate bias on any substrate</td>
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<td>1.0</td>
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<tr>
<td></td>
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<td>Plaster</td>
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</tr>
<tr>
<td></td>
<td>Wood</td>
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</tbody>
</table>
BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 mCi initial strength.

OPERATING PARAMETERS:

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film).

If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm² for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm² at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm². Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm² NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

\[
\text{Correction value} = \frac{(1^{\text{st}} + 2^{\text{nd}} + 3^{\text{rd}} + 4^{\text{th}} + 5^{\text{th}} + 6^{\text{th}} \text{Reading})}{6} - 1.02 \text{ mg/cm}^2
\]

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings.
Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm² lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm² lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm² and none of the quick mode readings were less than 1.0 mg/cm². The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model.
<table>
<thead>
<tr>
<th>30-SECOND STANDARD MODE READING MEASURED AT</th>
<th>SUBSTRATE</th>
<th>BIAS (mg/cm²)</th>
<th>PRECISION* (mg/cm²)</th>
</tr>
</thead>
<tbody>
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<td>0.1</td>
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<tr>
<td></td>
<td>Concrete</td>
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<tr>
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<td>Drywall</td>
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<td>0.1</td>
</tr>
<tr>
<td></td>
<td>Metal</td>
<td>0.3</td>
<td>0.1</td>
</tr>
<tr>
<td></td>
<td>Plaster</td>
<td>0.1</td>
<td>0.1</td>
</tr>
<tr>
<td></td>
<td>Wood</td>
<td>0.0</td>
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</tr>
<tr>
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<td>Plaster</td>
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<td>Wood</td>
<td>0.0</td>
<td>0.3</td>
</tr>
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<tr>
<td></td>
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*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this XRF Performance Characteristic Sheet did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA document titled Methodology for XRF Performance Characteristic Sheets provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD. A HUD document titled A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD’s Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.
To the Environmental Protection Agency of the United States:

This is to certify that Envy Environmental Consultants, Inc. has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint remediation pursuant to 40 CFR Part 745.226.

NY-2017-4

Issued On:
April 03, 2016

Certification #:

Michelle Price, Chief
Lead, Heavy Metals, and Inorganics Branch

This certification is valid from the date of issuance and expires
May 03, 2018

New York
Management is to be commended for maintaining a radiation safe working environment.

Documents have been provided for those employees and areas monitored at the facility.

Global Dosimeter Solutions, Inc.

Certificate of Commendation

for Radiation Safety

ENVIRONMENTAL

Rochester, N.Y. 14608
460 St. S. State 205
Consultants Inc.
New York

In the Prosecution of:

RISK ASSESSOR

Has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402 and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 et seq.

John Gorman, Chief

March 06, 2018

This certification is valid from the date of issue and expires

Issued On:

February 20, 2015

Certification #:

NY-R-149763-1

United States Environmental Protection Agency

This is to certify that:

Jared Daniel Miller

[Signature]
Certificate of Achievement

Envoy Environmental

Jarrod Miner

This is to certify that

Protec Instrument Corporation

XRF Lead Paint Inspection System

on the 10th of December, 2014 successfully completed the factory training for

including, but not limited to, the topics of Radiation Safety

Environmental Health

Protec Instrument Corporation

38 Edge Hill Road, Waltham, Massachusetts

Paul A. Dalmacio, Sales Manager

Phyllis A. Rota, Sales Manager
# PLM & TEM BULK ASBESTOS ANALYSIS REPORT

via NYSDOH ELAP Method 198.1, 198.4 and 198.6

**Client:** Envoy/Regan Development  
**Location:** 135-139 Baldwin Street, Century Building  
**Sample Date:** 12/8/2015  
**Job No:** 16051-15  
**Page:** 1 of 2  
**Reissued:** 12/21/2015

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<th>PLM Asbestos</th>
<th>TEM Asbestos</th>
<th>Non-Fibrous Matrix Material %</th>
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<td>Fibers Type &amp; Percentage</td>
<td>Total Asbestos</td>
<td>Fibers Type &amp; Percentage</td>
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</tr>
</tbody>
</table>

---

**NVLAP**  
Lab Code 200530-0 for PLM Analysis

**ELAP ID No.:** 10958

---

KEY TO NOB COLUMN SYMBOLS  
No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).  
V NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
Y denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This Method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.  
# denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
** Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.**

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples") for EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 200530-0).

**PLM Date Analyzed:** 12/11/2015  
**Microscope:** Olympus BH-2 #235757  
**Analyzer:** B. Weinman

---

**Laboratory Results Approved By:**  
Asbestos Operations Manager or Designee  
Mary Dohm

Paradigm Environmental Services, Inc. is not responsible for the data supplied by an independent inspector. National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Quality control data (including 95% confidence limits and laboratory and analysts' and precision) is available upon request.

**16051-15 12/21/2015**
<table>
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<th>Lab ID</th>
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<td>160</td>
</tr>
<tr>
<td>Serous</td>
<td>-</td>
<td>-</td>
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<td>135-19</td>
<td>160</td>
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<td>Liquids</td>
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</tr>
<tr>
<td>Soil</td>
<td>-</td>
<td>-</td>
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<td>135-19</td>
<td>160</td>
</tr>
<tr>
<td>Soil</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>135-19</td>
<td>160</td>
</tr>
</tbody>
</table>

**Environmental Consultant:**

ENVOY

**Chain of Custody for PLM asbestos Analyses**

1. Log in as: 
   - User: Envoylead
   - Password: Envoylead

2. Check the box for the item you wish to analyze:
   - [ ] Envelope
   - [ ] Tissue
   - [ ] Serous
   - [ ] Liquids
   - [ ] Soil

3. Enter the date of sampling:
   - Date: 12/18/2015

4. Enter the location of sampling:
   - General Location: 135-19 Headon St

5. Enter the project number:
   - Project Number: 123-456

6. Enter the project address:
   - Project Address: 123-456

7. Enter the turnaround time:
   - Turnaround Time: 1-2 days

8. Enter the contact information:
   - Contact Name: Envoylead
   - Phone Number: 123-456

9. Enter the client information:
   - Client Name: Envoylead
   - Client Address: 123-456

10. Sign and date:
    - Signed: [Signature]
    - Date: 12/18/2015

11. Return the completed form to: 
    - Envoylead
    - Envoylead, Inc.
    - 123-456 Main St
    - City, State, Zip

12. Do not alter or remove any part of the chain of custody.
Pre-Demolition Asbestos Survey

Performed at:

Century Building,
135-139 Baldwin Street
Johnson City, New York

Performed for:

Regan Development
1055 Saw Mill Road #204
Ardsley, New York 10502

December 8, 2015
Envoy Project #: E15-1604

ENVOY
environmental consultants, inc.
57 Ambrose Street
Rochester, New York 14608
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CERTIFICATIONS

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.
Envoy Job Number E15-1604
INTRODUCTION

Envoy Environmental Consultants, Inc. was retained by Regan Development on December 8, 2015 to conduct an asbestos inspection for the detection of asbestos containing materials located at the Century Building, 135-139 Baldwin Street, Johnson City, New York.

Envoy Environmental Consultants, Inc. performed all field services and report generation for this project. Envoy's inspector Geoff Siebert (AH#03-06811) conducted this inspection with procedures and guidelines commonly used and accepted in New York State. The objective of this inspection was to identify the approximate locations and quantities of asbestos containing materials present at the above-referenced location. Generally, if a building material within a structure could contain asbestos the material was included in the survey. Laboratory analysis was performed by Paradigm Environmental Services, Inc. as a subcontractor to Envoy.

Samples were collected from locations within each homogeneous sampling area. Samples consist of a small amount of the subject material. Sampling points were recorded and cross-referenced to prepared sketches. Individual samples were also recorded on a chain of custody document. Samples were then transported to the Paradigm analytical laboratory for asbestos analysis.

The Paradigm laboratory is accredited through NYSDOH/ELAP (Lab ID# 10958) for Solid and Hazardous Waste and Air and Emissions for Bulk Asbestos Fiber Analysis. The chain of custody record accompanies all samples from the point collected until they reach the laboratory. Samples are stored at the laboratory for 90 days then disposed of according to authoritative regulations.

The analysis methodology used is as follows:

Asbestos Bulk Samples:

New York State Department of Health, ELAP Method 198.1 and 198.6 ("Polarized Light Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples.").
New York State Department of Health, ELAP Method 198.4 ("Transmission Electron Microscope Method for Identifying and Quantitating Asbestos in Non-Friable Organically Bound Bulk Samples").
LIMITATIONS

The information provided in this report was compiled from field and laboratory data and was prepared for Regan Development in reference to the Century Building, 135-139 Baldwin Street, Johnson City, New York. Observations noted and recorded are intended to represent the conditions that existed at the subject site at the time and date that the observations were made.

As per the direction of the client, Regan Development, this survey was limited to suspect asbestos containing materials as listed in the materials tested table; if additional materials will be impacted by the renovation these materials should be considered asbestos containing until tested.

Determinations of suspect asbestos containing materials within the building were subject to the accessibility of individual areas or spaces. Envoy Environmental Consultants, Inc. accepts no responsibility for the content of building materials within areas or spaces that were unknown to us or not reasonably accessible to Envoy field personnel. Envoy assumes no liability for any buildings that were not identified by the client that may fall under state or federal regulations. Conclusions and recommendations provided in this report are based on the assumption that materials identified are homogeneous throughout their application.

This asbestos survey report is not intended to be a bid document for a scope of work for the asbestos abatement contractor. The survey report only identifies and assesses the location, quantity and condition of ACM, PACM or asbestos materials at the subject site. The asbestos survey report is intended to be used as a tool in the development of an asbestos abatement project design or work scope. Under the Code Rule regulation this task can only be performed by a Certified Project Designer.

Energized mechanical or electrical systems were not sampled as part of the survey, and were visually assessed as ACM (Asbestos Containing Material). Suspect materials that are visually assessed by the inspector as ACM shall be treated as ACM, unless bulk sampling is conducted consistent with EPA and OSHA accepted methods, and the analysis meets the requirements of Code Rule 56 and the suspect material is found not to be asbestos containing. These systems may contain one or more of the following components, but are not limited to these components: brakes, clutches, gaskets, insulating panels, blocks or backer boards, wire insulation, explosion proof lighting gaskets and fitting packings, insulating papers, pipe sleeve packings, fire stops, caulks, paints and coatings.
CONCLUSIONS

Envoy Environmental Consultants, Inc. was retained to perform a pre-demolition asbestos survey at the Century Building, 135-139 Baldwin Street, Johnson City, New York on December 8, 2015. A New York State certified inspector sampled materials from the above mentioned location. Sample locations and custody information were recorded and the samples were transported to the Paradigm laboratory for analysis.

Transmittal of Building/Structure Asbestos Survey Information – As required by New York State Industrial Code Rule 56, one (1) copy of the results of the building/structure asbestos survey shall be immediately transmitted by the building/structure owner as follows:

• One (1) copy of the completed asbestos survey shall be sent by the owner or their agent to the local entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under State or local laws.

• The completed asbestos survey for controlled demolition (as per Subpart 56-11.5) or pre-demolition asbestos projects shall be submitted to the appropriate Asbestos Control Bureau district office.

• The completed asbestos survey shall be kept on the construction site with the asbestos notification and variance, if required, throughout the duration of the asbestos project and any associated demolition, renovation, remodeling or repair project.

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.
Envoy Job Number E15-1604
The following is a brief description of the space by space survey.

<table>
<thead>
<tr>
<th>Col. 1</th>
<th>Col. 2</th>
<th>Col. 3</th>
<th>Col. 4</th>
<th>Col. 5</th>
<th>Col. 6</th>
<th>Col. 7</th>
<th>Col. 8</th>
<th>Col. 9</th>
<th>Col. 10</th>
<th>Col. 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Room #</td>
<td>Sample #s taken in Room</td>
<td>Positive Sample ID #</td>
<td>Positive Material Description</td>
<td>Location of Material</td>
<td>Condition</td>
<td>Friable Non-Friable NOB</td>
<td>Type of Material</td>
<td>SQ FT</td>
<td>Lin FT</td>
<td>Units</td>
</tr>
</tbody>
</table>

1. Column 1: indicates the Room number, room description and estimated square footage of the room referenced to the attached map/drawing.

2. Column 2: indicates the bulk sample numbers that were taken in the Room indicated in column 1. i.e. 001-007 means samples one through seven were sampled in the room, none would indicate that no samples were taken in the room. You will not see the first three letters of the sample in this column. If you would like to know the materials that were tested in the room please refer to the analytical results which are documented in numerical order.

3. Column 3: indicates the sample number that proves the material is positive for asbestos content. This sample may have taken in the space in column 1 or determined a homogeneous area (material) by the inspector to a sample that was taken in another space. For the purpose of this report all samples are assigned a six digit alphanumeric sample identification number. The first three letters/numbers indicate the material, found in column 4. The last three numbers indicate the sample number in the sequence in which they were taken. If there is a letter after the last three numbers, this indicates that the laboratory or the inspector determines that there were multiple layers within the sample, requiring additional sampling under EPA protocols.

4. Column 4: gives a brief description of the asbestos containing material or the material that is to be treated as asbestos containing as determined by the inspector. At times non-asbestos materials are contaminated with asbestos, therefore must be treated as asbestos.

5. Column 5: indicates a brief description of the location of the material in the room and not the location where the sample was taken from. You will find locations of where each sample was taken from on the analytical sampling results.

6. Column 6: indicates the physical condition of the material as assessed by the inspector in the space indicated in column 1, according to the condition description described below. For the purpose of this report, the condition of the ACM will be reported in good, fair or poor condition. Conditions will be listed in column 6 of the survey report will be as follows:
   a. **Good:** means material is intact with no visible damage.
   b. **Fair:** means material contains fewer than 10% distributed damage or 25% localized damage.
   c. **Poor:** means material contains over 10% distributed damage or 25% localized damage.

   Conditions listed in column 6 of the space by space survey report are only related to the specific material for the specific space.

7. Column 7: indicates the friability of the material in that space as determined by the inspector and the analytical laboratory consistent with Code Rule 56 and EPA regulations.

8. Column 8: indicates the type of material in that space as determined by the inspector and the analytical laboratory consistent with Code Rule 56 and EPA regulations.

9. Column 9: indicates the square footage of ACM material found in the space.

10. Column 10: indicates the linear footage of ACM material found in the space. Pipe insulation that is two feet or greater in diameter is required to be reported in square feet according to code Rule 56.

11. Column 11: indicates the units of ACM material found in the space.

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.

Envoy Job Number E15-1604
<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Description of Material</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>Friable Non-Friable NOB</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPL-001</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>CPL-002</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WPL-003</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
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<tr>
<td>WPL-004</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>CPL-009</td>
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<td>None Required</td>
<td>Non-Friable</td>
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<tr>
<td>CPL-010</td>
<td>Gray Ceiling Plaster</td>
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<td>None Required</td>
<td>Non-Friable</td>
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<tr>
<td>WPL-015</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WPL-016</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
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<tr>
<td>WPL-019</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
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<tr>
<td>WPL-020</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>SPK-022</td>
<td>White Spackle</td>
<td>Chrysotile 3.4%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>DWL-023</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>SPK-024</td>
<td>White Spackle</td>
<td>Chrysotile 3.7%</td>
<td>None Required</td>
<td>Friable</td>
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<tr>
<td>DWL-025</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>SPK-026</td>
<td>White Spackle</td>
<td>Chrysotile 4.3%</td>
<td>None Required</td>
<td>Friable</td>
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<tr>
<td>DWL-033</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>SPK-034</td>
<td>White Spackle</td>
<td>None Detected</td>
<td>None Required</td>
<td>Friable</td>
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<tr>
<td>DWL-035</td>
<td>Gray Drywall</td>
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<tr>
<td>SPK-036</td>
<td>White Spackle</td>
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<td>None Required</td>
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<tr>
<td>SCT-037</td>
<td>Gray 2'x2' Suspended Ceiling Tile</td>
<td>Inconclusive No</td>
<td>Asbestos Detected</td>
<td>NOB</td>
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<td>SCT-038</td>
<td>Gray 2'x2' Suspended Ceiling Tile</td>
<td>Inconclusive No</td>
<td>Asbestos Detected</td>
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<td>CPL-041</td>
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<td>None Required</td>
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<tr>
<td>CPL-042</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>None Required</td>
<td>Non-Friable</td>
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</tbody>
</table>

**Flooring Materials**

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Description of Material</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>Friable Non-Friable NOB</th>
</tr>
</thead>
<tbody>
<tr>
<td>FT9-011</td>
<td>Black 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 7.5%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>FTM-012</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive Trace</td>
<td>Chrysotile Detected</td>
<td>Trace Chrysotile &lt;1.0%</td>
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<tr>
<td>FT9-013</td>
<td>Black 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 1.0%</td>
<td>None Required</td>
<td>NOB</td>
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<tr>
<td>FTM-014</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive Trace</td>
<td>Chrysotile Detected</td>
<td>Trace Chrysotile &lt;1.0%</td>
</tr>
<tr>
<td>FT9-027</td>
<td>Green 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 4.2%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>FTM-028</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive No</td>
<td>Asbestos Detected</td>
<td>NOB</td>
</tr>
<tr>
<td>FT9-029</td>
<td>Green 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 3.8%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>FTM-030</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive No</td>
<td>Asbestos Detected</td>
<td>Chrysotile 2.3%</td>
</tr>
</tbody>
</table>

**Roofing Materials**

<table>
<thead>
<tr>
<th>Sample ID</th>
<th>Description of Material</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>Friable Non-Friable NOB</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROF-046</td>
<td>Black Roofing</td>
<td>Chrysotile 2.6%</td>
<td>None Required</td>
<td>NOB</td>
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<tr>
<td>ROF-047</td>
<td>Black Roofing</td>
<td>Chrysotile 29%</td>
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<td>NOB</td>
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<tr>
<td>ROF-048</td>
<td>Black Roofing</td>
<td>Chrysotile 25%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>ROF-049</td>
<td>Black Roofing</td>
<td>Chrysotile 23%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>RTR-050</td>
<td>Black Roof Tar</td>
<td>Chrysotile 22%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>RTR-051</td>
<td>Black Roof Tar</td>
<td>Chrysotile 23%</td>
<td>None Required</td>
<td>NOB</td>
</tr>
<tr>
<td>Sample ID</td>
<td>Description of Material</td>
<td>PLM Asbestos Fibers Type &amp; Percentage</td>
<td>TEM Asbestos Fibers Type &amp; Percentage</td>
<td>Friable Non-Friable NOB</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------------------</td>
<td>--------------------------------------</td>
<td>---------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>WIG-039</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
<td>None Detected</td>
<td>NOB</td>
</tr>
<tr>
<td>WIG-040</td>
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<td>None Detected</td>
<td>NOB</td>
</tr>
<tr>
<td>WIG-052</td>
<td>White Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>None Detected</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WIG-053</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
<td>None Detected</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WIG-054</td>
<td>Red Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WIG-055</td>
<td>Red Window Glaze</td>
<td>Chrysotile 2.3%</td>
<td>None Required</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WIG-056</td>
<td>Red Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>WIG-057</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
<td>None Detected</td>
<td>Non-Friable</td>
</tr>
<tr>
<td>PIN-005</td>
<td>White Pipe Insulation</td>
<td>Chrysotile 40%</td>
<td>None Required</td>
<td>Friable</td>
</tr>
<tr>
<td>PIN-006</td>
<td>White Pipe Insulation</td>
<td>Chrysotile 57%</td>
<td>None Required</td>
<td>Friable</td>
</tr>
<tr>
<td>PIN-007</td>
<td>White Pipe Insulation</td>
<td>Chrysotile 57%</td>
<td>None Required</td>
<td>Friable</td>
</tr>
<tr>
<td>PIN-008</td>
<td>White Pipe Insulation</td>
<td>Chrysotile 67%</td>
<td>None Required</td>
<td>Friable</td>
</tr>
<tr>
<td>CMM-017</td>
<td>Tan Cove Molding Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>None Detected</td>
<td>NOB</td>
</tr>
<tr>
<td>CMM-018</td>
<td>Tan Cove Molding Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
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<td>NOB</td>
</tr>
<tr>
<td>CMM-021</td>
<td>Tan Cove Molding Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>Chrysotile 1.4%</td>
<td>NOB</td>
</tr>
<tr>
<td>CMF-031</td>
<td>Tan Carpet Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>None Detected</td>
<td>NOB</td>
</tr>
<tr>
<td>CMF-032</td>
<td>Tan Carpet Mastic</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>NOB</td>
</tr>
<tr>
<td>DEB-043</td>
<td>White Debris</td>
<td>Amosite 33%</td>
<td>Chrysotile 6.2%</td>
<td>None Required</td>
</tr>
<tr>
<td>DEB-044</td>
<td>White Debris</td>
<td>Amosite 33%</td>
<td>Chrysotile 6.2%</td>
<td>None Required</td>
</tr>
<tr>
<td>DEB-045</td>
<td>White Debris</td>
<td>Amosite 36%</td>
<td>Chrysotile 6.1%</td>
<td>None Required</td>
</tr>
</tbody>
</table>
# ASBESTOS CONTAINING MATERIALS
## SPACE BY SPACE SUMMARY
### Century Building
#### 135-139 Baldwin Street
##### Johnson City, New York

<table>
<thead>
<tr>
<th>Room</th>
<th>Sample #’s taken in Room</th>
<th>Positive Material Description</th>
<th>Location of Material</th>
<th>Condition</th>
<th>Friable** Non-Friable NOB</th>
<th>Type of Material</th>
<th>SQ FT</th>
<th>Lin. FT</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cellar</td>
<td>043-045</td>
<td>White Debris</td>
<td>Boiler Room</td>
<td>Poor</td>
<td>Friable</td>
<td>MISC</td>
<td>200</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>PIN-005</td>
<td>White Pipe Insulation</td>
<td>Pipes</td>
<td>Fair</td>
<td>Friable</td>
<td>TSI</td>
<td>510</td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Floor</td>
<td>031-042</td>
<td>White Pipe Insulation</td>
<td>Pipes</td>
<td>Fair</td>
<td>Friable</td>
<td>TSI</td>
<td>520</td>
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<tr>
<td>Second Floor</td>
<td>019-030</td>
<td>White Pipe Insulation</td>
<td>Pipes</td>
<td>Fair</td>
<td>Friable</td>
<td>TSI</td>
<td>290</td>
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<tr>
<td></td>
<td>CMM-021</td>
<td>Tan Cove Molding Mastic</td>
<td>South West</td>
<td>Fair</td>
<td>NOB</td>
<td>MISC</td>
<td>150</td>
<td>30</td>
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<tr>
<td></td>
<td>SPK-022, 024, 026</td>
<td>White Spackle</td>
<td>South West</td>
<td>Fair</td>
<td>Friable</td>
<td>MISC</td>
<td>4284</td>
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<tr>
<td></td>
<td>FT9-027, 029</td>
<td>Green 9”x9” Floor Tile</td>
<td>Dividing Wall</td>
<td>Poor</td>
<td>NOB</td>
<td>MISC</td>
<td>3600</td>
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<td></td>
<td>FTM-030</td>
<td>Black Floor Tile Mastic</td>
<td>South Floor</td>
<td>Poor</td>
<td>NOB</td>
<td>MISC</td>
<td>3600</td>
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<tr>
<td>Third Floor</td>
<td>007-018</td>
<td>White Pipe Insulation</td>
<td>Pipes</td>
<td>Poor</td>
<td>Friable</td>
<td>TSI</td>
<td>260</td>
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<tr>
<td></td>
<td>PIN-007, 008</td>
<td>Black 9”x9” Floor Tile</td>
<td>South West Floor</td>
<td>Poor</td>
<td>NOB</td>
<td>MISC</td>
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<td></td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>001-006</td>
<td>White Pipe Insulation</td>
<td>Pipes</td>
<td>Poor</td>
<td>Friable</td>
<td>TSI</td>
<td>50</td>
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<tr>
<td>Exterior</td>
<td>046-057</td>
<td>Black Roofing 1st Layer</td>
<td>Roof</td>
<td>Fair</td>
<td>NOB</td>
<td>MISC</td>
<td>1300</td>
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<td></td>
<td>ROF-046, 048</td>
<td>Black Roofing 2nd Layer</td>
<td>Roof</td>
<td>Fair</td>
<td>NOB</td>
<td>MISC</td>
<td>1300</td>
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<td></td>
<td>ROF-047, 049</td>
<td>Black Roof Tar</td>
<td>Roof</td>
<td>Fair</td>
<td>NOB</td>
<td>MISC</td>
<td>1300</td>
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<td></td>
<td>RTR-050, 051</td>
<td>Red Window Glaze</td>
<td>Window</td>
<td>Fair</td>
<td>Non-Friable</td>
<td>MISC</td>
<td>6500</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Assume*—Indicates materials assumed positive for asbestos containing materials by inspector.

**U**—Inspector unable to determine quantity

*Reflects quantifiable locations only; additional materials may be present, but not quantifiable per table.

**Materials are categorized as friable or non-friable based on their intact condition. For designer abatement purposes materials labeled as non-friable may become friable, based on methods of handling.

All layers of multi-layered systems are analyzed, quantified and reported separately, as specified by NYSDOL and NYSDOH. In some cases, multi-layered systems may be combined for design and abatement purposes, with effective quantities adjusted accordingly.

All quantities in this report are approximations and must be field verified by the Abatement contractor. Contractor bids are expected to be based on their own determinations of quantities and not the approximate quantities stated in this report.

Envoy certifies that the report regarding Century Building, 135-139 Baldwin Street, Johnson City, New York is based on the observations of the inspector and believes it to be an accurate representation of the conditions as they existed on December 8, 2015.

FOR:  
Geoff Siebert  
Envoy Environmental Consultants, Inc.  
Inspector # AH 03-06811

This asbestos survey is a multi-page document which must be viewed in its entirety; see limitations.  
Job Number E15-1604
# PLM & TEM BULK ASBESTOS ANALYSIS REPORT
via NYSDOH ELAP Method 198.1, 198.4 and 198.6

**Client:** Envoy/Regan Development  
**Location:** 135-139 Baldwin Street  
Century Building  
**Sample Date:** 12/8/2015

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Matrix Material %</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPL-001</td>
<td>114688</td>
<td>4th Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
<tr>
<td>CPL-002</td>
<td>114689</td>
<td>4th Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
<tr>
<td>WPL-003</td>
<td>114690</td>
<td>4th Floor Wall</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
<tr>
<td>WPL-004</td>
<td>114691</td>
<td>4th Floor Wall</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
<tr>
<td>PIN-005</td>
<td>114692</td>
<td>4th Floor Pipe</td>
<td>White Fibrous Pipe Insulation</td>
<td>Chrysotile 40%</td>
<td>40%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>60%</td>
</tr>
<tr>
<td>PIN-006</td>
<td>114693</td>
<td>4th Floor Pipe</td>
<td>White Fibrous Pipe Insulation</td>
<td>Chrysotile 57%</td>
<td>57%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>43%</td>
</tr>
<tr>
<td>PIN-007</td>
<td>114694</td>
<td>3rd Floor Pipe</td>
<td>White Fibrous Pipe Insulation</td>
<td>Chrysotile 57%</td>
<td>57%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>43%</td>
</tr>
<tr>
<td>PIN-008</td>
<td>114695</td>
<td>3rd Floor Pipe</td>
<td>White Fibrous Pipe Insulation</td>
<td>Chrysotile 67%</td>
<td>67%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>33%</td>
</tr>
<tr>
<td>CPL-009</td>
<td>114696</td>
<td>3rd Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
<tr>
<td>CPL-010</td>
<td>114697</td>
<td>3rd Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 2%</td>
<td>98%</td>
</tr>
</tbody>
</table>

**NVLAP**  
Lab Code 200530-0 for PLM Analysis

**ELAP ID No.: 10958**

**KEY TO NOB COLUMN SYMBOLS**  
No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).  
✓ NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
✓✓ NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.  
# NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
** Polarized light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.**  

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples") or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 200530-0),  

**PLM Date Analyzed:** 12/9/2015  
**TEM Date Analyzed:** N/A

**Microscope:** Olympus BH-2 #235757  
**TEM Analyst:** N/A

**Laboratory Results Approved By:**  
Asbestos Operations Manager or Designee

Paradigm Environmental Services, Inc. is not responsible for the data supplied by an independent inspector. National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Quality control data (including 95% confidence limits and laboratory analysts' and precision) is available upon request.

16050-15 12/9/2015
# PLM & TEM BULK ASBESTOS ANALYSIS REPORT

*via NYSDOH ELAP Method 198.1, 198.4 and 198.6*

**Client:** Envo/Regan Development  
**Location:** 135-139 Baldwin Street, Century Building  
**Sample Date:** 12/8/2015  
**Reissued:** 12/21/2015

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Matrix Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>FT9-011</td>
<td>114698</td>
<td>3rd Floor, Floor</td>
<td>Black 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 7.5%</td>
<td>7.5%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>92.5%</td>
</tr>
<tr>
<td>FTM-012</td>
<td>114699</td>
<td>3rd Floor, Floor</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive Trace Chrysotile</td>
<td>&lt;1.0%</td>
<td>Trace Chrysotile</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>FT9-013</td>
<td>114700</td>
<td>3rd Floor, Floor</td>
<td>Black Fibrous 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 10%</td>
<td>10%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>90%</td>
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<tr>
<td>FTM-014</td>
<td>114701</td>
<td>3rd Floor, Floor</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive Trace Chrysotile</td>
<td>&lt;1.0%</td>
<td>Trace Chrysotile</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
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<tr>
<td>WPL-015</td>
<td>114702</td>
<td>3rd Floor Wall</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
<td>99%</td>
</tr>
<tr>
<td>WPL-016</td>
<td>114703</td>
<td>3rd Floor Wall</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
<td>99%</td>
</tr>
<tr>
<td>CMM-017</td>
<td>114704</td>
<td>3rd Floor Base of Column</td>
<td>Tan Cove Molding</td>
<td>Inconclusive Trace Chrysotile</td>
<td>0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
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<tr>
<td>CMM-018</td>
<td>114705</td>
<td>3rd Floor Base of Column</td>
<td>Tan Cove Molding</td>
<td>Inconclusive Trace Chrysotile</td>
<td>0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
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<tr>
<td>WPL-019</td>
<td>114706</td>
<td>2nd Floor Wall</td>
<td>Gray Wall Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
<td>99%</td>
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<tr>
<td>WPL-020</td>
<td>114707</td>
<td>2nd Floor Wall</td>
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<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
<td>99%</td>
</tr>
</tbody>
</table>

**Lab Code:** 200530-0 for PLM Analysis

**ELAP ID No.:** 10958

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**KEY TO NOB COLUMN SYMBOLS**

- No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).
- \( \checkmark \) NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).
- \( \checkmark \) denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.
- \# denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).

**NOTE:** Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

---

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples") or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 200530-0).

**PLM Date Analyzed:** 12/11/2015  
**TEM Date Analyzed:** 12/12/2015

**Microscope:** Olympus IH-2 235757  
**TEM Analyst:** M. Lochner

**Laboratory Results Approved By:**  
Asbestos Operations Manager or Designee

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### Table: Environmental Sample Survey

<table>
<thead>
<tr>
<th>Sample Location</th>
<th>Survey Item</th>
<th>Color</th>
<th>Size</th>
<th>Material</th>
<th>Firing Method</th>
<th>Acid Type</th>
<th>Acid Volume</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

**Legend:**
- Sample Location: Central Location
- Survey Item: Contingency Plan
- Color: Black
- Size: Large
- Material: Metal
- Firing Method: Sample Taken
- Acid Type: Sulfuric
- Acid Volume: 100 mL
- Description: Sample for Asbestos Analysis

**Environmental Consultation:**
- Client: Regan Development
- Project: Chain of Custody for Plume Asbestos Analysis
- Location: ENVOY

**Environmental Notice:**
- Date: 12/31/2015
- Client: Regan Development
- Project: Chain of Custody for Plume Asbestos Analysis
- Location: ENVOY

**Environmental Sample:**
- Sample Number: 1001234
- Sample Description: Asbestos Analysis Sample
- Location: Central Location
- Firing Method: Sample Taken
- Acid Type: Sulfuric
- Acid Volume: 100 mL
- Client: Regan Development
- Project: Chain of Custody for Plume Asbestos Analysis
- Location: ENVOY
**PLM & TEM BULK ASBESTOS ANALYSIS REPORT**

via NYSDOH ELAP Method 198.1, 198.4 and 198.6

Client:  
Envoy/Regan Development  
Location:  
135-139 Baldwin Street  
Century Building  
Sample Date: 12/8/2015

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Matrix Material %</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMM-021</td>
<td>114708</td>
<td>2nd Floor on Wall</td>
<td>Tan Cove Molding Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>√</td>
<td>Chrysotile 1.4%</td>
<td>1.4%</td>
<td>None Detected</td>
</tr>
<tr>
<td>SPK-022</td>
<td>114709</td>
<td>2nd Floor on Drywall</td>
<td>White Spackle</td>
<td>Chrysotile 3.4%</td>
<td>3.4%</td>
<td>√</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
</tr>
<tr>
<td>DWL-023</td>
<td>114710</td>
<td>2nd Floor on Wall</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Cellulose 5% Fiberglass 2%</td>
<td>93%</td>
</tr>
<tr>
<td>SPK-024</td>
<td>114711</td>
<td>2nd Floor on Drywall</td>
<td>White Spackle</td>
<td>Chrysotile 3.7%</td>
<td>3.7%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>96.3%</td>
</tr>
<tr>
<td>DWL-025</td>
<td>114712</td>
<td>2nd Floor on Wall</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Cellulose 5% Fiberglass 2%</td>
<td>93%</td>
</tr>
<tr>
<td>SPK-026</td>
<td>114713</td>
<td>2nd Floor on Drywall</td>
<td>White Spackle</td>
<td>Chrysotile 4.3%</td>
<td>4.3%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>95.7%</td>
</tr>
<tr>
<td>FT9-027</td>
<td>114714</td>
<td>2nd Floor, Floor</td>
<td>Green 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 4.2%</td>
<td>4.2%</td>
<td>√</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
</tr>
<tr>
<td>FTM-028</td>
<td>114715</td>
<td>2nd Floor Under Tile</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>√</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
</tr>
<tr>
<td>FT9-029</td>
<td>114716</td>
<td>2nd Floor, Floor</td>
<td>Green 9&quot;x9&quot; Floor Tile</td>
<td>Chrysotile 3.8%</td>
<td>3.8%</td>
<td>√</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
</tr>
<tr>
<td>FTM-030</td>
<td>114717</td>
<td>2nd Floor Under Tile</td>
<td>Black Floor Tile Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>√</td>
<td>Chrysotile 2.3%</td>
<td>2.3%</td>
<td>None Detected</td>
</tr>
</tbody>
</table>

**NVLaP**  
Lab Code 200530-0 for PLM Analysis  
ELAP ID No.: 10958

**KEY TO NOB COLUMN SYMBOLS**

\(\checkmark\) NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).

\(\checkmark\) NOB material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This Method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

\# NOB material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).

** Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

PLM Bulk Asbestos Analysis by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantitating Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples.") for EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLaP Lab Code 200530-0).

PLM Date Analyzed: 12/14/2015  
TEM Date Analyzed: 12/14/2015  
Microscope: Olympus BH-2 #232953  
TEM Analyst: F. Weinman  
Analyzer: T. Bush

Laboratory Results Approved By:  
Asbestos Operations Manager or Designee  
Mary Dohi

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### Table

<table>
<thead>
<tr>
<th>Sample ID</th>
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<th>Check</th>
<th>Comment</th>
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<tbody>
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<td>1</td>
<td>Floor</td>
<td>90</td>
<td>Y</td>
<td>Y</td>
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<td>Roof</td>
<td>60</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>3</td>
<td>Wall</td>
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<td>Door</td>
<td>80</td>
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<td>Y</td>
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</table>

**Survey Notes:**

- **Date:** 12/18/2015
- **Name:** G. Seibert
- **Job #: 1600-15

---

### Project Location

- **Project Address:** 12-8-2015
- **Date Sampled:** 7/20/2015
- **Name:** Larry Regan
- **Phone Number:** (914) 633-6613
- **Results:** CALL LARRY TO CLEAN: YES

---

**ENVY**

**Chain of Custody for PLM Asbestos Analysis**
# PLM & TEM BULK ASBESTOS ANALYSIS REPORT

via NYSDOH ELAP Method 198.1, 198.4 and 198.6

**Client:** Envoy/Regan Development  
**Location:** 135-139 Baldwin Street, Century Building  
**Sample Date:** 12/8/2015  
**Job No:** 16053-15  
**Page:** 1 of 2

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Matrix Material %</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMF-031</td>
<td>114716</td>
<td>1st Floor Under Carpet</td>
<td>Tan Carpet Mastic</td>
<td>Inconclusive No Asbestos Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>CMF-032</td>
<td>114719</td>
<td>1st Floor Under Carpet</td>
<td>Tan Carpet Mastic</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>&lt;1.0%</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>DWL-033</td>
<td>114720</td>
<td>1st Floor Wall</td>
<td>Gray Drywall</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Cellulose 5%</td>
<td>95%</td>
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<tr>
<td>SPK-034</td>
<td>114721</td>
<td>1st Floor On Drywall</td>
<td>White Spackle</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
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<td>DWL-035</td>
<td>114722</td>
<td>1st Floor Wall</td>
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<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Cellulose 5%</td>
<td>95%</td>
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<tr>
<td>SPK-036</td>
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<td>1st Floor On Drywall</td>
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<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>None Detected</td>
<td>100%</td>
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<tr>
<td>SCT-037</td>
<td>114724</td>
<td>1st Floor Drop Ceiling</td>
<td>Gray 2'x2' Suspended Ceiling Tile</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
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<tr>
<td>SCT-038</td>
<td>114725</td>
<td>1st Floor Drop Ceiling</td>
<td>Gray 2'x2' Suspended Ceiling Tile</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
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<td>100%</td>
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<tr>
<td>WIG-039</td>
<td>114726</td>
<td>1st Floor Interior Windows</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
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<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
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<td>WIG-040</td>
<td>114727</td>
<td>1st Floor Interior Windows</td>
<td>White Window Glaze</td>
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<td>0%</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
</tbody>
</table>

**NVLAP**  
Lab Code 200530-0 for PLM Analysis  
**ELAP ID No.: 10958**

**KEY TO NOB COLUMN SYMBOLS**  
No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).  
\[ \checkmark \] NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
\[ \checkmark \] denotes material analyzed by ELAP Method 198.6 (PLM) per NYSDOH. This method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.  
\[ \# \] denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).  
**Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.**

**PLM Bulk Asbestos Analysis** by New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantifying Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples") or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 200530-0),  
**PLM Date Analyzed:** 12/14/2015  
**TEM Date Analyzed:** 12/14/2015  
**Microscope:** Olympus IX71-2 #232953  
**TEM Analyst:** F. Weinman  
**Analyzer:** T. Bush

---

**Laboratory Results Approved By:**  
Asbestos Operations Manager or Designee  
Mary Dohr

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<table>
<thead>
<tr>
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<th>SURVEY</th>
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<th>CHECK TWO</th>
<th>CHECK THREE</th>
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<td>Color</td>
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<td>Lab ID</td>
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<td>Material</td>
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<td>Lab ID</td>
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<td>Material</td>
<td>Size</td>
<td>Color</td>
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<td>Lab ID</td>
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<td>Material</td>
<td>Size</td>
<td>Color</td>
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<td>Lab ID</td>
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<td>Site</td>
<td>Material</td>
<td>Size</td>
<td>Color</td>
<td>Sampling Location</td>
<td>Lab ID</td>
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<td>Item 8</td>
<td>Site</td>
<td>Material</td>
<td>Size</td>
<td>Color</td>
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<td>Item 9</td>
<td>Site</td>
<td>Material</td>
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<td>Lab ID</td>
</tr>
</tbody>
</table>

**Environmental Considerations:** Yes, X, No

**Client:** Regan Development

**Location:** 159 Kudos Avenue, SF

**Address:** 9414 Cari G613

**Phone Number:** (414) 493-663

**Fax Number:** 9414 493 663

**Note:** This form is for chain of custody for PM asbestos analyses.
PLM & TEM BULK ASBESTOS ANALYSIS REPORT
via NYSDOH ELAP Method 198.1, 198.4 and 198.6

Client: Envoy/Regan Development
Location: 135-139 Baldwin Street
Century Building
Sample Date: 12/8/2015

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos N O B</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Material %</th>
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</thead>
<tbody>
<tr>
<td>CPL-041</td>
<td>114728</td>
<td>1st Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
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<td>CPL-042</td>
<td>114729</td>
<td>1st Floor Ceiling</td>
<td>Gray Ceiling Plaster</td>
<td>None Detected</td>
<td>0%</td>
<td>Not Required</td>
<td>N/A</td>
<td>Animal Hair 1%</td>
<td>99%</td>
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<tr>
<td>DEB-043</td>
<td>114730</td>
<td>Cellar Tank Room</td>
<td>White Fibrous Debris</td>
<td>Amosite 33% Chrysotile 62%</td>
<td>39.2%</td>
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<td>N/A</td>
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<td>39.2%</td>
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<td>None Detected</td>
<td>60.8%</td>
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<td>DEB-045</td>
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<td>Cellar Tank Room</td>
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<td>Exterior Roof 1st Layer</td>
<td>Black Fibrous Roofing</td>
<td>Chrysotile 2.6%</td>
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<td>N/A</td>
<td>Fiberglass 15%</td>
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<td>ROF-047</td>
<td>114734</td>
<td>Exterior Roof 2nd Layer</td>
<td>Black Fibrous Roofing</td>
<td>Chrysotile 29%</td>
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<td>ROF-048</td>
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<td>Exterior Roof 1st Layer</td>
<td>Black Fibrous Roofing</td>
<td>Chrysotile 25%</td>
<td>25%</td>
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<td>N/A</td>
<td>Fiberglass 15%</td>
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<td>Black Fibrous Roofing</td>
<td>Chrysotile 23%</td>
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<td>22%</td>
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<td>None Detected</td>
<td>78%</td>
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</table>

NVLAq Lab Code 200530-0 for PLM Analysis

ELAP ID No.: 10958

KEY TO NOB COLUMN SYMBOLS
No Symbol in the NOB column denotes sample analyzed by ELAP Method 198.1 (PLM).
V NOB (non-friable organically bound) denotes material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).
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PLM Date Analyzed: 12/14/2015
Microscope: Olympus BH-2 #232953
TEM Date Analyzed: N/A
TEM Analyst: N/A
Analyst: T. Bush

Laboratory Results Approved By: Asbestos Operations Manager or Designee

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16054-15 12/15/2015
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<th>Survey</th>
<th>Item Described</th>
<th>Material</th>
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<th>Size</th>
<th>Do Not Analyze</th>
<th>Sampling Location</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Dry Lining - 1st Floor</td>
<td>Metal</td>
<td>Gray</td>
<td>10 ft</td>
<td>No</td>
<td>Lab ID</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1st Floor - 2nd Floor</td>
<td>Metal</td>
<td>Gray</td>
<td>10 ft</td>
<td>No</td>
<td>Lab ID</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2nd Floor - 3rd Floor</td>
<td>Metal</td>
<td>Gray</td>
<td>10 ft</td>
<td>No</td>
<td>Lab ID</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3rd Floor - 4th Floor</td>
<td>Metal</td>
<td>Gray</td>
<td>10 ft</td>
<td>No</td>
<td>Lab ID</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4th Floor - 5th Floor</td>
<td>Metal</td>
<td>Gray</td>
<td>10 ft</td>
<td>No</td>
<td>Lab ID</td>
</tr>
</tbody>
</table>

**General Location:** 1551-109 Houston St

**Chain of Custody:** For PLM Asbestos Analysis

**Client:** LEVY

**Client Name:** Larry Regan

**Client Contact:** Larry Regan

**Client Phone Number:** N/A

**Client Email:** N/A

**Location:** 1551-109 Houston St

**Address:** 1551-109 Houston St

**City:** Houston

**State:** TX

**Zip Code:** 77002

**Country:** USA

**Project Name:** N/A

**Project Number:** 19409

**Project Address:** 1551-109 Houston St

**Project City:** Houston

**Project State:** TX

**Project Zip Code:** 77002

**HTS Code:** 3206-18-6

**Cot Number:** 2906-38-4

**Material:** Asbestos

**Quantity:** 100 lbs

**Analytical Data:** N/A

**Received by:** Truck

**Date:** 12/16/16

**Transported by:** G. Stagner

**Date:** 12/18/2015

**Transported to:** ENVOY
# PLM & TEM BULK ASBESTOS REPORT

**Client:** Envoi/Regan Development  
**Location:** 135-139 Baldwin Street  
**Sample Date:** 12/8/2015

<table>
<thead>
<tr>
<th>Client ID</th>
<th>Lab ID</th>
<th>Sampling Location</th>
<th>Description</th>
<th>PLM Asbestos Fibers Type &amp; Percentage</th>
<th>PLM Total Asbestos</th>
<th>N O B</th>
<th>TEM Asbestos Fibers Type &amp; Percentage</th>
<th>TEM Total Asbestos</th>
<th>PLM Non-Asbestos Fibers Type &amp; Percentage</th>
<th>Non-Fibrous Matrix Material %</th>
</tr>
</thead>
<tbody>
<tr>
<td>RTR-051</td>
<td>114738</td>
<td>Exterior on Roof</td>
<td>Black Fibrous Roof Tar</td>
<td>Chrysotile 23%</td>
<td>23%</td>
<td>N/A</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>77%</td>
</tr>
<tr>
<td>WIG-052</td>
<td>114739</td>
<td>Exterior Window</td>
<td>White Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>&lt;1.0%</td>
<td>N/A</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>WIG-053</td>
<td>114740</td>
<td>Exterior Window</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>N/A</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>WIG-054</td>
<td>114741</td>
<td>Exterior Window</td>
<td>Red Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>&lt;1.0%</td>
<td>N/A</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>WIG-055</td>
<td>114742</td>
<td>Exterior Window</td>
<td>Red Window Glaze</td>
<td>Chrysotile 2.3%</td>
<td>2.3%</td>
<td>N/A</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>97.7%</td>
</tr>
<tr>
<td>WIG-056</td>
<td>114743</td>
<td>Exterior Sawtooth Window</td>
<td>Red Window Glaze</td>
<td>Inconclusive Trace Chrysotile Detected</td>
<td>&lt;1.0%</td>
<td>N/A</td>
<td>Trace Chrysotile &lt;1.0%</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
<tr>
<td>WIG-057</td>
<td>114744</td>
<td>Exterior Sawtooth Window</td>
<td>White Window Glaze</td>
<td>Inconclusive No Asbestos Detected</td>
<td>0%</td>
<td>N/A</td>
<td>None Detected</td>
<td>&lt;1.0%</td>
<td>None Detected</td>
<td>100%</td>
</tr>
</tbody>
</table>

**ELAP ID No.:** 10958

This Method does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

PLM Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 2000530-0), New York State Department of Health, ELAP Method 198.1, 198.4 and 198.6 ("Polarized Light Microscopy and Transmission Electron Microscopy Methods for Identifying and Quantitatively Assessing Asbestos in Bulk Samples and in Non-Friable Organically Bound Bulk Samples.").

**NOB (non-friable organically bound) Classified for Analytical Purposes Only.**

# denotes material analyzed by ELAP Method 198.4 and 198.6 per NYSDOH.

**Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.**

**TEM ANALYSIS PERFORMED BY AMA Analytical Services, Inc., original lab data on file** (ELAP #10920)

<table>
<thead>
<tr>
<th>PLM Date Analyzed:</th>
<th>12/14/2015</th>
<th>TEM Date Analyzed:</th>
<th>12/16/2015</th>
</tr>
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<tr>
<td>Microscope:</td>
<td>Olympus BH-2 #232953</td>
<td>TEM Analyst:</td>
<td>AMA Analytical Services, Inc.</td>
</tr>
<tr>
<td>Analyst:</td>
<td>T. Bush</td>
<td>Laboratory Results Approved By:</td>
<td>Mary Dooh</td>
</tr>
</tbody>
</table>

Paradigm Environmental Services, Inc. is not responsible for the data supplied by an independent inspector. National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Quality control data (including 95% confidence limits and laboratory and analyst's precision) is available upon request.

16055-15 12/17/2015
Certifications
New York State – Department of Labor
Division of Safety and Health
License and Certificate Unit
State Campus, Building 12
Albany, NY 12240

ASBESTOS HANDLING LICENSE

Envoy Environmental Consultants Inc.                    FILE NUMBER: 02-0527
57 Ambrose Street                                      LICENSE NUMBER: 28454
Rochester, NY 14608                                    LICENSE CLASS: RESTRICTED

Duly Authorized Representative – Paul Mahoney:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Eileen M. Franko, Director
For the Commissioner of Labor

Eileen M. Franko, Director
CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE
Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. BRUCE HOOGESTEGER
PARADIGM ENVIRONMENTAL SERVICES INC
179 LAKE AVENUE
ROCHESTER, NY 14609
NY Lab Id No: 10958

is hereby APPROVED as an Environmental Laboratory for the category:
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE

All approved subcategories and/or analytes are listed below:

Miscellaneous:
Asbestos in Friable Material Item 198.1 of Manual
Asbestos in Non-Friable Material - PLM Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material - TEM Item 198.4 of Manual

Sample Preparation Methods:
Lead In Dust Wipes EPA 601OC
Lead In Paint EPA 601OC

Serial No.: 52201

Producers of the New York State Department of Health Certificates are valid only at the address
shown, must be conspicuously posted, and are printed on secure paper. Certificate authenticity depends
on successful ongoing participation in the Program. Producers are urged to call (518) 485-5576 to
verify the laboratory's participation status.

Page of 1
SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

Paradigm Environmental Services, Inc.
179 Lake Avenue
Rochester, NY 14608
Ms. Rebecca Roztocil
Phone: 585-647-2530  Fax: 585-647-3311
E-Mail: RRoztocil@paradigmenv.com
URL: http://www.paradigmenv.com

BULK ASBESTOS FIBER ANALYSIS (PLM)  

<table>
<thead>
<tr>
<th>NVLAP Code</th>
<th>Designation / Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18/A01</td>
<td>EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples</td>
</tr>
<tr>
<td>18/A03</td>
<td>EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials</td>
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</table>

2015-07-01 through 2016-06-30

For the National Institute of Standards and Technology
NVLAP-01S (REV. 2005-05-19)
United States Department of Commerce
National Institute of Standards and Technology

NVLAP

Certificate of Accreditation to ISO/IEC 17025:2005

NVLAP LAB CODE: 200530-0
Paradigm Environmental Services, Inc.
Rochester, NY

is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:

BULK ASBESTOS FIBER ANALYSIS

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2005.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2015-07-01 through 2016-06-30
Effective dates

For the National Institute of Standards and Technology

NVLAP-01C (REV. 2009-01-28)
Appendix C – USFW and NYSNHP Correspondence
September 12, 2016

Robyn A. Niver  
Endangered Species Biologist  USFWS  
New York Field Office (Region 5)  
3817 Luker Rd  
Cortland, NY 13045  
VIA EMAIL: robyn_niver@fws.gov

Re:  ESA/MBTA/BGEPA consultation for the Century Sunrise Redevelopment in Johnson City, Broome County, NY

Dear Ms. Niver:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal’s (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD), is preparing an Environmental Assessment (EA) for the Century Sunrise Redevelopment (Proposed Project) to be located is located at 133-135 Baldwin Street in the Village of Johnson City, NY 13790 (Broome County) (see attached Figure 1 Project Location and Figure 2 Project Site). Proposed ingress will be through Baldwin Street and egress through Willow Street.


Program Overview

The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment of the buildings will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures on a 2.38 acre parcel.

The Proposed Project is not located within a Special Flood Hazard Area, and is outside both the 100-year and 500-year floodplain based on the review of the Federal Emergency
Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 36004700001B).

**ESA** - According to the USFWS IPaC Trust Resource Report, accessed July 25, 2016, there are no endangered species within the project location. The official species list for the proposed project indicated that there is no critical habitat in the project area. There are currently no known maternity roost trees or hibernacula known to be occupied by the northern long-eared bat (*Myotis septentrionalis*) within the vicinity of the project location according to geospatial information provided by the USFWS (See [Attachment 1](#)). This will be confirmed once a response is received from the NY Natural Heritage Program (NYNHP), in accordance with the 4(d) Rule for the northern long-eared bat (Federal Register January 14, 2016). GOSR requested that the NYNHP provide any records of occurrence of NYS-listed species in the vicinity of the project site, including the northern long-eared bat, in correspondence dated September 9, 2016 (see [Attachment 2](#)).

**MBTA** – According to the USFWS IPaC Trust Resource Report, accessed July 25, 2016, there are several migratory birds of concern that could potentially be affected by the proposed project. The project takes place within the Atlantic Flyway.

**BGEPA** – Bald Eagle (*Haliaeetus leucocephalus*) habitat and breeding sites can be found throughout Broome County.

The proposed project would not result in the removal of trees and would be implemented on an extensively developed site. On this basis, GOSR has determined that the proposed project will have No Effect on the migratory birds. Additionally, we request to be alerted if USFWS becomes aware of a Bald or Golden Eagle nest within 660 feet of the project site.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at [Lori.Shirley@nyshcr.org](mailto:Lori.Shirley@nyshcr.org). Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

**Enclosures:**
- Figure 1: Project Location Map
- Figure 2: Project Site Map
- Attachment 1: IPaC Trust Resource Report
- Attachment 2: NYNHP Request
U.S. Fish & Wildlife Service

Century Sunrise Redevelopment

IPaC Trust Resources Report
Generated July 02, 2016 09:37 AM MDT, IPaC v3.0.8

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

IPaC - Information for Planning and Conservation (https://ecos.fws.gov/ipac/): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.
NAME
   Century Sunrise Redevelopment

LOCATION
   Broome County, New York

IPAC LINK
   https://ecos.fws.gov/ipac/project/
   2WYOD-SJ6FJ-E3NN2-A7QD5-JLP2QQ

U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9349
(607) 753-9334
Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Mammals

**Northern Long-eared Bat**  *Myotis septentrionalis*  
**Threatened**

**CRITICAL HABITAT**

No critical habitat has been designated for this species.


Critical Habitats

There are no critical habitats in this location
Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
- Conservation measures for birds
- Year-round bird occurrence data
  http://www.birdscanada.org/birdmon/default/datasummaries.jsp

The following species of migratory birds could potentially be affected by activities in this location:

**American Bittern**  Botaurus lentiginosus
- Season: Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F3

**Bald Eagle**  Haliaeetus leucocephalus
- Season: Year-round
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

**Black-billed Cuckoo**  Coccyzus erythropthalmus
- Season: Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI

**Blue-winged Warbler**  Vermivora pinus
- Season: Breeding

**Canada Warbler**  Wilsonia canadensis
- Season: Breeding

Bird of conservation concern
Golden-winged Warbler  Vermivora chrysoptera
  Season:  Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0G4

Kentucky Warbler  Oporornis formosus
  Season:  Breeding

Least Bittern  Ixobrychus exilis
  Season:  Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092

Louisiana Waterthrush  Parkesia motacilla
  Season:  Breeding

Olive-sided Flycatcher  Contopus cooperi
  Season:  Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN

Peregrine Falcon  Falco peregrinus
  Season:  Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Pied-billed Grebe  Podilymbus podiceps
  Season:  Breeding

Prairie Warbler  Dendroica discolor
  Season:  Breeding

Red-headed Woodpecker  Melanerpes erythrocephalus
  Season:  Breeding

Short-eared Owl  Asio flammeus
  Season:  Wintering
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Willow Flycatcher  Empidonax traillii
  Season:  Breeding
  http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6

Wood Thrush  Hylocichla mustelina
  Season:  Breeding

Worm Eating Warbler  Helmitheros vermivorum
  Season:  Breeding
Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location
Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS
The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS
Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location
Northern Long-Eared Bat 4(d) Rule Streamlined Consultation Form

Federal agencies should use this form for the optional streamlined consultation framework for the northern long-eared bat (NLEB). This framework allows federal agencies to rely upon the U.S. Fish and Wildlife Service’s (USFWS) January 5, 2016, intra-Service Programmatic Biological Opinion (BO) on the final 4(d) rule for the NLEB for section 7(a)(2) compliance by: (1) notifying the USFWS that an action agency will use the streamlined framework; (2) describing the project with sufficient detail to support the required determination; and (3) enabling the USFWS to track effects and determine if reinitiation of consultation is required per 50 CFR 402.16.

This form is not necessary if an agency determines that a proposed action will have no effect to the NLEB or if the USFWS has concurred in writing with an agency's determination that a proposed action may affect, but is not likely to adversely affect the NLEB (i.e., the standard informal consultation process). Actions that may cause prohibited incidental take require separate formal consultation. Providing this information does not address section 7(a)(2) compliance for any other listed species.

Information to Determine 4(d) Rule Compliance:

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Does the project occur wholly outside of the WNS Zone¹?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>2. Have you contacted the appropriate agency² to determine if your project is near known hibernacula or maternity roost trees?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>3. Could the project disturb hibernating NLEBs in a known hibernaculum?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>4. Could the project alter the entrance or interior environment of a known hibernaculum?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>5. Does the project remove any trees within 0.25 miles of a known hibernaculum at any time of year?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>6. Would the project cut or destroy known occupied maternity roost trees, or any other trees within a 150-foot radius from the maternity roost tree from June 1 through July 31.</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>

You are eligible to use this form if you have answered yes to question #1 or yes to question #2 and no to questions 3, 4, 5 and 6. The remainder of the form will be used by the USFWS to track our assumptions in the BO.

Agency and Applicant³ (Name, Email, Phone No.): Regan Development

Applicant: Larry Regan, Regan Development Corporation, 1055 Saw Mill River Road, #204, Ardsley, New York 10502; Phone: 915 693-6613 ; Email larry@regandevelopment.com

Project Name: Century Sunrise Redevelopment

Project Location (include coordinates if known): 133 and 135 Baldwin Street, Johnson City, NY 13790 Broome County.

Basic Project Description (provide narrative below or attach additional information): Project description included with enclosed letter.

¹ http://www.fws.gov/midwest/endangered/mammals/nleb/pdf/WNSZone.pdf
² See http://www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html
³ If applicable - only needed for federal actions with applicants (e.g., for a permit, etc.) who are party to the consultation.
General Project Information

<table>
<thead>
<tr>
<th>Does the project occur within 0.25 miles of a known hibernaculum?</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the project occur within 150 feet of a known maternity roost tree?</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Does the project include forest conversion? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>- Estimated total acres of forest conversion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of forest conversion from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of forest conversion from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project include timber harvest? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>- Estimated total acres of timber harvest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of timber harvest from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of timber harvest from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project include prescribed fire? (if yes, report acreage below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>- Estimated total acres of prescribed fire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of prescribed fire from April 1 to October 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- If known, estimated acres of prescribed fire from June 1 to July 31</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the project install new wind turbines? (if yes, report capacity in MW below)</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>- Estimated wind capacity (MW)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Agency Determination:

By signing this form, the action agency determines that this project may affect the NLEB, but that any resulting incidental take of the NLEB is not prohibited by the final 4(d) rule.

If the USFWS does not respond within 30 days from submittal of this form, the action agency may presume that its determination is informed by the best available information and that its project responsibilities under 7(a)(2) with respect to the NLEB are fulfilled through the USFWS January 5, 2016, Programmatic BO. The action agency will update this determination annually for multi-year activities.

The action agency understands that the USFWS presumes that all activities are implemented as described herein. The action agency will promptly report any departures from the described activities to the appropriate USFWS Field Office. The action agency will provide the appropriate USFWS Field Office with the results of any surveys conducted for the NLEB. Involved parties will promptly notify the appropriate USFWS Field Office upon finding a dead, injured, or sick NLEB.

Signature: ___________________________________________ Date Submitted: ________________

4 Any activity that temporarily or permanently removes suitable forested habitat, including, but not limited to, tree removal from development, energy production and transmission, mining, agriculture, etc. (see page 48 of the BO).
5 If the project removes less than 10 trees and the acreage is unknown, report the acreage as less than 0.1 acre.
6 If the activity includes tree clearing in June and July, also include those acreage in April to October.
September 9, 2016

Nicholas Conrad
New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program – Information Services
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: Natural Heritage Compliance Threatened and Endangered Species Request: Century Sunrise Redevelopment, Village of Johnson City, Broome County, NY

Dear Mr. Conrad:

We are writing to request a search of your Natural Heritage Program files for any records of state-listed plant or animal species, or significant habitats in the vicinity of Century Sunrise Redevelopment (Proposed Project) to be located on 133 and 135 Baldwin Street between Baldwin Street and Willow Street in the Village of Johnson City, NY (Broome County) (See attached Project Location Figure 1 and Project Site Figure 2). Ingress to the Project site would be via Baldwin Street and egress via Willow Street. The Governor’s Office of Storm Recovery (GOSR), is currently preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) for the Century Sunrise Redevelopment (the “Proposed Action”).

The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures on a 2.38 acre parcel. The Proposed Development received Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan approvals (June 28, 2016).

The Proposed Project is the rehabilitation and reuse of existing structures. While some minimal site work will occur, the project site is in an urban center, almost entirely comprised of impervious coverage and would not require the removal of trees.

In support of an Environmental Assessment Form being prepared for the project, we are requesting records of NYS threatened, endangered, and special concern species, and significant habitats within 0.5 miles of the area indicated in the attached Figure 2. Specific information on the location of sensitive species or habitats provided by NHP will not be published in any document unless permission is granted by the State.
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or (646) 417-4660 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor’s Office of Storm Recovery  
New York State Homes & Community Renewal

Enclosures:  
Attachment 1: Project Location Map  
Attachment 2: Project Site Map
ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

As a reminder, "no effect" determinations (no suitable habitat in the action area, no tree removal, whatever the rationale) DO NOT need 4(d) rule submissions.

Thank you,
Robyn

On Mon, Sep 12, 2016 at 3:43 PM, Shirley, Lori (NYSHCR) <Lori.Shirley@nyshcr.org> wrote:

Dear Ms. Niver,

Attached is an updated No Effect Determination for the above referenced project. This updated package corrects the letterhead and date. Please delete my previous submission of this morning dated 2016-09-09. I apologize for any inconvenience.

Thank you,
Lori Shirley

---

From: Shirley, Lori (NYSHCR)
Sent: Monday, September 12, 2016 9:38 AM
To: robyn_niver@fws.gov
Cc: patricia_cole@fws.gov; VanDonsel, MaryEllen (maryellen_vandonsel@fws.gov); Nina Peek (npeek@akrf.com); Jarman, Clifford (Clifford.Jarman@tetrattech.com)
Subject: Century Sunrise Redevelopment project- No Effect Determination

Dear Ms. Niver:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal's (HCR) on behalf of the Department of Housing & Urban Development (HUD), is preparing an Environmental Assessment (EA) for the Century Sunrise redevelopment project. The Project is an adaptive reuse of two existing, vacant buildings located at 133-135 Baldwin Street in the Village of
Johnson City, New York. The project will create 104 residential apartments as well as a multi-level restaurant and a garden space between the two buildings.

GOSR is acting as HUD’s non-federal representative for the purposes of conducting consultation pursuant the Endangered Species Act, Migratory Bird Treaty and the Bald and Golden Eagle Protection Act.

The purpose of this letter is to provide the U.S. Fish and Wildlife Service – New York Field Office (USFWS) notice of the proposed project and to document compliance with Section 7 of the Endangered Species Act.

Please see attached Century Sunrise- Determination of No Effect package.

Thank you for your time and consideration.

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State St., Hampton Plaza, Albany, NY 12207
(518) 474-0755 | Cell (917) 446-2281
lori.shirley@nyshcr.org
www.nyshcr.org

"Let us have faith that right makes might, and in that faith, let us to the end, dare to do our duty as we understand it." - Abraham Lincoln
September 12, 2016

Nicholas Conrad
New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program – Information Services
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: Natural Heritage Compliance Threatened and Endangered Species Request: Century Sunrise Redevelopment, Village of Johnson City, Broome County, NY

Dear Mr. Conrad:

We are writing to request a search of your Natural Heritage Program files for any records of state-listed plant or animal species, or significant habitats in the vicinity of Century Sunrise Redevelopment (Proposed Project) to be located on 133 and 135 Baldwin Street between Baldwin Street and Willow Street in the Village of Johnson City, NY (Broome County) (See attached Project Location Figure 1 and Project Site Figure 2). Ingress to the Project site would be via Baldwin Street and egress via Willow Street. The Governor’s Office of Storm Recovery (GOSR), is currently preparing an Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) for the Century Sunrise Redevelopment (the “Proposed Action”).

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The Proposed Project is the rehabilitation and reuse of existing structures. While some minimal site work will occur, the project site is in an urban center, almost entirely comprised of impervious coverage and would not require the removal of trees.

In support of an Environmental Assessment Form being prepared for the project, we are requesting records of NYS threatened, endangered, and special concern species, and significant habitats within 0.5 miles of the area indicated in the attached Figure 2. Specific information on the location of sensitive species or habitats provided by NHP will not be published in any document unless permission is granted by the State.
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or (646) 417-4660 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor’s Office of Storm Recovery  
New York State Homes & Community Renewal

Enclosures:
Attachment 1: Project Location Map  
Attachment 2: Project Site Map
Lori Shirley  
Governor’s Office of Storm Recovery  
30-40 State St., Hampton Plaza  
Albany, NY 12207

Re: Century Sunrise Redevelopment, Baldwin Street  
Town/City: Union.  
County: Broome.

Dear Lori Shirley:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage Database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 7 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nicholas Conrad  
Information Resources Coordinator  
New York Natural Heritage Program
Appendix D – Thermal and Explosive Hazards
June 28, 2016

Mr. Larry Regan, President
Regan Development Corporation
1055 Saw Mill River Road, #204
Ardsley, New York 10502

Re: Thermal/Explosive Hazards Letter Report
The Century Sunrise Redevelopment, 135-139 Baldwin Street, Johnson City, NY

Dear Mr. Regan:

AKRF, Inc. (AKRF) is pleased to submit this Thermal/Explosive Hazards Letter Report to evaluate compliance with 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature for the Project Site at 135 and 139 Baldwin Street in the Village of Johnson City, Broome County, NY (Census Tract 140).

Included in our survey were aboveground storage tank (AST) systems:

- of at least 20,000 gallons within one mile of the Project Site; and
- within 1,500 feet of the Project Site and within clear line-of-sight, including: ASTs of any size reportedly containing flammable or explosive gases; or of 100 gallons or more reportedly containing flammable or explosive liquids that do not report whether above- or below-ground.

Limitations to this review are discussed in Appendix A.

Site Visit

On June 24, 2016, Ms. Laure Wassen of AKRF viewed the Project Site and nearby properties from the Project Site, public sidewalks and roadways. Nearby properties were not entered. The Project Site included two vacant buildings, and was bounded by train tracks and residential buildings. No ASTs were visible on, near or from the Project Site (see photographs in Appendix B).

Regulatory Review

Toxics Targeting, Inc. of Ithaca, New York, was contracted to obtain information regarding ASTs registered with the New York State Department of Environmental Conservation (NYSDEC) at or near the Project Site.

Three facilities with active tanks with capacity greater than 100-gallons were registered within approximately 1,500 feet of the Project Site (summarized in Table 1 with more detail in Appendix C), but there were no facilities with capacity greater than 20,000 gallons within one mile.
Table 1
Aboveground Storage Tanks (ASTs) – Regulatory Review

<table>
<thead>
<tr>
<th>Location</th>
<th>AST Capacity (Gallons)</th>
<th>Product Stored</th>
<th>Approximate Distance/ Direction from Property</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>United Health Services 33-57 Harrison Street</td>
<td>2,500</td>
<td>Diesel</td>
<td>1,133 feet to the NNW</td>
<td>Active</td>
</tr>
<tr>
<td></td>
<td>6,000</td>
<td>Diesel</td>
<td></td>
<td>Active</td>
</tr>
<tr>
<td></td>
<td>2,000</td>
<td>Diesel</td>
<td></td>
<td>Active</td>
</tr>
<tr>
<td></td>
<td>2 @ 150</td>
<td>Hydraulic Oil</td>
<td></td>
<td>Active</td>
</tr>
<tr>
<td></td>
<td>145</td>
<td>Hydraulic Oil</td>
<td></td>
<td>Active</td>
</tr>
<tr>
<td></td>
<td>208</td>
<td>Hydraulic Oil</td>
<td></td>
<td>Active</td>
</tr>
<tr>
<td>A and E Auto Sales and Services 176 Main Street</td>
<td>275</td>
<td>Waste Oil/Used Oil</td>
<td>1,360 feet to the NE</td>
<td>Active</td>
</tr>
<tr>
<td>AES Westover LLC 720 Riverside Drive</td>
<td>2 @ 3,000</td>
<td>Nos, 1,2 or 4 Fuel Oil</td>
<td>4,867 feet to the W</td>
<td>Active</td>
</tr>
</tbody>
</table>

Source: Toxics Targeting, 2016

Aerial Photo Review
Aerial photos of the Project Site and vicinity with imagery dated 2016 were reviewed for any potential evidence of ASTs within 1,500 feet of the Project Site and any large facilities within one mile. Tanks at the United Health Services (United) and AES Westover LLC (AES), see Table 1, were apparent. The tank listed at A and E Auto Sales and Services (A&E) was not apparent on the aerials.

Field Review
Consistent with the aerial photo review, during the field visit, tanks were apparent at United and AES, but not at A&E. The two largest capacity (seemingly) diesel tanks at United were visible from the public right of way. Other tanks could be hidden from the street or located inside the building. Two air tanks, likely oxygen tanks, were located next to the 6,000 gallon tank. While the AES facility was gated, the two tanks listed on the Toxics Report could be seen from outside the gate.

Conclusions
Multiple ASTs are located near the Project Site. Per Table 1, the total capacity at United is 11,153 gallons and the total capacity at AES is 6,000 gallons. The acceptable separation distance (ASD) calculated for the reported capacity at United was found to be approximately 755 feet and the ASD for the reported capacity at AES was found to be approximately 583 feet. The ASD calculations are included in Appendix D.

The 755 foot ASD for United and 583 foot ASD for AES are well below the actual distance of over 1,100 feet and 4,800 feet (respectively) and as such the Project Site is located beyond the minimum acceptable separation distance from tanks regulated under 29 CFR 51, Subpart C, and no further analysis is required.
We appreciate the opportunity to provide you with our services. If you should have any questions regarding this report, please do not hesitate to contact us.

Sincerely,

[Signatures]

Marcus Simons
Senior Vice President

Laure Wassen
Environmental Scientist
APPENDIX A
LIMITATIONS

The purpose of this assessment was to identify existing aboveground storage tank (AST) systems of at least 100 gallons within 1,500 feet of the project site and within clear line-of-sight to the project site; and AST systems of at least 20,000 gallons within one (1) mile of the project site.

The assessment was performed in accordance with customary principles and practices in the environmental consulting industry and is based upon the review of readily available records relating to both the Property and the surrounding area, as well as a visual reconnaissance of current conditions.

This assessment is not, and should not be construed as, a guarantee, warranty, or certification of the presence or absence of hazardous substances, which can be made only with testing, and contains no formal plans or recommendations to rectify or remediate the presence of any hazardous substances which may be subject to regulatory approval. This report is not a regulatory compliance audit or Phase I Environmental Site Assessment.

This report is based on services performed by AKRF, Inc. professional staff and observation of the Property and its surroundings. We represent that observations made in this assessment are accurate to the best of our knowledge, and that no findings or observations concerning the potential presence of AST systems have been withheld or amended. The research and reconnaissance have been carried to a level that meets accepted industry and professional standards. Nevertheless, AKRF and the undersigned shall have no liability or obligation to any party other than Regan Development and AKRF’s obligations and liabilities to the above, is limited to fraudulent statements made, or grossly negligent or willful acts or omissions.
APPENDIX B
Century Sunrise Redevelopment, Johnson City, New York

Photograph 1: View of the Project Site, facing west.

Photograph 2: Apparent 6,000-gallon diesel tank and compressed air tanks located at United Health Services, facing north.

Photograph 3: Apparent 2,500-gallon diesel tank located at United Health Services, facing east.

Photograph 4: Apparent 3,000-gallon fuel oil tanks at AES Westover LLC, facing west (tanks can be seen at the end of the driveway).
APPENDIX C
LIMITED WARRANTY AND DISCLAIMER OF LIABILITY

Who is Covered

This limited warranty is extended by Toxics Targeting, Inc. only to the original purchaser of the accompanying Environmental Report ("Report"). It may not be assigned to any other person.

What is Warranted

Toxics Targeting, Inc. warrants that it uses reasonable care to accurately transcribe the information contained in this Report from the sources from which it is obtained. This limited warranty is in lieu of all other express warranties which might otherwise arise with respect to the Report. No one is authorized to change or add to this limited warranty.

What We Will Do

If during the warranty period there is shown to be a material error in the transcription of the information contained in this Report from the sources from which it was obtained, Toxics Targeting, Inc. shall refund to the original purchaser the full purchase price paid for the Report. The remedy stated above is the exclusive remedy extended to the Purchaser by Toxics Targeting, Inc. for any failure of the Report to conform with this Warranty, or otherwise for breach of this Warranty or any other warranty, whether expressed or implied.

What We Won’t Cover

Toxics Targeting, Inc. has not and can not verify the accuracy, correctness or completion of the information contained in this Report. Information is obtained from government agencies, site owners, and other sources, and errors are common in such information. Because Toxics Targeting, Inc. can not control the accuracy of the information contained in this Report, or the uses which may be made of the information, TOXICS TARGETING, INC. DISCLAIMS LIABILITY TO ANYONE FOR ANY EVENTS ARISING OUT OF THE USE OF THE INFORMATION. TOXICS TARGETING, INC. SHALL NOT BE LIABLE FOR ANY DAMAGE CAUSED BY THIS REPORT, WHETHER DIRECT OR INDIRECT, AND WHETHER OR NOT TOXICS TARGETING, INC. HAS BEEN ADVISED OF OR HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES. TOXICS TARGETING, INC. EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above exclusion or limitation may not apply to you.

Period of Warranty

The period of warranty coverage is ninety days from the date of purchase of this Report. There shall be no warranty after the period of coverage. ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR USE SHALL HAVE NO GREATER DURATION THAN THE PERIOD OF WARRANTY STATED HERE, AND SHALL TERMINATE AUTOMATICALLY UPON THE EXPIRATION OF SUCH PERIOD. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above exclusion or limitation may not apply to you.

PLEASE REFER TO PAGES ONE AND FIVE FOR A DESCRIPTION OF SOME OF THE LIMITATIONS OF THIS ENVIRONMENTAL REPORT.
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- The Three Sections of Your Report
- How to Use Your Report
- Toxic Site Databases Analyzed In Your Report
- Limitations Of the Information In Your Report

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- Table Two: Identified Toxic Sites By Direction
- Table Three: Identified Toxic Sites By Category
- Table Four: Identified Toxic Sites By Proximity
- Map One: One-Mile Radius Map
- Map Two: Quarter-Mile Radius Close-up Map

Section Two: Toxic Site Profiles

Section Three: Appendices

- Unmappable Sites
- How Toxic Sites Are Mapped
- Information Source Guide

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Introduction

Toxics Targeting has combined environmental database searches, extensive regulatory analysis and sophisticated mapping techniques to produce this customized Environmental Report. It checks for the presence of 3 categories of government-reported toxic sites and provides detailed, up-to-date information on each identified site. The findings of your report are presented in an easy-to-understand format that:

1. **Maps** the approximate locations of selected government-reported toxic sites identified on or near a specified target address.
2. **Estimates** the distance and direction between the target address and each identified toxic site.
3. **Reports** air and water permit non-compliance and other regulatory violations.
4. **Profiles** some aspects of the usage, manufacture, storage, handling, transport or disposal of toxic chemicals at individual sites.
5. **Summarizes** some potential health effect information and drinking water standards for selected chemicals reported at individual sites.

The Three Sections Of Your Report

The first section highlights your report's findings by summarizing identified sites according to: a) **distance intervals**, b) **direction**, c) proximity to the target address and d) **individual site categories**. In addition, the locations of all identified toxic sites are illustrated on individual maps for each radius search distance used in your report. A close-up map illustrates the locations of all identified toxic sites, at the shortest radius search distance used in your report.

The second section of your report contains **Toxic Site Profiles** that provide detailed information on each identified toxic site. The information in each Toxic Site Profile varies according to its source. Some toxic site categories have extensive information, some have limited information. All the information is updated on a regular basis.

The third section of the report contains appendices that identify: 1) various toxic sites that cannot be mapped due to incomplete or erroneous addresses or other mapping problems, 2) methods used to map toxic sites identified in your report and 3) information sources used in your report.

How to Use Your Report

- Check Table One to see the number of **identified sites by distance intervals**.
- Check Table Two to see identified sites sorted by **direction**.
- Check Table Three to see identified sites **sorted by site categories**.
- Check Table Four to see identified sites ranked by **proximity to the target address**.
- Refer to the various maps to see the locations of identified toxic sites. Refer to the Toxic Site Profile and Appendix sections for additional information.
Toxic Site Databases Analyzed In Your Report

Search Radius

One-Mile

1) New York State Major Oil Storage Facilities: sites with more than a 400,000-gallon capacity for storing petroleum products. Only facilities with aboveground tanks searched.

One-Mile

2) New York and Local Petroleum Bulk Storage Facilities: sites with more than a 1,100-gallon capacity for storing petroleum products. Only facilities with aboveground tanks searched.

One-Mile

3) New York Chemical Bulk Storage Facilities: sites storing hazardous substances listed in 6 NYCRR Part 597 in aboveground tanks with capacities of 185 gallons or more and/or underground tanks of any size. Only facilities with aboveground tanks searched.

These databases were searched using the following criteria:

1,500-foot radius search for above-ground tanks of any size reportedly containing flammable or explosive gases;

1,500-foot radius search for above-ground tanks of 100 gallons or more reportedly containing flammable or explosive liquids;

1,500-foot radius search for tanks that do not report above-ground or below-ground locations;

One-mile radius search for above-ground tanks of 20,000 gallons or more.
Limitations Of The Information In Your Report

The information presented in your Environmental Report has been obtained from various local, state and federal government agencies. Please be aware that: 1) additional information on individual sites may be available, 2) newly discovered sites are continually reported and 3) all map locations are approximate. As a result, this report is intended to be the FIRST STEP in the process of identifying and evaluating possible environmental threats to specific properties and can only serve as a guide for conducting on-site visits or additional, more detailed toxic hazard research.

Toxics Targeting tries to ensure that the information in your report is presented accurately and with minimal alteration. The only systematic changes that are made correct obvious address errors in order to allow sites to be mapped. Any address changes that are made are noted in the map information section at the top of each corresponding Toxic Site Profile. Since the information presented in your report is not edited, please be aware that it can contain reporting errors or typographical mistakes made by the site owners/operators or government agencies that produced the information. Please be aware of some other limitations of the information in your report:

- The map used by Toxics Targeting is the same one used by the U. S. Census. While the map is generally accurate, no map is perfect. In addition, Toxics Targeting’s mapping methods estimate where toxic site addresses are located if the address is not specifically designated on the Census map. FOR THESE REASONS, ALL MAP LOCATIONS OF ADDRESSES AND REPORTED TOXIC SITES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY ON-SITE VISITS;

- UNDISCOVERED, UNREPORTED OR UNMAPPABLE TOXIC SITES MIGHT NOT BE IDENTIFIED BY THIS REPORT'S CHECK OF 3 TOXIC SITE CATEGORIES. TOXIC SITES REPORTED IN OTHER GOVERNMENT DATABASES MIGHT ALSO EXIST. FOR THESE REASONS, YOUR REPORT MIGHT NOT IDENTIFY ALL THE TOXIC SITES THAT EXIST IN THE AREA IT SEARCHES;

- The appendix of your report contains a listing of sites that could not be mapped due to incomplete or erroneous address information or other mapping problems. This listing includes unmappable toxic sites in zip code areas within one mile of the target address as well as toxic sites without zip codes reported in the same county. IF YOU WOULD LIKE INFORMATION ON ANY OF THE LISTED SITES, PLEASE CONTACT TOXICS TARGETING AND REFER TO THE SITE ID NUMBER.

- Some toxic sites identified in your report may be classified as known hazards. Most of the toxic sites identified in your report involve potential hazards related to the on-site use, manufacture, handling, storage, transport or disposal of toxic chemicals. Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere. YOU SHOULD ONLY CONCLUDE THAT TOXIC HAZARDS ACTUALLY EXIST AT A SPECIFIC SITE WHEN GOVERNMENT AUTHORITIES MAKE THAT DETERMINATION OR WHEN THAT CONCLUSION IS FULLY DOCUMENTED BY THE FINDINGS OF AN APPROPRIATE SITE INVESTIGATION UNDERTAKEN BY LICENSED PROFESSIONALS;

- Compass directions and distances are approximate. Compass directions are calculated from the subject property address to the mapped location of each identified toxic site. The compass direction does not necessarily refer to the closest property boundary of an identified toxic site. The compass direction also can vary substantially for toxic sites that are located very close to the subject property address.

- The information presented in your report is a summary of the information that Toxics Targeting obtains from government agencies on reported toxic sites. YOU MAY BE ABLE TO OBTAIN ADDITIONAL INFORMATION ABOUT REPORTED SITES WITH THE FREEDOM OF INFORMATION REQUEST FORM LETTERS THAT ARE PROVIDED ON THE INSIDE OF THE BACK COVER.
Section One:

Report Summary

• Table One: Number of Identified Toxic Sites By Distance Interval
• Table Two: Identified Toxic Sites By Direction
• Table Three: Identified Toxic Sites By Category
• Table Four: Identified Toxic Sites By Proximity
• Map One: One-Mile Radius Map
• Map Two: Quarter-Mile Radius Close up Map
# Number of Identified Sites by Distance Interval

<table>
<thead>
<tr>
<th>Database Searched</th>
<th>0 – 100 ft</th>
<th>100 ft – 1/8 mi</th>
<th>1/8 mi – 1/4 mi</th>
<th>1/4 mi – 1/2 mi</th>
<th>1/2 mi – 1 mi</th>
<th>Site Category Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>NYS Major Oil Storage Facilities</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Local &amp; State Petroleum Bulk Storage Sites</td>
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<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
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<tr>
<td>NYS Chemical Bulk Storage Sites</td>
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<td>0</td>
</tr>
</tbody>
</table>

**Distance Interval Totals**

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<th>Distance Interval</th>
<th>0 – 100 ft</th>
<th>100 ft – 1/8 mi</th>
<th>1/8 mi – 1/4 mi</th>
<th>1/4 mi – 1/2 mi</th>
<th>1/2 mi – 1 mi</th>
<th>Site Category Totals</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>
### Identified Toxic Sites by Direction

**135 and 139 Baldwin Street**

**Johnson City, NY 13790**

* Compass directions can vary substantially for sites located very close to the subject property address.

#### Sites less than 100 feet from subject property sorted by distance

<table>
<thead>
<tr>
<th>Map Id#</th>
<th>Site Name</th>
<th>Site Street</th>
<th>Approximate Distance &amp; Direction From Property</th>
<th>Toxic Site Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

No sites found less than 100 feet from subject property

#### Sites between 100 ft and 660 ft from the subject property sorted by direction and distance

<table>
<thead>
<tr>
<th>Map Id#</th>
<th>Site Name</th>
<th>Site Street</th>
<th>Approximate Distance &amp; Direction From Property</th>
<th>Toxic Site Category</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

No sites found between 100 feet and 660 feet

#### Sites equal to or greater than 660 ft from subject property sorted by direction and distance

<table>
<thead>
<tr>
<th>Map Id#</th>
<th>Site Name</th>
<th>Site Street</th>
<th>Approximate Distance &amp; Direction From Property</th>
<th>Toxic Site Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>A AND E AUTO SALES AND SERVICE</td>
<td>176 MAIN ST</td>
<td>1360 feet to the NE</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
<tr>
<td>3</td>
<td>AES WESTOVER LLC</td>
<td>720 RIVERSIDE DR</td>
<td>4867 feet to the W</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
<tr>
<td>1</td>
<td>UNITED HEALTH SERVICES</td>
<td>WILSON HOSPITAL</td>
<td>1133 feet to the NNW</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
</tbody>
</table>
*** Compass directions can vary substantially for sites located very close to the subject property address.***

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>FACILITY ID</th>
<th>FACILITY NAME</th>
<th>DATABASE SEARCHED AT 1 MILE – ASTM REQUIRED SEARCH DISTANCE: PROPERTY &amp; ADJACENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>7–024929</td>
<td>UNITED HEALTH SERVICES</td>
<td>FACILITY STREET WILSON HOSPITAL 1133 feet to the NWW</td>
</tr>
<tr>
<td>2</td>
<td>7–600855</td>
<td>A AND E AUTO SALES AND SERVICE</td>
<td>DISTANCE &amp; DIRECTION 1360 feet to the NE</td>
</tr>
<tr>
<td>3</td>
<td>7–388742</td>
<td>AES WESTOVER LLC</td>
<td>720 RIVERSIDE DR 4867 feet to the W</td>
</tr>
</tbody>
</table>

Petroleum Bulk Storage Sites — Total Sites — 3
Identified Toxic Sites by Proximity
135 and 139 Baldwin Street, Johnson City, NY 13790

* Compass directions can vary substantially for sites located very close to the subject property address.

<table>
<thead>
<tr>
<th>Map Id#</th>
<th>Site Name</th>
<th>Site Street</th>
<th>Approximate Distance &amp; Direction From Property</th>
<th>Toxic Site Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>UNITED HEALTH SERVICES</td>
<td>WILSON HOSPITAL</td>
<td>1133 feet to the NNW</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
<tr>
<td>2</td>
<td>A AND E AUTO SALES AND SERVICE</td>
<td>176 MAIN ST</td>
<td>1360 feet to the NE</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
<tr>
<td>3</td>
<td>AES WESTOVER LLC</td>
<td>720 RIVERSIDE DR</td>
<td>4867 feet to the W</td>
<td>Petroleum Bulk Storage Site</td>
</tr>
</tbody>
</table>
Toxics Targeting
1 Mile Radius Map
135 and 139 Baldwin Street
Johnson City, NY 13790
Toxics Targeting
1/4 Mile Closeup Map
135 and 139 Baldwin Street
Johnson City, NY  13790
Section Two: Toxic Site Profiles

The heading of each Toxic Site Profile refers to the site's map location and details:

- The facility name, address, city, state, and zip code.
- Any changes that were made to a site's address in order to map its location.
- The site mapping method that was used (see How Sites are Located, at the end of this section for more information).

Toxic Site Profiles summarize information provided by site owners or operators and government agencies regarding various toxic chemical activities reported at each site, such as:

- Whether chemicals were stored, produced, transported, discharged or disposed of.
- The name of chemicals and their Chemical Abstract Series (CAS) numbers.
- The amount of chemicals and the units (gallons/pounds) the chemical was measured in.
- Whether the site or storage tanks at the site are currently active or inactive.
- Special codes used by government agencies to regulate hazardous waste activities at some sites, or a complete description of the codes follows the profiles section.

For selected individual chemicals reported at various toxic sites, some potential health effect summary information appears below the site profile. Each potential health effect summary identifies chemicals by name and by Chemical Abstract Series (CAS) Number. An "x" under each potential health effect heading indicates positive toxicity testing results reported by the National Institute of Occupational Safety and Health's Registry of Toxic Effects of Chemical Substances (RTECS). Some chemicals (mostly appearing in profiles of Hazardous Waste facilities), are reported as mixtures, and RTECS health effect information is only available for individual chemicals. In addition, RTECS only provides information on approximately 100,000 common chemicals. Consequently, the absence of potential health effect summary information for a particular chemical identified in a Toxic Site Profile does not necessarily mean that the chemical does not pose potential health effects.

The Maximum Contaminant Level (MCL) in drinking water allowed for selected chemicals is also noted. In most cases, the only applicable MCL has been set by the New York State Department of Health (NYSDOH). Where NYSDOH has not set an MCL, the federal standard, if one exists, is listed and is marked by an asterisk.

Presented below are column headings that describe the health effect definitions used in RTECS and applicable New York State and federal drinking water standards. Reference sources for information presented in this section are also provided.

ACUTE TOX: Acute Toxicity: Short-term exposure to this chemical can cause lethal and non-lethal toxicity effects not included in the following four categories.

TUMOR TOX: Tumorigenic Toxicity: The chemical can cause an increase in the incidence of tumors.
MUTAG TOX: **Mutagenic Toxicity**: The chemical can cause genetic alterations that are passed from one generation to the next.

REPRO TOX: **Reproductive Toxicity**: May signify one of the following effects: maternal effects, paternal effects, effects on fertility, effects on the embryo or fetus, specific developmental abnormalities, tumorigenic effects, or effects on the newborn (only positive reproductive effects data for mammalian species are referenced).

IRRIT TOX: **Primary Irritant**: The chemical can cause eye or skin irritation.

MCL: **Drinking Water Standard - Maximum Contaminant Level** (MCL) listed under Drinking Water Supplies, 10 NYCRR Part 5, Subparts 1.51(f),(g), and (h) for NYDOH MCL’s and under the Safe Drinking Water Act, 40 CFR 141, Subparts B and G, (* indicates value for total trihalomethanes) for federal MCL’s.

Reference Source for Toxicity Information: Registry of Toxic Effects of Chemical Substances (RTECS), NIOSH (on-line database); For further information, contact: NIOSH, 4676 Columbia Parkway, Cincinnati, OH, 45226, 800/35-NIOSH.


Inactive Hazardous Waste Disposal Site Classifications: 1 -- Causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or the environment -- immediate action required;
2 -- Significant threat to the public health or environment -- action required;
3 -- Does not Present a significant threat to the environment or public health -- action may be deferred;
4 -- Site properly closed -- requires continued management;
5 -- Site properly closed, no evidence of present or potential adverse impact -- no further action required;
2a -- This temporary classification has been assigned to sites where there is inadequate data to assign them to the five classifications specified by law;
A -- Work underway and not yet complete;
P -- Potential Site;
D1, 2, 3 -- Delisted Site (1: hazardous waste not found; 2: remediated; 3: consolidated site or site incorrectly listed);
C -- Remediation Complete (formerly D2).
NO OIL STORAGE FACILITIES LARGER THAN 400,000 GALLONS IDENTIFIED WITHIN 1 MILE SEARCH RADIUS
**PETROLEUM BULK STORAGE FACILITIES LESS THAN 400,000 GALLONS IDENTIFIED WITHIN THE 1 MILE SEARCH RADIUS**

PLEASE NOTE: * Compass directions can vary substantially for sites located very close to the subject property address.

**Map Identification Number 1**  
**UNITED HEALTH SERVICES**  
WILSON HOSPITAL  
JOHNSON CITY, 13790  
**Facility Id:** 7–024929  
**Source:** NYS DEC  
TT–Id: 640A–0007–614

**MAP LOCATION INFORMATION**  
Site location mapped by: MANUAL MAPPING (3)  
Approximate distance from property: 1133 feet to the NNW

**Examination of tank documents**

<table>
<thead>
<tr>
<th>TANK NUMBER</th>
<th>TANK NUMBER</th>
<th>TANK CONTENT</th>
<th>CAPACITY</th>
<th>INSTALL DATE</th>
<th>TEST DATE</th>
<th>CLOSE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>007</td>
<td>Closed – Removed</td>
<td>#2 Fuel Oil</td>
<td>1000</td>
<td>Aboveground – In Contact w/Imperv. Barrier</td>
<td>10/01/1996</td>
<td>01/03/2013</td>
</tr>
<tr>
<td>008</td>
<td>In Service</td>
<td>Diesel</td>
<td>2500</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>10/01/1997</td>
<td></td>
</tr>
<tr>
<td>010</td>
<td>In Service</td>
<td>Diesel</td>
<td>6000</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>10/04/2012</td>
<td></td>
</tr>
<tr>
<td>011</td>
<td>In Service</td>
<td>Diesel</td>
<td>2000</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>11/27/2012</td>
<td></td>
</tr>
<tr>
<td>012</td>
<td>Closed – Removed</td>
<td>Diesel</td>
<td>300</td>
<td>Aboveground – In Contact w/Imperv. Barrier</td>
<td>02/01/2013</td>
<td></td>
</tr>
<tr>
<td>017</td>
<td>In Service</td>
<td>HYDRAULIC OIL</td>
<td>150</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>01/10/2005</td>
<td></td>
</tr>
<tr>
<td>019</td>
<td>In Service</td>
<td>HYDRAULIC OIL</td>
<td>150</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>01/10/2005</td>
<td></td>
</tr>
<tr>
<td>020</td>
<td>In Service</td>
<td>HYDRAULIC OIL</td>
<td>145</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>01/10/2005</td>
<td></td>
</tr>
<tr>
<td>021</td>
<td>In Service</td>
<td>HYDRAULIC OIL</td>
<td>208</td>
<td>Aboveground on Crib Rack or Cradle</td>
<td>01/10/2005</td>
<td></td>
</tr>
</tbody>
</table>

The following tank 007 content has been deleted or replaced: Diesel

The following tank 008 content has been deleted or replaced: #2 Fuel Oil
### A AND E AUTO SALES AND SERVICE

- **Facility Id:** 7−600855
- **Source:** NYS DEC
- **Map Identification Number:** 2
- **TT−Id:** 640A−0007−315
- **Address:** 176 MAIN ST, JOHNSON CITY, NY 13790

**ADDRESS CHANGE INFORMATION**
- Revised street: 176 MAIN ST
- Revised zip code: NO CHANGE

**Facility Type:** Other Wholesale/Retail Sales
**Site Status:** Active
**Expiration Date of the facility’s registration certificate:** 03/20/2017
**Operator Phone #:** (607) 217−4299
**Operator Name:** ABBAS MIZRAP − OWNER
**Owner Name:** ABBAS MIZRAP
**Owner Company:** ABBAS MIZRAP
**Owner Address:** 176 MAIN ST, JOHNSON CITY, NY 13790

**TANK INFORMATION**

<table>
<thead>
<tr>
<th>TANK NUMBER</th>
<th>STATUS</th>
<th>CONTENT</th>
<th>CAPACITY GALLONS</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>In Service</td>
<td>Waste Oil/Used Oil</td>
<td>275</td>
<td>Abovegrnd – In Contact w/Imperv. Barrier</td>
</tr>
</tbody>
</table>

### AES WESTOVER LLC

- **Facility Id:** 7−388742
- **Source:** NYS DEC
- **Map Identification Number:** 3
- **TT−Id:** 640A−0007−453
- **Address:** 720 RIVERSIDE DR, JOHNSON CITY, NY 13790

**ADDRESS CHANGE INFORMATION**
- Revised street: NO CHANGE
- Revised zip code: NO CHANGE

**Facility Type:** Utility (Other than Municipal)
**Expiration Date of the facility’s registration certificate:** 12/27/2017
**Operator Phone #:** (607) 729−6950
**Operator Name:** JAMES MULLIGAN
**Owner Name:** JAMES MULLIGAN − PLANT MANAGER
**Owner Company:** AES EASTERN ENERGY, LP
**Owner Address:** 720 RIVERSIDE DR., JOHNSON CITY, NY 13790

**TANK INFORMATION**
- Aboveground tanks: Yes
- Underground tanks: No
<table>
<thead>
<tr>
<th>TANK NUMBER</th>
<th>TANK CONTENT</th>
<th>CAPACITY GALLONS</th>
<th>TANK LOCATION</th>
<th>INSTALL DATE</th>
<th>TEST DATE</th>
<th>CLOSE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>F03</td>
<td>#1 2 OR 4 FUEL OIL</td>
<td>30000</td>
<td>Aboveground on Legs Racks Etc</td>
<td>01/01/1988</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F04</td>
<td>#1 2 OR 4 FUEL OIL</td>
<td>30000</td>
<td>Aboveground on Legs Racks Etc</td>
<td>01/01/1988</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS
### Unmappable facilities for ‘Broome’ County

#### Petroleum Bulk Storage Facilities

<table>
<thead>
<tr>
<th>FACILITY ID</th>
<th>FACILITY NAME</th>
<th>STREET</th>
<th>CITY</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-263443</td>
<td>BROOME INDUSTRIAL PAINTING, INC.</td>
<td>P.O. BOX 306</td>
<td>BINGHAMTON</td>
<td>13902</td>
</tr>
<tr>
<td>7-428418</td>
<td>BEACON WATER EQUIPMENT CO. INC</td>
<td>PO BOX 487</td>
<td>BINGHAMTON</td>
<td>13902</td>
</tr>
<tr>
<td>7-298956</td>
<td>C.F.J. POWERHOUSE</td>
<td>LESTER AVE.</td>
<td>JOHNSON CITY</td>
<td>13790</td>
</tr>
<tr>
<td>7-103284</td>
<td>R.B. ROSE CONSTRUCTION CO. INC.</td>
<td>OLD MILL RD</td>
<td>VESTAL</td>
<td>13850</td>
</tr>
</tbody>
</table>

#### Chemical Bulk Storage Facilities

<table>
<thead>
<tr>
<th>FACILITY ID</th>
<th>FACILITY NAME</th>
<th>STREET</th>
<th>CITY</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-000089</td>
<td>DOVER ELECTRONICS MFG.</td>
<td>KIRKWOOD INDUSTRIAL PARK</td>
<td>BINGHAMTON</td>
<td>UNKNOWN</td>
</tr>
<tr>
<td>7-000125</td>
<td>LINK FLIGHT SIMULATION,CAE-LINK CORP.</td>
<td>KIRKWOOD INDUSTRIAL PARK</td>
<td>BINGHAMTON</td>
<td>UNKNOWN</td>
</tr>
</tbody>
</table>
How Toxic Site Locations Are Mapped

Toxics Targeting maps toxic site locations on a digital version of the U.S. Census map or those used by local authorities using addresses and map coordinates provided by site owners/operators or government agencies. In order to allow site locations to be verified independently, the information used to map each site is presented in the first section of each Toxic Site Profile, along with a description of the mapping technique used and any address corrections that were made in order to locate toxic sites with incomplete or inadequate site location information. The mapping process is explained below.

Map Identification Number: 12

Site Name: Acme World Manufacturing, Inc.
Site Address: 55 Main Street
Anytown, NY 11797

MAP LOCATION INFORMATION

Site location mapped by:

Address Matching

Note: Some sites have an address match location and a map coordinate location. Both locations are mapped because they can be equally correct.

or Map Coordinate

or Manual Mapping

or Site Visit

1) Most toxic sites are mapped by matching addresses provided by site owners/operators or government agencies with locations on a digital version of the street or parcel map. These site locations are identified with the method used to map them.

2) Some toxic sites are located using map coordinates provided by site owners/operators or government agencies. These site locations are identified "map coordinate." Map coordinates for Toxic Wastewater Discharges, Toxic Release Inventory sites and Major Oil Storage Facilities should be considered suspect.

3) Incomplete addresses or map coordinates require some site locations to be determined by commercial street maps (manual mapping), site visits, map coordinates from other databases and address location services. Application of any of these methods is identified accordingly.

4) Site addresses are sometimes corrected to eliminate obvious errors that prevent sites from being mapped. All address corrections are noted here.
Information Source Guide

Toxics Targeting's Environmental Reports contain government and other information compiled on 18 categories of reported known or potential toxic sites. Each toxic site database is described below with information detailing a) the source of the information, b) the date when each database is covered to and c) when Toxics Targeting obtained the information.

1) National Priority List for Federal Superfund Cleanup: Toxic sites nominated for cleanup under the Federal Superfund program. Annual compilation of special two-page detailed profiles of NPL sites. Also includes delisted NPL sites.
   ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.1

2) Inactive Hazardous Waste Disposal Site Registry: New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. The Registry's data includes two-page profiles noting site name, ID number, description, classification, cleanup status, types of cleanup, owner information, types and quantities of contaminants, and assessment of health and environmental problems. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry.
   ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.2

   ASTM required.* Fannie Mae required.**
   Federal Data Source: U. S. Environmental Protection Agency.1
   State Data Source: New York State Department of Environmental Conservation.2

4) CERCLIS: Toxic sites listed in the Federal Comprehensive Environmental Response, Compensation and Liability Information System. Includes Active and No Further Remedial Action Planned (NFRAP) sites.
   ASTM required.* Fannie Mae required.** Source: U. S. Environmental Protection Agency.1

5) Brownfield Programs: NYS programs for sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination.
   ASTM required.* Source: New York State Department of Environmental Conservation.2
   (a) Brownfield Cleanup Program (BCP)
   (b) Voluntary Cleanup Program (VCP)
   (c) Environmental Restoration Program (ERP)

6) Solid Waste Facilities: NYS Solid Waste Registry, including, but not limited to, landfills, incinerators, transfer stations, recycling centers.
   ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.2

7) RCRA Hazardous Waste Treatment, Storage or Disposal Facility Databases:
   (a) Manifest Information: New York State database of hazardous waste facilities and shipments regulated by the DEC's Division of Environmental Remediation pursuant to NYS Law and the Resource Conservation and Recovery Act (RCRA).
   ASTM required.* Fannie Mae required.** Source: New York State Department of Environmental Conservation.2
(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).

- ASTM required.* Fannie Mae required.**
- Data obtained by Toxics Targeting: 4/19/2016.
- Data obtained by Toxics Targeting: 4/19/2016.

8) **Spills Information Database:** Spills reported to the DEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from Petroleum Bulk Storage Regulations) or 6 NYCRR Section 595.2 (from Chemical Bulk Storage Regulations). This database includes both active and closed spills.

- ASTM required.* Fannie Mae.**
- New spills through: 2/13/2016
- New spills data obtained by Toxics Targeting: 2/13/2016
- Spill attribute data through: 2/13/2016
- Spill attribute data obtained by Toxics Targeting: 2/13/2016

- Active spills: paperwork not completed.
- Closed spills: paperwork completed.
- Both active and closed spills may or may not have been cleaned up (see Date Cleanup Ceased in spill profiles).

9) **Major Oil Storage Facilities:** NYS database of facilities licensed pursuant to Article 12 of the Navigation Law, 6NYCRR Parts 610 and 17NYCRR Part 30, such as onshore facilities or vessels, with petroleum storage capacities equal to or greater than 400,000 gallons.

- Tank and other data withheld by NYSDEC as of 4/1/2002.

- ASTM required.* Fannie Mae required.**
- Source: New York State Department of Environmental Conservation.2

- Data obtained by Toxics Targeting: 3/5/2016.

10) **Petroleum Bulk Storage Facilities:** County or State databases of aboveground and underground petroleum storage facilities.

- ASTM required.* Fannie Mae required.**

All New York Counties except Cortland, Nassau, Rockland, Suffolk:

- **NYS Petroleum Bulk Storage Database.** This includes all New York State counties except Cortland, Nassau, Rockland, Suffolk, and Westchester.

- Source: NYS Department of Environmental Conservation.2

- Data obtained by Toxics Targeting: 3/5/2016.

- Data obtained by Toxics Targeting: 3/5/2016.

- Westchester County: Data updated through 10/1/1998

Cortland County: **Cortland County Health Dept. Tank database.**

- Source: Cortland County Health Department7
- Data updated through: 7/15/2004
- Data obtained by Toxics Targeting: 7/23/2004

Nassau County: a compilation of the following 2 databases:

- **Heat producing products and other products:**
  - Source: Nassau County Department of Health.3
  - NOTE: This data is being withheld by the Nassau County DOH
  - Data obtained by Toxics Targeting: 1/2/2002

- **Generally non-heat producing products:**
  - Source: Nassau County Fire Marshal.4
  - Data updated through: 8/6/2009.
  - Data obtained by Toxics Targeting: 9/22/2009

Rockland County: **Rockland County Dept. of Health Tank database.**

- Source: Rockland County Department of Health.5
- Data updated through: 5/6/2016.
- Data obtained by Toxics Targeting: 5/6/2016.

Suffolk County: **Suffolk County Dept. of Health Article 12 database**

- Source: Suffolk County Department of Health Services.6
- Data updated through: 1/30/2014.
- Data obtained by Toxics Targeting: 7/22/2014.
11) **RCRA Hazardous Waste Generators and/or Transporters Databases:**

(a) **Manifest Information:** New York State database of hazardous waste facilities and shipments regulated by the NYS Department of Environmental Conservation's Division of Environmental Remediation pursuant to New York State Law. ASTM required.** Fannie Mae required.**  
Source: New York State Department of Environmental Conservation.2

|-------------------------------|------------|---------------------------------------------|------------|

(b) **RCRA Notifier & Violations Information:** U. S. Environmental Protection Agency database of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).  
ASTM required.** Fannie Mae required.**  
Source: U. S. Environmental Protection Agency 1

|-------------------------------|------------|----------------------------------|------------|

12) **Chemical Bulk Storage Facilities:** New York State database of facilities compiled pursuant to 6NYCRR Part 596 that store regulated substances listed in 6NYCRR Part 597 in aboveground tanks with capacities greater than 185 gallons and /or in underground tanks of any size.  
ASTM required.** Fannie Mae required.**  
Source: New York State Department of Environmental Conservation.2


13) **Hazardous Substance Waste Disposal Site Study:** NYS database of waste disposal sites that may pose threats to public health or the environment, but could not be remediated using monies from the Hazardous Waste Remedial Fund.  
Source: New York State Department of Environmental Conservation.2


14) **Toxic Release Inventory (TRI):** Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water and land of any specifically listed toxic chemical. See Fannie Mae requirement** below.  
Source: U. S. Environmental Protection Agency 1 / NYS Department of Environmental Conservation2


15) **Toxic Wastewater Discharges (Permit Compliance System):** Federal database of discharges of wastewater to surface waters and groundwaters. See Fannie Mae requirement** below.  
Source: U. S. Environmental Protection Agency 1


16) **Air Discharge Facilities:** EPA AIRS database containing address information on each air emission facility and the type of air pollutant emission it is. Compliance information is also provided on each pollutant as well as the facility itself. See Fannie Mae requirement** below.  
Source: U. S. Environmental Protection Agency 1


17) **Civil Enforcement & Administrative Docket:** This database is the U. S. EPA's system for tracking administrative and civil judiciary cases filed on behalf of the agency by the Department of Justice. Fannie Mae required.**  
Source: U. S. Environmental Protection Agency 1

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Data updated through:</td>
<td>10/14/1999.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ASTM required.** See Fannie Mae requirement** below.  
Source: U. S. Environmental Protection Agency 1


** Fannie Mae's Part X Environmental Hazards Management Procedures specify 1.0 mile searches for "any state or Federal list of hazardous waste sites (e.g. CERCLIS, HWDMs etc.)." Searches for the property and adjacent properties are specified for "chemical manufacturing plants," "obvious high risk neighbors engaging in storing or transporting hazardous waste, chemicals or substances" and "...any documented or visible evidence of dangerous waste handling... (e.g. stressed vegetation, stained soil, open or leaking containers, foul fumes or smells, oily ponds, etc.)" Searches for property and adjacent properties can include sites up to a quarter mile away (W. Hayward, Director, Multi-Family Business Planning and Control, Fannie Mae, personal communication, 5/94).

1U.S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.  
2NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.  
3Nassau County Department of Health, Bureau of Land Resources Management, 240 Old Country Road, Mineola, NY 11501.  
4Nassau County Fire Commission, Office of the Fire Marshal, 899 Jerusalem Avenue, P. O. Box 128, Uniondale, NY 11553.  
5Rockland County Department of Health, The Dr. Robert Yeager Health Center, Building D, Sanitorium Road, Pomona, NY 10970.  
7Cortland County Department of Health, 60 Central Avenue, Cortland, NY 13045-2746.
APPENDIX D
Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

### Acceptable Separation Distance Assessment Tool

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td>Is the container above ground?</td>
<td><img src="https://via.placeholder.com/15" alt="Yes" /></td>
<td><img src="https://via.placeholder.com/15" alt="No" /></td>
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<tr>
<td>Is the container under pressure?</td>
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<td><img src="https://via.placeholder.com/15" alt="No" /></td>
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<tr>
<td>Does the container hold a cryogenic liquified gas?</td>
<td><img src="https://via.placeholder.com/15" alt="Yes" /></td>
<td><img src="https://via.placeholder.com/15" alt="No" /></td>
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<tr>
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<td><img src="https://via.placeholder.com/15" alt="No" /></td>
</tr>
<tr>
<td>What is the volume (gal) of the container?</td>
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<td></td>
</tr>
<tr>
<td>What is the Diked Area Length (ft)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>What is the Diked Area Width (ft)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calculate Acceptable Separation Distance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Calculation</th>
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</thead>
<tbody>
<tr>
<td>Diked Area (sqft)</td>
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</tr>
<tr>
<td>ASD for Blast Over Pressure (ASDBOP)</td>
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</tr>
<tr>
<td>ASD for Thermal Radiation for People (ASDPPU)</td>
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<tr>
<td>ASD for Thermal Radiation for Buildings (ASDBPU)</td>
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<tr>
<td>ASD for Thermal Radiation for People (ASD PNPD)</td>
<td></td>
</tr>
<tr>
<td>ASD for Thermal Radiation for Buildings (ASDB PNPD)</td>
<td></td>
</tr>
</tbody>
</table>
For mitigation options, please click on the following link: Mitigation Options (https://onecpd.info/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using Ask A Question (https://www.onecpd.info/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- ASD Flow Chart (https://onecpd.info/resource/3840/acceptable-separation-distance-asd-flowchart/)
Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD-Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

**Note:** Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

### Acceptable Separation Distance Assessment Tool

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the container above ground?</td>
<td><img src="Yes.png" alt="Yes" /> <img src="No.png" alt="No" /></td>
</tr>
<tr>
<td>Is the container under pressure?</td>
<td><img src="Yes.png" alt="Yes" /> <img src="No.png" alt="No" /></td>
</tr>
<tr>
<td>Does the container hold a cryogenic liquified gas?</td>
<td><img src="Yes.png" alt="Yes" /> <img src="No.png" alt="No" /></td>
</tr>
<tr>
<td>Is the container diked?</td>
<td><img src="Yes.png" alt="Yes" /> <img src="No.png" alt="No" /></td>
</tr>
<tr>
<td>What is the volume (gal) of the container?</td>
<td>6000</td>
</tr>
<tr>
<td>What is the Diked Area Length (ft)?</td>
<td></td>
</tr>
<tr>
<td>What is the Diked Area Width (ft)?</td>
<td></td>
</tr>
<tr>
<td>Calculate Acceptable Separation Distance</td>
<td></td>
</tr>
<tr>
<td>Diked Area (sqft)</td>
<td></td>
</tr>
<tr>
<td>ASD for Blast Over Pressure (ASDBOP)</td>
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<td>ASD for Thermal Radiation for People (ASDPNPD)</td>
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<tr>
<td>ASD for Thermal Radiation for Buildings (ASDBNPD)</td>
<td></td>
</tr>
</tbody>
</table>
For mitigation options, please click on the following link: Mitigation Options
(https://onecpd.info/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using Ask A Question (https://www.onecpd.info/ask-a-question/my-question/). Enter "Environmental Review" in the "My question is related to" field.

Related Information

- ASD Flow Chart (https://onecpd.info/resource/3840/acceptable-separation-distance-asd-flowchart/)
Appendix E – SHPO Correspondence
September 12, 2016

Mr. Larry Moss  
Historic Preservation Technical Specialist  
New York State Office of Parks, Recreation and Historic Preservation  
Division of Historic Preservation  
Peebles Island  
P.O. Box 189  
Waterford, New York 12188-0189

Re: Section 106 Compliance for the Century Sunrise Redevelopment (Village of Johnson City, Broome County, New York)

Dear Mr. Moss:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”), is serving as the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and request for consultation.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. A consultation request for the project described herein will also be sent to the Tribal Historic Preservation Offices for the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation. In accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (54 U.S.C. §306108), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28, 2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building...
facades, minimal soil disturbance is anticipated. During the SEQRA process, the Village of Johnson City consulted with Kathleen LaFrank about the Proposed Project.

Proposed Project Description:  
The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures on a 2.38 acre parcel.

The Proposed Project is not located within a Special Flood Hazard Area, and is outside both the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

The purpose of this letter is confirm no change to the No Impact letter previously issued by OPRHP (See Attached) pursuant to Section 106 of the NHPA per the implementing regulations at 36 Code of Federal Regulations (CFR) Part 800. GOSR respectfully requests your review of the proposed project described herein. If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor’s Office of Storm Recovery  
New York State Homes & Community Renewal

Enclosures:  
Attachment 1: Project Location Map  
Attachment 2: Project Site Map  
Attachment 3: Blue Forms  
Attachment 4: Johnson City Historic District National Register Aug 30 2011  
Attachment 5: Sanborn Map 135-139 Baldwin  
Attachment 6: Consultation Letters/Response from NYSDOI/NPS
Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1
**BUILDING-STRUCTURE INVENTORY FORM**

**DIVISION FOR HISTORIC PRESERVATION**
**NEW YORK STATE PARKS AND RECREATION**
**ALBANY, NEW YORK (518) 474-0479**

**YOUR NAME:** Jack Glassman  
**DATE:** 22 December 1978

**YOUR ADDRESS:** West Sibley Hall, Cornell  
**TELEPHONE:** 607-256-4331

**ORGANIZATION (if any):** Cornell University Preservation Planning Workshop

---

**IDENTIFICATION**

1. **BUILDING NAME(S):** South End Factory, Welt Department
2. **COUNTY:** Broome  
   **TOWN/CITY:** Union  
   **VILLAGE:** Johnson City
3. **STREET LOCATION:** Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. **OWNERSHIP:** a. public  
   b. private □
5. **PRESENT OWNER:** Endicott-Johnson
6. **ADDRESS:** Main St., Endicott, NY
7. **USE:** Original: factory/warehouse  
   **Present:** same
8. **ACCESSIBILITY TO PUBLIC:** Exterior visible from public road: Yes □  
   No □  
   Interior accessible: Explain visitors by permit

---

**DESCRIPTION**

8. **BUILDING MATERIAL:**
   a. clapboard □  
   b. stone □  
   c. brick □  
   d. board and batten □  
   e. cobblestone □  
   f. shingles □  
   g. stucco □  
   other: _______________________

9. **STRUCTURAL SYSTEM:**
   a. wood frame with interlocking joints □  
   b. wood frame with light members □  
   c. masonry load bearing walls □
   d. metal (explain) Steel supports
   e. other Fireproof const. w/ brick pilasters

10. **CONDITION:**
    a. excellent □  
    b. good □  
    c. fair □  
    d. deteriorated □

11. **INTEGRITY:**
    a. original site □  
    b. moved □  
    if so, when? _______________________
    c. list major alterations and dates (if known):

12. **PHOTO:**

13. **MAP:**

---

**HP.1**
14. THREATS TO BUILDING:  a. none known □  b. zoning □  c. roads □
   d. developers □  e. deterioration □
   f. other: ________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn □  b. carriage house □  c. garage □
   d. privy □  e. shed □  f. greenhouse □
   g. shop □  h. gardens □
   i. landscape features: ________________________________
   j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
   a. open land □  b. woodland □
   c. scattered buildings □
   d. densely built-up □  e. commercial □
   f. industrial □  g. residential □
   h. other: railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   The structure is part of the South End and Sunrise Factory Group just
   south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   A simple, utilitarian structure, like most other brick E-J factories,
   ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: Pre-1918

ARCHITECT: ______________________________________

BUILDER: ______________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   Listed in the 1918 Ordinances of Johnson City as an E. J. and Co.
   warehouse, the structure became the South End Factory in 1921. Men's unlined
   work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.

   Endicott-Johnson Shoe Co., WE

   History of EJ Factories and Buildings, Your Home Public Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University
TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome
   TOWN/CITY: Union
   VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; east side, east of tracks; south side
4. OWNERSHIP: a. public  
   b. private  
5. PRESENT OWNER: Endicott-Johnson
   ADDRESS: Main St., Endicott, NY
6. USE: Original: factory
   Present: Same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  
   No  
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard  
   b. stone  
   c. brick  
   d. board and batten  
   e. cobblestone  
   f. shingles  
   g. stucco  
   other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints  
   b. wood frame with light members  
   c. masonry load bearing walls  
   d. metal (explain) Steel Frame
   e. other
10. CONDITION:
    a. excellent  
    b. good  
    c. fair  
    d. deteriorated
11. INTEGRITY:
    a. original site  
    b. moved  
    if so, when?
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:

HP-1
14. **THREATS TO BUILDING:**
   a. none known ☑
   b. zoning ☐
   c. roads ☐
   d. developers ☐
   e. deterioration ☐
   f. other:

15. **RELATED OUTBUILDINGS AND PROPERTY:**
   a. barn ☐
   b. carriage house ☐
   c. garage ☑
   d. privy ☐
   e. shed ☐
   f. greenhouse ☐
   g. shop ☐
   h. gardens ☐
   i. landscape features:
   j. other:

16. **SURROUNDINGS OF THE BUILDING** (check more than one if necessary):
   a. open land ☐
   b. woodland ☐
   c. scattered buildings ☑
   d. densely built-up ☐
   e. commercial ☐
   f. industrial ☑
   g. residential ☑
   h. other:

17. **INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**
   (Indicate if building or structure is in an historic district)

   (orig. fronted on Grand Ave.)

18. **OTHER NOTABLE FEATURES OF BUILDING AND SITE** (including interior features if known):
   reinf. conc. trestle bridge across RR tracks to Jigger

**SIGNIFICANCE**

19. **DATE OF INITIAL CONSTRUCTION:** 1929

   **ARCHITECT:**

   **BUILDER:**

20. **HISTORICAL AND ARCHITECTURAL IMPORTANCE:**

    A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.


22. **THEME:**
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
May 24, 2011

Mr. Frank Evangelisti
Acting Planning Commissioner
60 Hawley St.
Box 1766
Binghamton, NY 13902

Re: Johnson City Historic District
Johnson City, NY
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

If you wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff—regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar—to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name: Sunrise Factory

   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form [X] includes additional information requested by NPS for an application currently on hold.
   [X] amends a previously submitted Part 1 [ ] Part 2 [ ] Part 3 application.
   [ ] requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ________________
   Estimated rehabilitation costs of phase (QRE) __________________

   Summary information here; continue on following page if necessary.

   The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)

   Name _____________________________ Company _____________________________
   Street _____________________________ City _____________________________ State ______
   Zip _____________________________ Telephone _____________________________ Email Address _____________________________

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001. I swear, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan Signature _____________________________ Date 01/08/2016
   Applicant Entity Regan Development SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevlopment.com
   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   [ ] meets the Secretary of the Interior's Standards for Rehabilitation.
   [ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   [ ] does not meet the Secretary of the Interior’s Standards for Rehabilitation.
   [ ] updates the information on file and does not affect the certification.

Advisory Determinations:

   [ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

   Date ________________

   [ ] NPS conditions or comments attached
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE  

1. Property Name: Century Warehouse  
   Street: 135 Baldwin Street  
   City: Johnson City  
   County: Broome  
   State: NY  
   Zip: 13790  

   Name of Historic District: Johnson City Historic District  
   - National Register district [X]  
   - Certified state or local district [ ]  
   - Potential district [ ]  

2. Nature of Request (check only one box):  
   - [X] Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
   - Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
   - Preliminary determination for individual listing in the National Register.  
   - Preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
   - Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.  

3. Project Contact (if different from applicant):  
   Name:  
   Company:  
   Street:  
   City:  
   State:  
   Zip:  
   Telephone:  
   Email Address:  

4. Applicant:  
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) [ ] I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, or, noted in a written statement from the owner, a copy of which (1) is attached to this application form and incorporated herein, or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3e(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
   Name: Larry Regan  
   Signature:  
   Date: 06/22/2015  
   Applicant Entity: Regan Development Corporation  
   SSN or TIN: 13-3589942  
   Street: 1055 Saw Mill River Road, Suite 204  
   City: Ardsley  
   State: NY  
   Zip: 10502  
   Telephone: (914) 693-6613  
   Email Address: larry@regandev.com  

NPS Official Use Only:  

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:  

- [x] contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
- [ ] contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
- [ ] does not contribute to the significance of the above-named district.  

Preliminary Determinations:  
- [ ] appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR part 66.  
- [ ] does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
- [ ] appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
- [ ] appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register or State Historic Preservation Office is expanded by the State Historic Preservation Office.  
- [ ] does not appear to qualify as a certified historic structure.  

Date: 06/14/2015  

[Signature]  

NPS comments attached [ ]
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District
   National Register district: ☒
   certified state or local district: ☐
   potential district: ☐

2. Nature of request (check only one box)
   ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(7) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan
   Signature: 
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date: 8/14/15

National Park Service Authorized Signature

NPS comments attached
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

15PR3636

1. Property Name  Sunrise Factory
   Street  139 Baldwin Street
   City  Johnson City  County  Broome  State  NY  Zip  13790
   Name of Historic District  Johnson City Historic District
   ☑ Located in a Registered Historic District; name of district
   Date submitted  June 22, 2015  Date of certification  July 20, 2015

2. Project Data
   Date of building  1929
   Number of buildings in project  2
   Start date (estimated)  07/01/2016
   Completion date (estimated)  03/31/2018
   Number of phases in project  1

3. Project Contact (if different from applicant)
   Name  
   Street  
   City  
   Zip  
   Telephone  
   Email Address  

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☑ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which (1) either is attached to this application form and incorporated herein, or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3a(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name  Larry Regan  Signature  Date  01/15/2016
   Applicant Entity  Regan Development  SSN  or TIN  13-358994
   Street  1055 Saw Mill River Road, Suite 204  City  Ardsley  State  NY
   Zip  10502  Telephone  (914) 693-6613  Email Address  larry@regandevlopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
☒ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date  National Park Service Authorized Signature

☐ NPS conditions or comments attached
1. Property name: Sunrise Factory

   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form
   □ includes additional information requested by NPS for an application currently on hold.
   □ updates applicant or contact information.
   □ amends a previously submitted application.
   □ requests an advisory determination that phase ___ of ___ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ____________
   Estimated rehabilitation costs of phase (QRE) __________

Summarize information here; continue on following page if necessary.

This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)

   Name ____________________________ Company ____________________________
   Street ____________________________ City ____________________________ State ______
   Zip ____________________________ Telephone ____________________________ Email Address

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and/or (2) □ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which I have attached to this application form and incorporated herein, or has been previously submitted, and (i) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan
   Applicant Entity Regan Development
   Street 1505 Saw Mill River Road, Suite 204 City Ardsley
   Zip 15021 Telephone (914) 693-6613 Email Address larry@regandevelopment.com

   □ Applicant, SSN, or TIN has changed since previously submitted application.

   Date 03/07/2016

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   □ meets the Secretary of the Interior's Standards for Rehabilitation.
   □ will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
   □ does not meet the Secretary of the Interior's Standards for Rehabilitation.
   □ updates the information on file and does not affect the certification.

Advisory Determinations:

□ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

NPS conditions or comments attached
**1. Property Name**

- **Century Warehouse**

- **Street**: 135 Baldwin Street

- **City**: Johnson City

- **County**: Broome

- **State**: NY

- **Zip**: 13790

- **Name of Historic District**: Johnson City Historic District

- **Listed individually in the National Register of Historic Places; date of listing**: 

- **Located in a Registered Historic District; name of district**: Johnson City Historic District

- **Part 1 – Evaluation of Significance submitted?**

  - **Date submitted**: June 22, 2015
  - **Date of certification**: July 20, 2015

**2. Project Data**

- **Date of building**: 1918

- **Estimated rehabilitation costs (QRE)**: $13,000,000

- **Number of buildings in project**: 1

- **Floor area before / after rehabilitation**: 73,916 / 73,916 sq ft

- **Use(s) before / after rehabilitation**: Unused / Housing

- **Number of housing units before / after rehabilitation**: 0 / 38

- **Number of phases in project**: 1

- **Number of low-moderate income housing units before / after rehabilitation**: 0 / 38

**3. Project Contact (if different from applicant)**

- **Name**: Carolyn M. Coppola

- **Company**: Coppola Associates

- **Street**: 620 N. Plank Rd Ste 101

- **City**: Natchez

- **State**: MS

- **Zip**: 12550

- **Telephone**: 845-561-3559

- **Email Address**: c coppola @ coppola-associates.com

**4. Applicant**

- I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of “owner” as defined in 36 CFR 67.2 (2011), and/or (2) □ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (3) if the rehabilitation being represented in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

- **Name**: Larry Regan

- **Signature**: 

- **Date**: 03/11/2016

- **Applicant Entity**: Regan Development

- **Address**: 1055 Saw Mill River Road, Suite 204

- **City**: Ardsley

- **State**: NY

- **Zip**: 10502

- **Telephone**: (914) 693-6613

- **Email Address**: larry@regandevelopment.com

- **Applicant, SSN, or TIN has changed since previously submitted application**: □

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

- □ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project

- meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

- □ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

- □ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

- **Date**: 09/16/2016

- **Signature**: Karen Beck

- **National Park Service Authorized Signature**
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Century Warehouse
Property address: 135 Baldwin, Johnson City NY

The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date 6/29/16  National Park Service Signature  Telephone Number
September 28, 2016

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor's Office of Storm Recovery

Re: HTF/ GOSR  
16PR06402: GOSR-Century Development-104 Apartment Units  
"Century Sunrise Redevelopment"  
135 Baldwin Street – Century Warehouse Building  
139 Baldwin Street – Sunrise Factory Building  
Johnson City, Broome County, NY

Dear Ms. Shirley,

Thank you for requesting the comments of the Office of Parks, Recreation, and Historic Preservation (OPRHP)/ the New York State Historic Preservation Office (SHPO). We recently received your letter dated September 12th, 2016 requesting our consultation on the above project under Section 106 of the National Historic Preservation Act. We would like to clarify that our recent review of work at 135 and 139 Baldwin Street, as cited by the attachments to your letter, was limited to review of two separate applications by the single owner of these buildings for the federal rehabilitation tax credit for historic commercial buildings (which is a federal program administered by the National Park Service under 36 CFR 67. *Please refer to SHPO project numbers 15PR03636 and 15PR03646 and NPS project numbers 32640 and 32641 for these two project reviews).

The Secretary of the Interior's Standards for the treatment of historic properties govern our review of proposed projects both under section 106 and for purposes of the historic rehabilitation tax credit. Based on the National Park Service’s certification that the work proposed for the tax credit projects at these two properties meets the Secretary’s Standards, it is SHPO’s opinion that the proposed undertaking will have No Adverse Effect on historic resources.

If you have any questions, please call me at (518) 268-2182 or Larry Moss at (518) 268-2187.

Sincerely,

Olivia Brazee  
Historic Preservation Technical Specialist  
e-mail: olivia.brazee@parks.ny.gov

CC: Mary Barthelme
Appendix F – Tribal Correspondence
September 12, 2016

Kerry Holton, President
Delaware Nation
P.O. Box 825
Anadarko, OK 73005

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear President Kerry Holton:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Nation to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CBDG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28,2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS

Electronic letter sent to:
Nekole Alligood, Cultural Preservation Director
Delaware Nation
P.O. Box 825
Anadarko, OK 73005
Figure 1: Project Location Map

CENTURY SUNRISE - JOHNSON CITY
**BUILDING-STRUCTURE INVENTORY FORM**

**DIVISION FOR HISTORIC PRESERVATION**
**NEW YORK STATE PARKS AND RECREATION**
**ALBANY, NEW YORK (518) 474-0479**

**YOUR NAME:** Jack Glassman  
**DATE:** 22 December 1978

**YOUR ADDRESS:** West Sibley Hall, Cornell  
**TELEPHONE:** 607-256-4331

**ORGANIZATION (if any):** Cornell University Preservation Planning Workshop

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**IDENTIFICATION**
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome  
   TOWN/CITY: Union  
   VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public  
   b. private  
5. PRESENT OWNER: Endicott-Johnson  
   ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse  
   Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑  
   Interior accessible: Explain visitors by permit

---

**DESCRIPTION**
8. BUILDING MATERIAL: a. clapboard  
   b. stone  
   c. brick  
   d. board and batten  
   e. cobblestone  
   f. shingles  
   g. stucco  
   other:__
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints  
   b. wood frame with light members  
   (if known)  
   c. masonry load bearing walls  
   d. metal (explain)Steel supports  
   e. other Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent  
    b. good  
    c. fair  
    d. deteriorated  
11. INTEGRITY: a. original site  
    b. moved  
    if so, when?  
    c. list major alterations and dates (if known):  
    c. 1925: office added to northwest corner

---

**PHOTO:**

---

**MAP:**

---
14. THREATS TO BUILDING: a. none known X  b. zoning  c. roads  
d. developers  e. deterioration  
f. other:  

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn  b. carriage house  c. garage X  
d. privy  e. shed  f. greenhouse  
g. shop  h. gardens  
i. landscape features:  
j. other: industrial equipment  

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
   a. open land  b. woodland  
c. scattered buildings X  
d. densely built-up  e. commercial  
f. industrial X  g. residential X  
h. other: Railroad track  

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)  
   The structure is part of the South End and Sunrise Factory Group just  
   south of the railroad, near the site of the former Pioneer Factory.  

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   A simple, utilitarian structure, like most other brick E-J factories,  
   ornament is restrained and appears as brick corbelling near the cornice.  

SIGNIFICANCE  

19. DATE OF INITIAL CONSTRUCTION: Pre-1918  

   ARCHITECT:  

   BUILDER:  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   Listed in the 1918 Ordinances of Johnson City as an E. J. and Co.  
   warehouse, the structure became the South End Factory in 1921. Men's unlined  
   work shoes were manufactured here.  

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.  

   Endicott-Johnson Shoe Co., WE  

   History of EJ Factories and Buildings, Your Home Public  
   Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 007-42-029
QUAD ____________________
SERIES ____________________
NEG. NO. ____________________

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:____________________

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., EAST SIDE; AT ET TRACKS, SOUTH SIDE
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: Factory Present: Same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard □ b. stone □ c. brick □ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other:
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints □
   b. wood frame with light members □
   (if known) c. masonry load bearing walls □
   d. metal (explain) __steel frame__
   e. other
10. CONDITION: a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY: a. original site □ b. moved □ if so, when?
   c. list major alterations and dates (if known):

12. PHOTO: 13. MAP:
14. THREATS TO BUILDING:  
   a. none known ☑
   b. zoning ☐
   c. roads ☐
   d. developers ☐
   e. deterioration ☐
   f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn ☐
   b. carriage house ☐
   c. garage ☑
   d. privy ☐
   e. shed ☐
   f. greenhouse ☐
   g. shop ☐
   h. gardens ☐
   i. landscape features: ________________________________
   j. other: ________________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
   a. open land ☐
   b. woodland ☐
   c. scattered buildings ☑
   d. densely built-up ☐
   e. commercial ☐
   f. industrial ☑
   g. residential ☑
   h. other: ________________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)

   (orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ________________________________

BUILDER: ________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

   A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.

   History of EJ Factories and Buildings, Your Home Public Library librarians, c. 1935.

22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

If you wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff – regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar – to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name  
   Sunrise Factory

   Property address  
   139 Baldwin Street, Johnson City, NY 13790

2. This form ☑ includes additional information requested by NPS for an application currently on hold.
☐ updates applicant or contact information.
☑ amends a previously submitted Part 1 ☐ Part 2 ☐ Part 3 application.
☑ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date ____________________

   Estimated rehabilitation costs of phase (QRE) ____________________

   Summarize information here, continue on following page if necessary.

   The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)

   Name __________________________  Company __________________________

   Street __________________________  City __________________________  State __________________________

   Zip _______  Telephone _______  Email Address __________________________

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable](1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action, I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001. Further, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan  Signature __________________________
   SSN __________________________  or TIN 13-3589942

   Applicant Entity Regan Development  Date 01/08/2016

   Street 1055 Saw Mill River Road, Suite 204  City Ardsley  State NY

   Zip 10502  Telephone (914) 693-6613  Email Address larry@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

☐ meets the Secretary of the Interior’s Standards for Rehabilitation.
☐ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior’s Standards for Rehabilitation.
☑ updates the information on file and does not affect the certification.

Advisory Determinations:

☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

Date __________

National Park Service Authorized Signature

☐ NPS conditions or comments attached
United States Department of the Interior
National Park Service
Historic Preservation Certification Application
Part 1 - Evaluation of Significance

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name: Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City, County: Broome, State: NY, Zip: 13790
   Name of Historic District: Johnson City Historic District
   ☑ National Register district ☐ certified state or local district ☐ potential district

2. Nature of request (check only one box)
   ☑ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or uncheck boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner; a copy of which (i) is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.30 (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan
   Signature: 
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevco.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☒ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 67.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date: 
National Park Service Authorized Signature:

☐ NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson  County: Broome  State: NY  Zip: 13790
   Name of Historic District: Johnson  City Historic District
   □ National Register district  □ certified state or local district  □ potential district

2. Nature of request (check only one box)
   □ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   □ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   □ certification that the building does not contribute to the significance of the above-named district.
   □ preliminary determination for individual listing in the National Register.
   □ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   □ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name:  
   Street:  
   City:  
   State:  
   Zip:  
   Telephone:  
   Email Address:  

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) □ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(b)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan  Signature:  Date: 06/22/2015
   Applicant Entity: Regan Development Corporation  SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204  City: Ardsley  State: NY
   Zip: 10502  Telephone (914) 693-6613  Email Address: larry@regandev.com

NPS Official Use Only
The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
□ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
□ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
□ does not contribute to the significance of the above-named district.

Preliminary Determinations:
□ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
□ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
□ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
□ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
□ does not appear to qualify as a certified historic structure.

Date: 02/14/2015

Karen Bell
National Park Service Authorized Signature

□ NPS comments attached
1. Property Name  Sunrise Factory
   Street  139 Baldwin Street
   City  Johnson City  County  Broome  State  NY  Zip  13790
   Name of Historic District  Johnson City Historic District
   □ Listed individually in the National Register of Historic Places; date of listing
   □ Located in a Registered Historic District; name of district
   ☒ Part I – Evaluation of Significance submitted?
   Date submitted  June 22, 2015  Date of certification  July 20, 2015

2. Project Data
   Date of building 1929
   Number of buildings in project 2
   Start date (estimated) 07/01/2016
   Completion date (estimated) 03/31/2018
   Number of phases in project 1
   Estimated rehabilitation costs (QRE) $13,000,000
   Floor area before / after rehabilitation 72,695 / 72,695 sq ft
   Use(s) before / after rehabilitation Unused / Housing
   Number of housing units before / after rehabilitation 0 / 66
   Number of low- to moderate-income housing units before / after rehabilitation 0 / 66

3. Project Contact (if different from applicant)
   Name ____________________________ Company ____________________________
   Street ____________________________ City ____________________________ State _________
   Zip ____________________________ Phone ____________________________ Email Address ____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 87.2 (2011), and/or (2) ☒ I am not the fee simple owner of the above-described property, but the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which (if applicable) is attached to this application form and incorporated herein, or has been previously submitted, and (3) the project meets the requirements of 36 CFR § 87.30a(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name  Larry Regan  Signature ____________________________ Date 01/15/2016
   Applicant Entity  Regan Development  SSN or TIN 13-358994
   Street  1055 Saw Mill River Road, Suite 204  City Ardsley  State NY
   Zip 10502  Phone (914) 693-6613  Email Address larry@regandevelopment.com
   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

☐ NPS conditions or comments attached
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form: [ ] includes additional information requested by NPS for an application currently on hold.
   [ ] updates applicant or contact information.
   [X] amends a previously submitted [ ] Part 1 [X] Part 2 [ ] Part 3 application.
   [ ] requests an advisory determination that phase ______ of ______ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date _____________.
   Estimated rehabilitation costs of phase (QRE) _____________.

   Summarize information here; continue on following page if necessary.

   This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)
   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State ___________
   Zip ___________________________ Telephone ___________________________ Email Address _____________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and/or (2) [ ] If I am not the fee simple owner of the above-described property, I am the person who has control of the property, as defined in 36 CFR § 67.1 (2011), and/or (3) [ ] I am a developer, as defined in 36 CFR § 67.1 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I am a U.S. citizen.

   Name ___________________________ Signature ___________________________
   Applicant Entity Regan Development ___________________________
   SSN ___________ or TIN 13-3589944 ___________________________
   Street ___________________________ City Ardsley ___________________________
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandev.com ___________________________

   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   [X] meets the Secretary of the Interior’s Standards for Rehabilitation.
   [ ] will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.
   [ ] does not meet the Secretary of the Interior’s Standards for Rehabilitation.
   [ ] updates the information on file and does not affect the certification.

Advisory Determinations:
   [ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

   Date ___________________________ National Park Service Authorized Signature ___________________________

   [ ] NPS conditions or comments attached
1. Property Name
   Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

2. Project Data
   Date of building: 1918
   Number of buildings in project: 1
   Start date (estimated): 07/01/2016
   Completion date (estimated): 03/31/2018
   Number of phases in project: 1

   Estimated rehabilitation costs (QRE): $13,000,000
   Floor area before / after rehabilitation: 73,916 / 73,916 sq ft
   Use(s) before / after rehabilitation: Unused / Housing
   Number of housing units before / after rehabilitation: 0 / 38
   Number of low-moderate income housing units before / after rehabilitation: 0 / 38

3. Project Contact (if different from applicant)
   Name: Carolyn M. Coppola
   Company: Coppola Associates
   Street: 18 E. Plane Rd, Ste 101
   City: Naugatuck
   State: CT
   Zip: 12550
   Telephone: 845-561-3559
   Email Address: coppola@copppola-associates.com

4. Applicant:
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
   (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
   (2) I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
   For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

   Date: 03/11/2016
   SSN: 13-3589942

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date: 06/29/16
National Park Service Authorized Signature

☐ NPS conditions or comments attached
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Century Warehouse

Property address: 135 Baldwin, Johnson City NY

Project Number: 32640

The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date: 6/29/16
National Park Service Signature: [Signature]
Telephone Number: [Number]
September 12, 2016

Chet Brooks, Chief
Delaware Tribe of Indians, Delaware Tribal Headquarters
5100 Tuxedo Blvd
Bartlesville, OK 74006

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Chief Chet Brooks:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Tribe to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CBDG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28,2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both...
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Tribe, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS

Electronic letter sent to:
Susan Bachor
Delaware Tribe of Indians Historic Preservation Representative
P.O. Box 64
Pocono Lake, PA 73005
Figure 1
Project Location Map

CENTURY SUNRISE - JOHNSON CITY
CENTURY SUNRISE - JOHNSON CITY

Figure 2

Source: USGS Aerials

Project Site

6/7/2016

Figure 2
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

IDENTIFICATION
1. BUILDING NAME(S): South End Factory, West Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE, AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☑ b. private ☐
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No ☐ Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☑ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   (if known)
   c. masonry load bearing walls ☐
   d. metal (explain) Steel supports
   e. other Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent ☑ b. good ☑ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☑ b. moved ☐ if so, when?
   c. list major alterations and dates (if known):
   c. 1925: office added to northwest corner

12. PHOTO:

13. MAP:

HP. 1
14. THREATS TO BUILDING: a. none known x  b. zoning  c. roads  
d. developers  e. deterioration  
f. other: 

15. RELATED OUTBUILDINGS AND PROPERTY: 
a. barn x  b. carriage house  c. garage x  
d. privy  e. shed  f. greenhouse  
g. shop  h. gardens  
i. landscape features: 
j. other: industrial equipment 

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary): 
a. open land  b. woodland  c. scattered buildings x  
d. densely built-up  e. commercial  
f. industrial x  g. residential x  
h. other: Railroad track 

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: 
(Indicate if building or structure is in an historic district) 
The structure is part of the South End and Sunrise Factory Group just 
south of the railroad, near the site of the former Pioneer Factory. 

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known): 
A simple, utilitarian structure, like most other brick E-J factories, 
ornament is restrained and appears as brick corbelling near the cornice. 

SIGNIFICANCE 
19. DATE OF INITIAL CONSTRUCTION: Pre-1918 

ARCHITECT: 

BUILDER: 

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: 
Listed in the 1918 Ordinances of Johnson City as an E. J. and Co. 
warehouse, the structure became the South End Factory in 1921. Men's unlined 
work shoes were manufactured here. 

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918. 
Endicott-Johnson Shoe Co., WE 
History of EJ Factories and Buildings, Your Home Public 
Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University
TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., EAST SIDE, AT ET TRACKS, SOUTH SIDE
4. OWNERSHIP: a. public □ b. private ☑
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No □
Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard □ b. stone □ c. brick ☑ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other:

9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   (if known) c. masonry load bearing walls □
   d. metal (explain) steel frame ☑
   e. other

10. CONDITION:
    a. excellent □ b. good □ c. fair ☑ d. deteriorated □

11. INTEGRITY:
    a. original site ☑ b. moved □ if so, when?
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:

HP-1
14. THREATS TO BUILDING:  
a. none known ☑  b. zoning ☐  c. roads ☐  
d. developers ☐  e. deterioration ☐  
f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐  b. carriage house ☐  c. garage ☑  
d. privy ☐  e. shed ☐  f. greenhouse ☐  
g. shop ☐  h. gardens ☐  
i. landscape features: ____________________________  
j. other: ____________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐  b. woodland ☐  
c. scattered buildings ☑  
d. densely built-up ☐  e. commercial ☐  
f. industrial ☑  g. residential ☑  
h. other: ____________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(origin. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.


22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation's official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

P.S. I wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpoint
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff - regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar -- to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name
   Sunrise Factory

   Property address
   139 Baldwin Street, Johnson City, NY 13790

2. This form □ includes additional information requested by NPS for an application currently on hold.
   □ updates applicant or contact information.
   □ amends a previously submitted □ Part 1 □ Part 2 □ Part 3 application.
   □ requests an advisory determination that phase ______ of ______ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date ____________
   Estimated rehabilitation costs of phase (QRE) ____________

   Summarize information here; continue on following page if necessary.

   The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (If different from applicant)
   Name ____________________________________________ Company __________________________
   Street __________________________ City __________ State __________
   Zip ______ Telephone ______ Email Address __________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and (2) □ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan Signature __________________________ Date 01/08/2016

   Applicant Entity Regan Development SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevelopment.com

   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Office Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   □ meets the Secretary of the Interior’s Standards for Rehabilitation.
   □ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.
   □ does not meet the Secretary of the Interior’s Standards for Rehabilitation.
   □ updates the information on file and does not affect the certification.

Advisory Determinations:
   □ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work, or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

   Date 2/25/16

   National Park Service Authorized Signature

□ NPS conditions or comments attached
1. Property Name: Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District
   - National Register district
   - Certified state or local district
   - Potential district

2. Nature of request (check only one box):
   - Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - Certification that the building does not contribute to the significance of the above-named district.
   - Preliminary determination for individual listing in the National Register.
   - Preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.302 (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate.

   Name: Larry Regan
   Signature: ____________________________ Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone (914) 693-6613
   Email Address: larry@regandev.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☒ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☒ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☒ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☒ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☒ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☒ does not appear to qualify as a certified historic structure.

Date: [Signature]
National Park Service Authorized Signature

☐ NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District
   - [ ] National Register district
   - [ ] Certified state or local district
   - [ ] Potential district

2. Nature of Request (check only one box):
   - [x] Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - [ ] Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - [ ] Certification that the building does not contribute to the significance of the above-named district.
   - [ ] Preliminary determination for individual listing in the National Register.
   - [ ] Preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - [ ] Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   - Name:
   - Company:
   - Street:
   - City:
   - State:
   - Zip:
   - Telephone:
   - Email Address:

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [x] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. 6 2001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   - Name: Larry Regan
   - Signature: [Signature]
   - Date: 06/22/2015
   - Applicant Entity: Regan Development Corporation
   - SSN or TIN: 13-3589942
   - Street: 1055 Saw Mill River Road, Suite 204
   - City: Ardsley
   - State: NY
   - Zip: 10502
   - Telephone: (914) 693-6613
   - Email Address: larry@regandevelopment.com

NPS Official Use Only
The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
- [ ] contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- [ ] contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- [ ] does not contribute to the significance of the above-named district.

Preliminary Determinations:
- [ ] appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- [ ] does not appear to be listed in the National Register of Historic Places.
- [ ] appears to contribute to the significance of a potential historic district if the period or area of significance as documented in the National Register nomination or district documentation.
- [ ] does not appear to qualify as a certified historic structure.

Date: 8/14/15
   - National Park Service Authorized Signature

- [ ] NPS comments attached
1. **Property Name**: Sunrise Factory  
   **Street**: 139 Baldwin Street  
   **City**: Johnson City  
   **County**: Broome  
   **State**: NY  
   **Zip**: 13790

2. **Name of Historic District**: Johnson City Historic District
   - **Listed individually in the National Register of Historic Places; date of listing**:  
   - **Located in a Registered Historic District; name of district**:  
   - **Part 1 - Evaluation of Significance submitted?**  
     - **Date submitted**: June 22, 2015  
     - **Date of certification**: July 20, 2015

3. **Project Data**
   - **Date of building**: 1929  
   - **Number of buildings in project**: 2  
   - **Estimated rehabilitation costs (QRE)**: $13,000,000  
   - **Floor area before/after rehabilitation**: 72,695 sq ft  
   - **Use(s) before/after rehabilitation**: Unused / Housing  
   - **Number of housing units before/after rehabilitation**: 0 / 66  
   - **Number of low-moderate income housing units before/after rehabilitation**: 0 / 66

4. **Project Contact (if different from applicant)**
   - **Name**: Larry Regan  
   - **Company**: Regan Development  
   - **Street**: 1055 Saw Mill River Road, Suite 204  
   - **City**: Ardsley  
   - **State**: NY  
   - **Zip**: 10502  
   - **Telephone**: (914) 693-6613  
   - **Email Address**: larry@regandev.com

4. **Applicant**
   - **Name**: Larry Regan  
   - **Signature**:  
   - **Date**: 01/15/2016

   **Applicant Entity**: Regan Development  
   - **SSN**: or TIN 13-358994

   **Address**: 1055 Saw Mill River Road, Suite 204  
   - **City**: Ardsley  
   - **State**: NY

   - **Applicant, SSN, or TIN has changed since previously submitted application**:  
     - **Date**:  

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

[ ] the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

[ ] the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

[ ] the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

[ ] NPS conditions or comments attached

[ ] NPS Official Use Only

**Date**

**National Park Service Authorized Signature**

**As Amended**
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form:
   [ ] Includes additional information requested by NPS for an application currently on hold.
   [ ] Updates applicant or contact information.
   [ ] Requests an advisory determination that phase ___ of ___ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ________
   Estimated rehabilitation costs of phase (QRE) ________

   Summarize information here; continue on following page if necessary.

   This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (If different from applicant)
   Name ____________________________ Company ____________________________
   Street ____________________________ City ____________________________ State ________
   Zip ________ Telephone ________ Email Address ____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [x] If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.33(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan Signature ____________________________ Date 03/07/2016
   Applicant Entity Regan Development SSN ________ or TIN 13-358994
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevolution.com
   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
[ ] meets the Secretary of the Interior's Standards for Rehabilitation.
[ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
[ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
[ ] updates the information on file and does not affect the certification.

Advisory Determinations:
[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

[ ] NPS conditions or comments attached
<table>
<thead>
<tr>
<th>1. Property Name</th>
<th>Century Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street</td>
<td>135 Baldwin Street</td>
</tr>
<tr>
<td>City</td>
<td>Johnson City</td>
</tr>
<tr>
<td>County</td>
<td>Broome</td>
</tr>
<tr>
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</table>

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<tr>
<th>Name of Historic District</th>
<th>Johnson City Historic District</th>
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</table>

| Listed individually in the National Register of Historic Places; date of listing |  |
| Date submitted | June 22, 2015 |
| Date of certification | July 20, 2015 |

<table>
<thead>
<tr>
<th>2. Project Data</th>
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</thead>
<tbody>
<tr>
<td>Date of building</td>
<td>1918</td>
</tr>
<tr>
<td>Estimated rehabilitation costs (QRE)</td>
<td>$13,000,000</td>
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<tr>
<td>Number of buildings in project</td>
<td>1</td>
</tr>
<tr>
<td>Floor area before / after rehabilitation</td>
<td>73,916 / 73,916 sq ft</td>
</tr>
<tr>
<td>Use(s) before / after rehabilitation</td>
<td>Unused / Housing</td>
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<tr>
<td>Number of housing units before / after rehabilitation</td>
<td>0 / 38</td>
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<tr>
<td>Number of phases in project</td>
<td>1</td>
</tr>
<tr>
<td>Number of low-income housing units before / after rehabilitation</td>
<td>0 / 38</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Project Contact (if different from applicant)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Carolyn M. Cappola</td>
</tr>
<tr>
<td>Street</td>
<td>206 N. Plane Rd Ste D1</td>
</tr>
<tr>
<td>City</td>
<td>Nanuet</td>
</tr>
<tr>
<td>State</td>
<td>NY</td>
</tr>
<tr>
<td>Zip</td>
<td>10950</td>
</tr>
<tr>
<td>Telephone</td>
<td>845-561-3559</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:cappola@capppola-associates.com">cappola@capppola-associates.com</a></td>
</tr>
</tbody>
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<table>
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<td>Name</td>
<td>Larry Regan</td>
</tr>
<tr>
<td>Signature</td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>03/11/2016</td>
</tr>
<tr>
<td>SSN</td>
<td>13-3589942</td>
</tr>
<tr>
<td>Applicant Entity</td>
<td>Regan Development</td>
</tr>
<tr>
<td>Street</td>
<td>1055 Saw Mill River Road, Suite 204</td>
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<tr>
<td>Telephone</td>
<td>914-693-6613</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:larry@regandev.com">larry@regandev.com</a></td>
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</table>

<table>
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<tr>
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<th></th>
</tr>
</thead>
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</tr>
<tr>
<td>Date</td>
<td>11/1/16</td>
</tr>
<tr>
<td>National Park Service Authorized Signature</td>
<td></td>
</tr>
</tbody>
</table>

[ ] NPS conditions or comments attached
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Century Warehouse

Project Number: 32640

Property address: 135 Baldwin, Johnson City NY

The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

06/29/16
Kara Bork

Date National Park Service Signature Telephone Number
October 20, 2016

Governor’s Office of Storm Recovery
Bureau of Environmental Review and Assessment
Att: Thomas King
25 Beaver St.
New York, NY 10004

Re: Section 106 Consultation for Sunrise Redevelopment, Broome County, NY

Mr. King,

Thank you for sending the Delaware Tribe information regarding the above referenced project. Our review indicates that there are no religious or culturally significant sites within this area. We have no objection to the proposed project.

We ask that in the event that a concentration of artifacts and/or in the unlikely event any human remains are accidentally unearthed during the course of the project that all work is halted until the Delaware Tribe of Indians is informed of the inadvertent discovery and a qualified archaeologist can evaluate the find.

We appreciate your cooperation and look forward to working together on our shared interests in preserving Delaware cultural heritage. If you have any questions, feel free to contact this office by phone at (610) 761-7452 or by e-mail at temple@delawaretribe.org.

Sincerely,

Susan Bachor
Delaware Tribe Historic Preservation Representative
September 12, 2016

Mr. Ray Halbritter
Nation Representative
Oneida Indian Nation
5218 Patrick Road
Verona, NY 13478

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Ray Halbritter:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Community to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28,2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing
structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Community, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS

Electronic letter sent to:
Jesse Bergevin
Historic Resources Specialist
2037 Dream Catcher Plaza
Oneida, NY 13421
CENTURY SUNRISE - JOHNSON CITY

Figure 1
Figure 2

Project Site

CENTURY SUNRISE - JOHNSON CITY
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

IDENTIFICATION
1. BUILDING NAME(S): South End Factory, West Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public b. private X
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes X No
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard X b. stone X c. brick X d. board and batten X
   e. cobblestone X f. shingles X g. stucco X other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints X
   b. wood frame with light members X
   (if known)
   c. masonry load bearing walls X
d. metal (explain) Steel supports
   e. other Fireproof const. w/ brick pilasters
10. CONDITION:
    a. excellent X b. good X c. fair X d. deteriorated X
11. INTEGRITY:
    a. original site X b. moved X if so, when?
    c. list major alterations and dates (if known):
c. 1925: office added to northwest corner

12. PHOTO:

13. MAP:

   [Map of the area with relevant landmarks]
14. THREATS TO BUILDING:  a. none known [X]  b. zoning [ ]  c. roads [ ]
    d. developers [ ]  e. deterioration [ ]
    f. other: _______________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
    a. barn [ ]  b. carriage house [ ]  c. garage [X]
    d. privy [ ]  e. shed [ ]  f. greenhouse [ ]
    g. shop [ ]  h. gardens [ ]
    i. landscape features: _______________________________________
    j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
    a. open land [ ]  b. woodland [ ]
    c. scattered buildings [X]
    d. densely built-up [ ]  e. commercial [ ]
    f. industrial [X]  g. residential [X]
    h. other: Railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
    (Indicate if building or structure is in an historic district)
    The structure is part of the South End and Sunrise Factory Group just
    south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
    A simple, utilitarian structure, like most other brick E-J factories,
    ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: Pre-1918
    ARCHITECT: _______________________________________
    BUILDER: _______________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
    Listed in the 1918 Ordinances of Johnson City as an E. J. and Co.
    warehouse, the structure became the South End Factory in 1921. Men's unlined
    work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.
    Endicott-Johnson Shoe Co., WE
    History of EJ Factories and Buildings, Your Home Public
    Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University
TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome
   TOWN/CITY: Union
   VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St. EAST SIDE, AT E R TRACKS, SOUTH SIDE
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Endicott-Johnson
   ADDRESS: Main St., Endicott, NY
6. USE: Original: factory
   Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard □ b. stone □ c. brick □ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with ligth members □
   (if known)
   c. masonry load bearing walls □
   d. metal (explain) steel frame
   e. other
10. CONDITION:
    a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY:
    a. original site □ b. moved □ if so, when?
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING:  a. none known [X]  b. zoning □  c. roads □  
   d. developers □  e. deterioration □  
   f. other: ________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn □  b. carriage house □  c. garage [X]  
   d. privy □  e. shed □  f. greenhouse □  
   g. shop □  h. gardens □  
   i. landscape features: ________________________________  
   j. other: ________________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
   a. open land □  b. woodland □  
   c. scattered buildings [X]  
   d. densely built-up □  e. commercial □  
   f. industrial [X]  g. residential [X]  
   h. other: ________________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)
   (orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ________________________________

BUILDER: ________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   A twin factory to the Jigger, the Sunrise Factory illustrated 
   a new grouping idea. Rubber and waterproof shoes were produced 
   here during the summer. It closed down in winter and workers trans- 
   ferred to Jigger to manufacture sports shoes for distribution the 
   next summer.

   History of EJ Factories and Buildings, Your Home Public 
   Library librarians, c.1935.

22. THEME: ________________________________
Mr. Frank Evangelisti
Acting Planning Commissioner
60 Hawley St.
Box 1766
Binghamton, NY 13902

Re: Johnson City Historic District
Johnson City, NY
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income-producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

May 24, 2011

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted **before** the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

**PROS** wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, craftsmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff—regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar—to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name: Sunrise Factory

Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form [X] includes additional information requested by NPS for an application currently on hold. 
   [X] amends a previously submitted Part 1 [ ] Part 2 [ ] Part 3 application.
   [ ] requests an advisory determination that phase ______ of ______ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ____________
   Estimated rehabilitation costs of phase (QRE) ______________

Summarize information here; continue on following page if necessary.

The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)

   Name _______________________________ Company _______________________________

   Street _______________________________ City _______________________________ State ______

   Zip ______ Telephone ______ Email Address _______________________________

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (i) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, a federal, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan Signature _______________________________ Date 01/08/2016

   Applicant Entity Regan Development SSN or TIN 13-3589942

   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY

   Zip 10502 Telephone (914) 693-6613 Email Address larry@reganddevelopment.com

   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   [ ] meets the Secretary of the Interior's Standards for Rehabilitation.
   [ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   [ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
   [ ] updates the information on file and does not affect the certification.

Advisory Determinations:

[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

[ ] NPS conditions or comments attached
HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART I - EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Historical Review Service.

1. Property Name Century Warehouse
   Street 135 Baldwin Street
   City Johnson City County Broome State NY Zip 13790
   Name of Historic District Johnson City Historic District
     ☑ National Register district ☐ certified state or local district ☐ potential district

2. Nature of request (check only one box)
   ☑ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☑ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☑ certification that the building does not contribute to the significance of the above-named district.
   ☑ preliminary determination for individual listing in the National Register.
   ☑ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☑ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name
   Company
   Street
   City
   Zip
   Telephone
   Email Address

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or uncheck boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, or, noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3a(j)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan
   Signature
   Date 06/22/2015
   Applicant Entity Regan Development Corporation
   SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204
   City Ardsley
   State NY
   Zip 10502
   Telephone (914) 693-6613
   Email Address larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part I for the above-named property and has determined that the property:

☑ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☐ NPS comments attached
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC/PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790
   Name of Historic District: Johnson City Historic District
   ☒ National Register district
   ☐ certified state or local district
   ☐ potential district

2. Nature of request (check only one box):
   ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan
   Signature:
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☒ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date: 8/14/15

National Park Service Authorized Signature

☐ NPS comments attached
1. Property Name: Sunrise Factory  
   Street: 139 Baldwin Street  
   City: Johnson City  
   County: Broome  
   State: NY  
   Zip: 13790

   Name of Historic District: Johnson City Historic District

   ☑ Part I – Evaluation of Significance submitted?  
   Date submitted: June 22, 2015  
   Date of certification: July 20, 2015

2. Project Data  
   Date of building: 1929  
   Estimated rehabilitation costs (QRE): $13,000,000  
   Number of buildings in project: 2  
   Floor area before/after rehabilitation: 72,695 sq ft  
   Start date (estimated): 07/01/2016  
   Use(s) before/after rehabilitation: Unused/Housing  
   Completion date (estimated): 03/31/2018  
   Number of housing units before/after rehabilitation: 0/66  
   Number of phases in project: 1  
   Number of low-income housing units before/after rehabilitation: 0/66

3. Project Contact (if different from applicant)  
   Name:  
   Street:  
   City:  
   State:  
   Zip:  
   Telephone:  
   Email Address:  
   Company:  

4. Applicant  
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☐ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 872 (2011), and/or (2) ☑ I am the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objections as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted. For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan  
   Signature:  
   Date: 01/15/2016  
   SSN:  
   or TIN: 13-358994  
   Applicant Entity: Regan Development  
   Address: 1055 Saw Mill River Road, Suite 204  
   City: Ardsley  
   State: NY  
   Zip: 10502  
   Telephone: (914) 693-6613  
   Email Address: larry@regandev.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only  
The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:  
☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.  

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date:  
National Park Service Authorized Signature

☐ NPS conditions or comments attached
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form
   □ includes additional information requested by NPS for an application currently on hold.
   □ updates applicant or contact information.
   X amends a previously submitted □ Part 1 X Part 2 □ Part 3 application.
   □ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ____________
   Estimated rehabilitation costs of phase (QRE) ____________

Summarize information here; continue on following page if necessary.

This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2A10 and 3A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)
   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State ________
   Zip ___________ Telephone ___________ Email Address ___________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) □ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (3) meets the requirements of 36 CFR § 67.3 (1997). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan ___________________________ Signature ____________ Date 03/07/2016
   Applicant Entity Regan Development ___________________________
   SSN or TIN 13-38994 ____________
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandev.com
   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:
☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date ____________ National Park Service Authorized Signature

☐ NPS conditions or comments attached
UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

1. Property Name 
   Century Warehouse
   Street 135 Baldwin Street
   City Johnson City  
   County Broome  
   State NY  
   Zip 13790

   Name of Historic District Johnson City Historic District
   Listed individually in the National Register of Historic Places; date of listing
   Located in a Registered Historic District; name of district
   Johnson City Historic District
   Part 1 – Evaluation of Significance submitted?
   Date submitted June 22, 2015  
   Date of certification July 20, 2015

2. Project Data
   Date of building 1918
   Estimated rehabilitation costs (QRE) $13,000,000
   Number of buildings in project 1
   Floor area before / after rehabilitation 73,916 / 73,916 sq ft
   Start date (estimated) 07/01/2016
   Use(s) before / after rehabilitation Unused / Housing
   Completion date (estimated) 03/31/2018
   Number of housing units before / after rehabilitation 0 / 38
   Number of phases in project 1
   Number of low-moderate income housing units before / after rehabilitation 0 / 38

3. Project Contact (if different from applicant)
   Name Carolyn M. Coppola Company Coppola Associates
   Street 5 20th Street
   City Napanoch  
   State NY  
   Zip 12450  
   Telephone 845-561-3534  
   Email Address coppola@coppola-associates.com

4. Applicant:
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (3) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan  
   Signature
   Date 03/11/2016
   Applicant Entity Regan Development
   Street 1055 Saw Mill River Road, Suite 204  
   City Ardsley  
   State NY  
   Zip 10502  
   Telephone (914) 693-6613  
   Email Address larry@ReganDevelopment.com

NPS Official Use Only
The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☑ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 06/29/16

Karen Back
National Park Service Authorized Signature

☑ NPS conditions or comments attached
The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

[Signature]
Date 6/29/16
National Park Service Signature

[Signature]
Telephone Number
September 12, 2016

Irving Powless, Chief
Onondaga Nation
RR#1, Box 319-B
Onondaga Nation via Nedrow, NY 13120

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Chief Irving Powless:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Nation to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CBDG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28,2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both...
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS
Project Site

CENTURY SUNRISE - JOHNSON CITY

Figure 2
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

* * * * * * * * * * * * * *

IDENTIFICATION

1. BUILDING NAME(S): South End Factory, Weft Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., EAST SIDE, AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
   Interior accessible: Explain visitors by permit

DESCRIPTION

8. BUILDING MATERIAL:
   a. clapboard □ b. stone □ c. brick □ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other:

9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   (if known) c. masonry load bearing walls □
   d. metal (explain)Steel supports
   e. other Fireproof const. w/ brick pilasters

10. CONDITION:
    a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY:
    a. original site □ b. moved □ if so, when?
    c. list major alterations and dates (if known):
    d. 1925: office added to northwest corner

12. PHOTO:

13. MAP:

   [Map of the area with a marked building]
14. THREATS TO BUILDING:  
   a. none known X  
   b. zoning  
   c. roads  
   d. developers  
   e. deterioration  
   f. other:  

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn  
   b. carriage house  
   c. garage X  
   d. privy  
   e. shed  
   f. greenhouse  
   g. shop  
   h. gardens  
   i. landscape features:  
   j. other: industrial equipment  

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
   a. open land  
   b. woodland  
   c. scattered buildings X  
   d. densely built-up  
   e. commercial  
   f. industrial X  
   g. residential X  
   h. other: Railroad track  

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)  
   The structure is part of the South End and Sunrise Factory Group just south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   A simple, utilitarian structure, like most other brick E-J factories, ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION:  Pre-1918  

ARCHITECT:  

BUILDER:  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   Listed in the 1918 Ordinances of Johnson City as an E. J. and Co. warehouse, the structure became the South End Factory in 1921. Men's unlined work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.  
   Endicott-Johnson Shoe Co., WE  
   History of EJ Factories and Buildings, Your Home Public Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome
   TOWN/CITY: Union
   VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., East Side, At RR Tracks, South Side
4. OWNERSHIP: a. public  b. private
5. PRESENT OWNER: Endicott-Johnson
   ADDRESS: Main St., Endicott, NY
6. USE: Original: factory
   Present: same
7. ACCESSIBILITY TO PUBLIC:
   Exterior visible from public road: Yes [X] No [ ]
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard [ ] b. stone [ ] c. brick [X] d. board and batten [ ]
   e. cobblestone [ ] f. shingles [ ] g. stucco [ ] other: [ ]
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints [ ]
   b. wood frame with light members [ ]
   c. masonry load bearing walls [ ]
   d. metal (explain) steel frame [ ]
   e. other [ ]
10. CONDITION:
    a. excellent [ ] b. good [ ] c. fair [X] d. deteriorated [ ]
11. INTEGRITY:
    a. original site [X] b. moved [ ] if so, when? [ ]
    c. list major alterations and dates (if known): [ ]

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING: a. none known □ b. zoning □ c. roads □
d. developers □ e. deterioration □
f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn □ b. carriage house □ c. garage □
d. privy □ e. shed □ f. greenhouse □
g. shop □ h. gardens □
i. landscape features: ____________________________
j. other: ____________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land □ b. woodland □
c. scattered buildings □
d. densely built-up □ e. commercial □
f. industrial □ g. residential □
h. other: ____________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.


22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation's official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

I wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff – regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public? No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning? No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar – to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nr/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

1. Property name
   Sunrise Factory

   Property address 139 Baldwin Street, Johnson City, NY 13790

2. This form □ includes additional information requested by NPS for an application currently on hold.
   ☑ updates applicant or contact information.
   □ amends a previously submitted □ Part 1 ☑ Part 2 □ Part 3 application.
   □ requests an advisory determination that phase ______ of ______ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ____________

   Estimated rehabilitation costs of phase (QRE) ______________

   Summarize information here, continue on following page if necessary.

   The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)
   Name ____________________________________________________________________________
   Company __________________________________________________________________________
   Street ____________________________________________________________________________ City ____________________ State __________
   Zip ______________ Telephone ______________ Email Address __________________________________________________________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☑ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowingly and willfully falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, except, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan ____________________________ Signature ____________________________ Date 01/08/2016
   Applicant Entity Regan Development ________________________________ SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@reganddevelopment.com
   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   □ meets the Secretary of the Interior's Standards for Rehabilitation.
   □ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   □ does not meet the Secretary of the Interior's Standards for Rehabilitation.
   ✗ updates the information on file and does not affect the certification.

Advisory Determinations:
   □ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date ____________________________ National Park Service Authorized Signature ____________________________

□ NPS conditions or comments attached
HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 - EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Century Warehouse
   Street 135 Baldwin Street
   City Johnson City County Broome State NY Zip 13790

   Name of Historic District Johnson City Historic District
   ☒ National Register district ☐ certified state or local district ☑ potential district

2. Nature of request (check only one box)
   ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☑ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name
   Company
   Street
   City
   Zip
   Telephone
   Email Address

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(g)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan
   Signature
   Date 06/22/2015

   Applicant Entity Regan Development Corporation
   SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204
   City Ardsley
   State NY
   Zip 10502
   Telephone (914) 693-6613
   Email Address larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☑ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☐ NPS comments attached
1. Property Name: Sunrise Factory

Street: 139 Baldwin Street

City: Johnson City

County: Broome

State: NY

Zip: 13790

2. Nature of request (check only one box)

☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

☐ certification that the building does not contribute to the significance of the above-named district.

☐ preliminary determination for individual listing in the National Register.

☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.

☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name

Company

Street

City

State

Zip

Telephone

Email Address

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (if either is attached to this application form and incorporated herein, or has been previously submitted, and it meets the requirements of 36 CFR § 67.3(a)(1)) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C § 641, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name: Larry Regan

Company: Regan Development Corporation

Street: 1055 Saw Mill River Road, Suite 204

City: Ardsley

State: NY

Zip: 10502

Telephone: (914) 693-6613

Email Address: larry@regandevco.com

Date: 06/22/2015

SSN or TIN: 13-3589942

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.

☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.

☐ does not appear to qualify as a certified historic structure.

Date: 8/15/15

National Park Service Authorized Signature

☐ NPS comments attached
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property Name: Sunrise Factory
Street: 139 Baldwin Street
City: Johnson City
County: Broome
State: NY
Zip: 13790

Name of Historic District: Johnson City Historic District

1. List individually in the National Register of Historic Places; date of listing
2. Located in a Registered Historic District; name of district
3. Part 1 – Evaluation of Significance submitted?
   Date submitted: June 22, 2015
   Date of certification: July 20, 2015

2. Project Data
   Date of building: 1929
   Number of buildings in project: 2
   Start date (estimated): 07/01/2016
   Completion date (estimated): 03/31/2018
   Number of phases in project: 1
   Estimated rehabilitation costs (QRE): $13,000,000
   Floor area before / after rehabilitation: 72,695 sq ft
   Use(s) before / after rehabilitation: Unused
   Number of housing units before / after rehabilitation: 0 / 66
   Number of low-moderate income housing units before / after rehabilitation: 0 / 66

3. Project Contact (if different from applicant)
   Name: Larry Regan
   Company: Regan Development
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandev.com

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or [ ] I am the fee simple owner of the above-described property, the sale simple owner is aware of the action. I am taking relative to this application and has no objection. I am in a written statement from the owner, a copy of which [ ] is either to this application form and incorporated herein, or has been previously submitted, and (4) meets the requirements of 36 CFR § 87.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual information in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: __________________________
   Date: 01/15/2016

   Applicant Entity: Regan Development
   SSN or TIN: 13-358994
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandev.com

   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

[ ] the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

[ ] the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

[ ] the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date: __________________________
National Park Service Authorized Signature

[ ] NPS conditions or comments attached
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form [ ] Includes additional information requested by NPS for an application currently on hold.
   [ ] amends a previously submitted Part 1 [X] Part 2 [ ] Part 3 application.
   [ ] requests an advisory determination that phase ___ of ___ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ______
   Estimated rehabilitation costs of phase (QRE) ______

Summarize information here; continue on following page if necessary.
This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (If different from applicant)
   Name _____________________________ Company _____________________________
   Street _____________________________ City _____________________________ State ______
   Zip ______ Telephone ______ Email Address _____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(b)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan
   Applicant Entity Regan Development
   Street 1055 Saw Mill River Road, Suite 204
   City Ardsley
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevolution.com
   [ ] Applicant, SSN, or TIN has changed since previously submitted application.
   Signature _____________________________ Date 03/07/2016
   SSN or TIN 13-358994
   City Ardsley
   State NY

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
[ ] meets the Secretary of the Interior's Standards for Rehabilitation.
[ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
[ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
[ ] updates the information on file and does not affect the certification.

Advisory Determinations:
[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date ______
National Park Service Authorized Signature

[ ] NPS conditions or comments attached
1. Property Name: Century Warehouse

   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District

   □ Listed individually in the National Register of Historic Places; date of listing
   ❑ Located in a Registered Historic District; name of district: Johnson City Historic District
   ❑ Part 1 – Evaluation of Significance submitted?

   Date submitted: June 22, 2015
   Date of certification: July 20, 2015

2. Project Data

   Date of building: 1918
   Estimated rehabilitation costs (QRE): $13,000,000
   Number of buildings in project: 1
   Floor area before / after rehabilitation: 73,916
   Use(s) before / after rehabilitation: Unused / Housing
   Start date (estimated): 07/01/2016
   Number of housing units before / after rehabilitation: 0 / 38
   Completion date (estimated): 03/31/2018
   Number of low-moderate income housing units before / after rehabilitation: 0 / 38
   Number of phases in project: 1

3. Project Contact (if different from applicant)

   Name: Carolyn M. Coppola
   Company: Coppola Associates
   Street: 6016 W. Plank Rd. Ste. 101
   Zip: 12550
   Telephone: 845-561-3559
   Email Address: c.coppola@coppola-associates.com

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ❑ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2(11), and (2) ❑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature:
   Date: 03/11/2016
   Applicant Entity: Regan Development
   SSN or TIN: 13-3589942
   Address: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

❑ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

❑ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

❑ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date: 03/11/16

National Park Service Authorized Signature

❑ NPS conditions or comments attached
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Century Warehouse

Property address: 135 Baldwin, Johnson City NY

Project Number: 32640

The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

6/29/16

National Park Service Signature

Date

Telephone Number
September 12, 2016

Anthony Gonyea, Faithkeeper-Beaver Clan
Onondaga Nation
RR#1, Box 245
Onondaga Nation via Nedrow, NY 13120

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Anthony Gonyea:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Nation to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28, 2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both...
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS
CENTURY SUNRISE - JOHNSON CITY

Figure 2

Project Site

Source: USGS Aerials
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): South End Factory, Welle Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard ☐ b. stone ☐ c. brick ☑ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) Steel supports
   e. other Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent ☑ b. good ☑ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☑ b. moved ☐ if so, when?
    c. list major alterations and dates (if known):
    c. 1925; office added to northwest corner

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING:  a. none known x  b. zoning  c. roads  
                             d. developers  e. deterioration  
                             f. other: ______________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
                             a. barn  b. carriage house  c. garage x  
                             d. privy  e. shed  f. greenhouse  
                             g. shop  h. gardens  
                             i. landscape features: ______________________  
                             j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
                             a. open land  b. woodland  
                             c. scattered buildings x  
                             d. densely built-up  e. commercial  
                             f. industrial x  g. residential x  
                             h. other: Railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
                             (Indicate if building or structure is in an historic district)  
                             The structure is part of the South End and Sunrise Factory Group just south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
                             A simple, utilitarian structure, like most other brick E-J factories, ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: _Pre-1918_

ARCHITECT: ______________________

BUILDER: ______________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
                             Listed in the 1918 Ordinances of Johnson City as an E. J. and Co. warehouse, the structure became the South End Factory in 1921. Men's unlined work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.  
                             Endicott-Johnson Shoe Co., WE  
                             History of EJ Factories and Buildings, Your Home Public Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome
   TOWN/CITY: Union
   VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., East Side, At RR Tracks, South Side
4. OWNERSHIP: a. public □  b. private □
5. PRESENT OWNER: Endicott-Johnson
   ADDRESS: Main St., Endicott, NY
6. USE: Original: factory
   Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □  No □
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard □  b. stone □  c. brick □  d. board and batten □
   e. cobblestone □  f. shingles □  g. stucco □  other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   c. masonry load bearing walls □
   d. metal (explain) steel frame
   e. other
10. CONDITION:
    a. excellent □  b. good □  c. fair □  d. deteriorated □
11. INTEGRITY:
    a. original site □  b. moved □  if so, when?
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING:  a. none known ☑  b. zoning ☐  c. roads ☐
   d. developers ☐  e. deterioration ☐
   f. other: ________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn ☐  b. carriage house ☐  c. garage ☑
   d. privy ☐  e. shed ☐  f. greenhouse ☐
   g. shop ☐  h. gardens ☐
   i. landscape features: ________________________________
   j. other: ________________________________

16. SURROUNDINGS OF THE BUILDING: (check more than one if necessary):
   a. open land ☐  b. woodland ☐
   c. scattered buildings ☑
   d. densely built-up ☐  e. commercial ☐
   f. industrial ☑  g. residential ☑
   h. other: ________________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: (Indicate if building or structure is in an historic district)

    (orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE: (including interior features if known):

    reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ________________________________

BUILDER: ________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

   A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.


22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation's official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

[Signature]

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

Pros wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development, and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff—regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public? No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning? No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar—to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name  
Sunrise Factory

Property address  
139 Baldwin Street, Johnson City, NY 13790

2. This form  
☑ includes additional information requested by NPS for an application currently on hold.  
☐ updates applicant or contact information.  
☐ amends a previously submitted Part 1 ☐ Part 2 ☐ Part 3 application.  
☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation.  
Phase completion date  
Estimated rehabilitation costs of phase (QRE)  

Summary information here; continue on following page if necessary.  
The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact  (if different from applicant) 
Name  
Company  
Street  
City  
State  
Zip  
Telephone  
Email Address  

4. Applicant  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1)  ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and (2)  ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001. Further, under certain circumstances, provides for imprisonment of up to 8 years.  
Name  Larry Regan  
Signature  
SSN  or TIN  13-3589942  
Street  1055 Saw Mill River Road, Suite 204  
City  Ardsley  
State  NY  
Zip  10502  
Telephone  (914) 693-6613  
Email Address  larry@regandevelopment.com  
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only  
The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:  
☐ meets the Secretary of the Interior’s Standards for Rehabilitation.  
☐ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.  
☐ does not meet the Secretary of the Interior’s Standards for Rehabilitation.  
☐ updates the information on file and does not affect the certification.  

Advisory Determinations:  
☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

Date  2/25/16  
National Park Service Authorized Signature  
☑ NPS conditions or comments attached
1. Property Name: Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

Name of Historic District: Johnson City Historic District

- National Register district
- Certified state or local district
- Potential district

2. Nature of Request:
   - Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - Certification that the building does not contribute to the significance of the above-named district.
   - Preliminary determination for individual listing in the National Register.
   - Preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name:
   Company:
   Street:
   City:
   Zip:
   Telephone:
   Email Address:

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable)
   (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
   (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, or noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3a (1)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001 which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: ____________________________ Date: 06/22/2015

Applicant Entity: Regan Development Corporation

   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   Zip: 10502
   Telephone (914) 693-6613
   Email Address: larry@regandev.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date: ____________________________
National Park Service Authorized Signature

- NPS comments attached
1. Property Name: Sunrise Factory

2. Nature of request (check only one box):
   - certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - certification that the building does not contribute to the significance of the above-named district.
   - preliminary determination for individual listing in the National Register.
   - preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

   Name
   Street
   City
   State
   Zip
   Telephone
   Email Address

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3a(b) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowingly and willfully falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: ____________________________
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☒ contributes to the significance of the above-named district or National Register property and is a “certified historic structure” for rehabilitation purposes.
☒ contributes to the significance of the above-named district and is a “certified historic structure” for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date: 8/14/2015

National Park Service Authorized Signature

☐ NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District

2. Project Data
   Date of building: 1929
   Estimated rehabilitation costs (QRE): $13,000,000
   Number of buildings in project: 2
   Floor area before / after rehabilitation: 72,695 / 72,695 sq ft
   Start date (estimated): 07/01/2016
   Use(s) before / after rehabilitation: Unused / Housing
   Completion date (estimated): 03/31/2018
   Number of housing units before / after rehabilitation: 0 / 66
   Number of phases in project: 1
   Number of low-moderate income housing units before / after rehabilitation: 0 / 66

3. Project Contact (if different from applicant)
   Name: ____________________________
   Street: ____________________________
   City: ____________________________
   State: ____________________________
   Zip: ____________________________
   Telephone: ____________________________
   Email Address: ____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or (2) [ ] I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection. As noted in a written statement from the owner, a copy of which (if either) is attached to this application form and incorporated herein, or has been previously submitted [and (if) meets the requirements of 36 CFR § 87.3(a)] (1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and wilful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: ____________________________
   Date: 01/15/2016
   Applicant Entity: Regan Development
   SSN: ____________________________
   or TIN: 13-358994
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: ____________________________
   Telephone: (914) 693-6613
   Email Address: larry@regandev.com

   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

[ ] the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

[ ] the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

[ ] the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date: ____________________________
National Park Service Authorized Signature

[ ] NPS conditions or comments attached
1. Property name: Sunrise Factory

Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form [X] includes additional information requested by NPS for an application currently on hold.
   [X] amends a previously submitted Part 2
   [ ] Part 1 [ ] Part 2 [ ] Part 3 application.
   [ ] requests an advisory determination that phase ______of ______phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ________________
   Estimated rehabilitation costs of phase ________

Summarize information here; continue on following page if necessary.

This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)
   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State _______
   Zip _______ Telephone _______ Email Address ___________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which I either is attached to this application form and incorporated herein, or has been previously submitted, and (1) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name ___________________________ Signature ___________________________
   Applicant Entity Regan Development ___________________________ SSN ____________
   or TIN 13-358994
   Street ___________________________ City ___________________________ State _______
   Zip _______ Telephone _______ Email Address ___________________________

   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
[ ] meets the Secretary of the Interior's Standards for Rehabilitation.
   [ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   [ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
   [ ] updates the information on file and does not affect the certification.

Advisory Determinations:
[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

   [ ] NPS conditions or comments attached
1. **Property Name**  
   Century Warehouse

   **Street** 135 Baldwin Street

   **City** Johnson City  
   **County** Broome  
   **State** NY  
   **Zip** 13790

2. **Project Data**
   - **Date of building**: 1918
   - **Estimated rehabilitation costs (QRE)**: $13,000,000
   - **Number of buildings in project**: 1
   - **Floor area before / after rehabilitation**: 73,916 / 73,916 sq ft
   - **Use(s) before / after rehabilitation**: Unused / Housing
   - **Number of phases in project**: 1
   - **Number of housing units before / after rehabilitation**: 0 / 38
   - **Number of low moderate income housing units before / after rehabilitation**: 0 / 38

3. **Project Contact** (if different from applicant)
   - **Name**: Carolyn M. Coppola
   - **Company**: Coppola Associates
   - **Street**: 2013 N. Plank Rd Ste 101
   - **City**: Naugatuck
   - **State**: CT
   - **Zip**: 06770
   - **Telephone**: 845-561-3559
   - **Email Address**: coppola@coppeala-associates.com

4. **Applicant**
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) 1. if I am the owner of the above described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and/or 2. if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which I either attach to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of facts, representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   - **Name**: Larry Regan
   - **Company**: Regan Development
   - **Street**: 1055 Saw Mill River Road, Suite 204
   - **City**: Ardsley
   - **State**: NY
   - **Zip**: 10502
   - **Telephone**: (914) 693-6613
   - **Email Address**: larry@regandevelopment.com
   - **SSN**: 13-3589942
   - **TIN**: 13-3589942

   **Applicant, SSN, or TIN has changed since previously submitted application.**

---

**NPS Official Use Only**

- The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above named property and has determined that:
  - the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
  - the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
  - the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

   **Date**: 6/29/16

   **National Park Service Authorized Signature**: Karen Buck

   **NPS conditions or comments attached**: [signature]
The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

[Signature]

Date: 6/29/16
National Park Service Signature

Telephone Number
September 12, 2016

Ms. Thane Joyal
Attorney at Law, Counsel to Onondaga Nation
512 Jamesville Avenue
Syracuse, NY 13210

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Ms. Thane Joyal:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Nation to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CBDG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

**Area of Potential Effect:** The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28, 2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

**Proposed Project Description:** The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both...
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

[Signature]
Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS
CENTURY SUNRISE - JOHNSON CITY

Project Location Map

Figure 1
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

Identification
1. BUILDING NAME(S): South End Factory, West Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT FF TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Endicott-Johnson
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No
Interior accessible: Explain visitors by permit

Description
8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
   e. cobblestone f. shingles g. stucco
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints
   b. wood frame with light members
   (if known) c. masonry load bearing walls d. metal (explain) Steel supports
   e. other Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when?
c. list major alterations and dates (if known):
c. 1925: office added to northwest corner

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING: a. none known x b. zoning □ c. roads □ d. developers □ e. deterioration □ f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY: a. barn□ b. carriage house □ c. garage x d. privy □ e. shed □ f. greenhouse □ g. shop □ h. gardens □ i. landscape features: ____________________________ j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary): a. open land □ b. woodland □ c. scattered buildings x d. densely built-up □ e. commercial □ f. industrial x g. residential x h. other: Railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: (Indicate if building or structure is in an historic district)

   The structure is part of the South End and Sunrise Factory Group just south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

   A simple, utilitarian structure, like most other brick E-J factories, ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: Pre-1918

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

   Listed in the 1918 Ordinances of Johnson City as an E. J. and Co. warehouse, the structure became the South End Factory in 1921. Men's unlined work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.

   Endicott-Johnson Shoe Co., WE

   History of EJ Factories and Buildings, Your Home Public Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE: 

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., East Side, At Erich Tracks, South Side
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
Interior accessible: Explain visitors by permit.

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard □ b. stone □ c. brick □ d. board and batten □
e. cobblestone □ f. shingles □ g. stucco □ other:
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints □
b. wood frame with light members □
c. masonry load bearing walls □
d. metal (explain) steel frame □
e. other
10. CONDITION: a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY: a. original site □ b. moved □ if so, when?
c. list major alterations and dates (if known):

12. PHOTO: 13. MAP:
14. THREATS TO BUILDING:  
a. none known □  
b. zoning □  
c. roads □  
d. developers □  
e. deterioration □  
f. other: ____________________________

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn □  
b. carriage house □  
c. garage □  
d. privy □  
e. shed □  
f. greenhouse □  
g. shop □  
h. gardens □  
i. landscape features: ____________________________  
j. other: ____________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land □  
b. woodland □  
c. scattered buildings □  
d. densely built-up □  
e. commercial □  
f. industrial □  
g. residential □  
h. other: ____________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.

21. SOURCES:  
Wm. Inglis, George F. Johnson, Huntington Press, NY, 1935.  
History of EJ Factories and Buildings, Your Home Public Library librarians, c.1935.

22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County  

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

To wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff—regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar—to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nr/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form: ☑ includes additional information requested by NPS for an application currently on hold.
   ☑ updates applicant or contact information.
   ☑ amends a previously submitted Part 1 ☑ Part 2 ☑ Part 3 application.
   ☑ requests an advisory determination that phase ______ of ______ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date _________
   Estimated rehabilitation costs of phase (QRE) _________

   Summarize information here; continue on following page if necessary.

   The previously submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)
   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State __________
   Zip ___________ Telephone ___________ Email Address ___________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☑ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (i) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, et seq., under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan Signature ___________________________ Date 01/08/2016
   Applicant Entity Regan Development SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevlopment.com
   ☑ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   ☑ meets the Secretary of the Interior’s Standards for Rehabilitation.
   ☑ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.
   ☑ does not meet the Secretary of the Interior’s Standards for Rehabilitation.
   ☑ updates the information on file and does not affect the certification.

Advisory Determinations:
   ☑ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary’s Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 2/25/16
   National Park Service Authorized Signature

☑ NPS conditions or comments attached
1. Property Name  Century Warehouse
   Street  135 Baldwin Street
   City  Johnson City  County  Broome  State  NY  Zip  13790

2. Nature of request (check only one box)
   ☑ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   ☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   ☐ certification that the building does not contribute to the significance of the above-named district.
   ☐ preliminary determination for individual listing in the National Register.
   ☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   ☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name ____________________________  Company ____________________________
   Street ____________________________  City ____________________________  State ________
   Zip ____________________________  Telephone ____________________________  Email Address ____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☑ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name  Larry Regan  Signature ____________________________  Date 06/22/2015
   Applicant Entity  Regan Development Corporation
   Street  1055 Saw Mill River Road, Suite 204  City  Ardsley  State  NY
   Zip  10502  Telephone (914) 693-6613  Email Address larry@regandevolopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

☑ contributes to the significance of the above-named district or National Register property and is a “certified historic structure” for rehabilitation purposes.
☑ contributes to the significance of the above-named district and is a “certified historic structure” for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:
☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date ____________________________
National Park Service Authorized Signature

☐ NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

2. Nature of request:
   □ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   □ certification that the building contributes to the significance of the above-named historic district or a charitable contribution for conservation purposes.
   □ certification that the building does not contribute to the significance of the above-named district.
   □ preliminary determination for individual listing in the National Register.
   □ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   □ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: __________________________
   Company: _________________________
   Street: __________________________
   City: _____________________________
   State: ___________________________
   Zip: _____________________________
   Telephone: _______________________
   Email Address: ____________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) □ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(8)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate.
   Name: Larry Regan
   Signature: _________________________
   Date: 06/22/2015
   SSN or TIN: 13-3589942
   Applicant Entity: Regan Development Corporation
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

□ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
□ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
□ does not contribute to the significance of the above-named district.

Preliminary Determinations:

□ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
□ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
□ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
□ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
□ does not appear to qualify as a certified historic structure.

Date: 8/14/15
National Park Service Authorized Signature
1. Property Name  Sunrise Factory
   Street  139 Baldwin Street
   City  Johnson City  County  Broome  State  NY  Zip  13790
   Name of Historic District  Johnson City Historic District
   □ Listed individually in the National Register of Historic Places; date of listing
   □ Located in a Registered Historic District; name of district
   □ Part 1 - Evaluation of Significance submitted?
   Date submitted  June 22, 2015  Date of certification  July 20, 2015

2. Project Data
   Date of building 1929
   Number of buildings in project 2
   Start date (estimated) 07/01/2016
   Completion date (estimated) 03/31/2018
   Number of phases in project 1
   Estimated rehabilitation costs (QRE) $13,000,000
   Floor area before/after rehabilitation 72,695 sq ft
   Use(s) before/after rehabilitation
      Unused  Housing
   Number of housing units before/after rehabilitation 0 66
   Number of low-moderate income housing units before/after rehabilitation 0 66

3. Project Contact (if different from applicant)
   Name
   Street
   City
   Zip
   Telephone
   Email Address

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or (2) □ I am the sole simple owner of the above-described property, the sole simple owner is aware of the action I am taking relative to this application and has no objection, as evidenced in a written statement from the owner, a copy of which (if) either is attached to this application for incorporation herein, or has been previously submitted. And the final meets the requirements of 36 CFR § 87.3(a)(1) (2011). For the purposes of this attachment, the singular shall include the plural wherever appropriate, and the term "knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name  Larry Regan
   Signature
   Date 01/15/2016
   Applicant Entity  Regan Development
   Street  1055 Saw Mill River Road, Suite 204
   City  Ardsley  State  NY
   Zip  10502
   Telephone (914) 693-6613
   Email Address larry@regandevelopment.com
   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☒ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date  National Park Service Authorized Signature

☐ NPS conditions or comments attached
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form: □ includes additional information requested by NPS for an application currently on hold.
   □ updates applicant or contact information.
   □ amends a previously submitted form Part 1 □ Part 2 □ Part 3 application.
   □ requests an advisory determination that phase ___ of ___ phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date ____________
   Estimated rehabilitation costs of phase (ERC) ____________

   Summarize information here; continue on following page if necessary.

   This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 4. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)
   Name ____________________________ Company ____________________________
   Street ____________________________ City ____________________________ State ________
   Zip ____________ Telephone ____________ Email Address ____________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) □ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan Signature ____________________________ Date 03/07/2016
   Applicant Entity: Regan Development SSN ____________________________ or TIN 13-358994
   Street: 1055 Saw Mill River Road, Suite 204 City: Ardsley State: NY
   Zip: 10502 Telephone: (914) 693-6613 Email Address: larry@regandevco.com

□ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
    □ meets the Secretary of the Interior’s Standards for Rehabilitation.
    □ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.
    □ does not meet the Secretary of the Interior’s Standards for Rehabilitation.
    □ updates the information on file and does not affect the certification.

Advisory Determinations:

□ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior’s Standards. Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated life work or new construction have commenced. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date ____________________________ National Park Service Authorized Signature ____________________________

□ NPS conditions or comments attached
1. Property Name
   Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

2. Project Data
   Date of building: 1918
   Estimated rehabilitation costs (QRE): $13,000,000
   Number of buildings in project: 1
   Floor area before / after rehabilitation: 73,916 / 73,916 sq ft
   Start date (estimated): 07/01/2016
   Use(s) before / after rehabilitation: Unused / Housing
   Completion date (estimated): 03/31/2018
   Number of housing units before / after rehabilitation: 0 / 38
   Number of phases in project: 1
   Number of low-moderate income housing units before / after rehabilitation: 0 / 38

3. Project Contact (if different from applicant)
   Name: Carolyn M. Coppola
   Company: Coppola Associates
   Street: 608 N. Plant Rd. Ste 10
   City: Naugatuck
   State: CT
   Zip: 06770
   Telephone: 845-561-3559
   Email Address: coppola@coppola-associates.com

4. Applicant:
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objections as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and [ ] meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of facts or representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan
   Signature: [Signature]
   Date: 03/11/2016
   Applicant Entity: Regan Development
   Address: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com
   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

[ ] the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

[ ] the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

[ ] the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date: 12/29/16

NPS condition or comments attached
The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in *Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

**6/29/16**

National Park Service Signature: [Signature]

Telephone Number: [Number]
September 12, 2016

Shannon Holsey, President
Stockbridge-Munsee Community, Band of the Mohicans
N8476 Moh He Con Nuck Road
Bowler, WI 54416

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Shannon Holsey:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Community to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28, 2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both
the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Community, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS

Electronic letter sent to:
Bonney Hartley
THPO, New York Office
Stockbridge-Munsee Community, Band of the Mohicans
65 1st Street
Troy, NY 12180
BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

YOURS NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

IDENTIFICATION

1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public □ b. private ☑
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
   Interior accessible: Explain visitors by permit

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard □ b. stone □ c. brick □ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   c. masonry load bearing walls □
   d. metal (explain) Steel supports
   e. other: Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent □ b. good □ c. fair □ d. deteriorated □
11. INTEGRITY:
   a. original site □ b. moved □ if so, when?
   c. list major alterations and dates (if known):
   c. 1925: office added to northwest corner
12. PHOTO:
13. MAP:
14. THREATS TO BUILDING: a. none known ☑ b. zoning ☐ c. roads ☐
   d. developers ☐ e. deterioration ☐
   f. other: ________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn ☐ b. carriage house ☐ c. garage ☑
   d. privy ☐ e. shed ☐ f. greenhouse ☐
   g. shop ☐ h. gardens ☐
   i. landscape features: ____________________________
   j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
   a. open land ☐ b. woodland ☐
   c. scattered buildings ☑
   d. densely built-up ☐ e. commercial ☐
   f. industrial ☑ g. residential ☑
   h. other: Railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   The structure is part of the South End and Sunrise Factory Group just
   south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   A simple, utilitarian structure, like most other brick E-J factories,
   ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: Pre-1918

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   Listed in the 1918 Ordinances of Johnson City as an E. J. and Co.
   warehouse, the structure became the South End Factory in 1921. Men's unlined
   work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.

   Endicott-Johnson Shoe Co., WE

   History of EJ Factories and Buildings, Your Home Public
   Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., east side, at ER tracks, south side
4. OWNERSHIP: a. public □ b. private ☑
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No □
   Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard □ b. stone □ c. brick ☑ d. board and batten □
   e. cobblestone □ f. shingles □ g. stucco □ other: ______________________
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints □
   b. wood frame with light members □
   c. masonry load bearing walls □
   d. metal (explain) steel frame
   e. other
10. CONDITION: a. excellent □ b. good ☑ c. fair ☑ d. deteriorated □
11. INTEGRITY: a. original site ☑ b. moved □ if so, when? _____________________
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING: a. none known x b. zoning □ c. roads □ d. developers □ e. deterioration □ f. other: __________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn □ b. carriage house □ c. garage x
d. privy □ e. shed □ f. greenhouse □
g. shop □ h. gardens □
i. landscape features: ______________________________________
j. other: __________________________________________

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
   a. open land □ b. woodland □
c. scattered buildings x
d. densely built-up □ e. commercial □
f. industrial x g. residential x
h. other: __________________________________________

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)

   (orig. fronted on Grand Ave.)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   reinf. conc. trestle bridge across RR tracks to Jigger

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: 1929

   ARCHITECT: __________________________________________

   BUILDER: __________________________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

   A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.


22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County  

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

To wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York’s diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property’s setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:
- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff – regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public? No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes? 
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning? No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar – to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name: Sunrise Factory

Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form [X] includes additional information requested by NPS for an application currently on hold.
   [X] amends a previously submitted part [ ] Part 1 [ ] Part 2 [X] Part 3 application.
   [ ] requests an advisory determination that phase [ ] of [ ] phases of this rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Phase completion date
   Estimated rehabilitation costs of phase (QRE)

Summarize information here, continue on following page if necessary.

The previously-submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)

   Name ____________________________ Company ____________________________
   Street ____________________________ City ____________________________ State ______
   Zip ____________________________ Telephone ____________________________ Email Address ____________________________

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable): (1) [ ] I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 67.2 (2011), and (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (3) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, except under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan Signature ____________________________ Date 01/08/2016
   Applicant Entity Regan Development SSN or TIN 13-3589942
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandvelopment.com

[ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   [ ] meets the Secretary of the Interior's Standards for Rehabilitation.
   [ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   [ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
   [ ] updates the information on file and does not affect the certification.

Advisory Determinations:

[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 2/25/16
National Park Service Authorized Signature

[ ] NPS conditions or comments attached
1. Property Name: Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

   Name of Historic District: Johnson City Historic District
   □ National Register district  □ certified state or local district  □ potential district

2. Nature of request (check only one box)
   □ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   □ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   □ certification that the building does not contribute to the significance of the above-named district.
   □ preliminary determination for individual listing in the National Register.
   □ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   □ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) □ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner. A copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (3) meets the requirements of 36 CFR § 67.3a(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name: Larry Regan
   Signature: 
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

□ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
□ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
□ does not contribute to the significance of the above-named district.

Preliminary Determinations:
□ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
□ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
□ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
□ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
□ does not appear to qualify as a certified historic structure.

Date: 
National Park Service Authorized Signature

□ NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson
   County: Broome
   State: NY
   Zip: 13790

2. Nature of request (check only one box):
   - Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - Certification that the building does not contribute to the significance of the above-named district.
   - Preliminary determination for individual listing in the National Register.
   - Preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: 
   Date: 06/22/2015

   Applicant Entity: Regan Development Corporation
   SSN or TIN: 13-3589942

   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date: 8/14/15

National Park Service Authorized Signature: [Signature]
1. Property Name  
Sunrise Factory

Street 139 Baldwin Street

City Johnson City  
County Broome  
State NY  
Zip 13790

Name of Historic District: Johnson City Historic District

☑ Part I – Evaluation of Significance submitted?  
Date submitted: June 22, 2015  
Date of certification: July 20, 2015

2. Project Data

Date of building: 1929  
Number of buildings in project: 2

Start date (estimated): 07/01/2016  
Completion date (estimated): 03/31/2018

Estimated rehabilitation costs (QRE): $13,000,000

Floor area before/after rehabilitation: 72,695 sq ft

Use(s) before/after rehabilitation: Unused/Housing

Number of housing units before/after rehabilitation: 0/66

Number of low-moderate income housing units before/after rehabilitation: 0/66

3. Project Contact (if different from applicant)

Name: Larry Regan  
Company: Regan Development

Street: 1055 Saw Mill River Road, Suite 204  
City: Ardsley  
State: NY  
Zip: 10502  
Telephone: (914) 693-6613  
Email Address: larry@reganddevelopment.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of “owner” set forth in 36 CFR § 87.2 (2011), and/or (2) ☑ I am the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objections as noted in a written statement from the owner, a copy of which (if one is attached to this application form and incorporated herein, or has been previously submitted) and (3) meets the requirements of 36 CFR § 87.3(a) (1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate/understand that knowing the willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name: Larry Regan  
Signature:  
Date: 01/15/2016

Applicant Entity: Regan Development  
SSN or TIN: 13-358994

Street: 1055 Saw Mill River Road, Suite 204  
City: Ardsley  
State: NY  
Zip: 10502  
Email Address: larry@reganddevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☒ The rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a “certified historic structure” after rehabilitation work is complete.

☐ The rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

☐ The rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date: 6/13/11

National Park Service Authorized Signature

☐ NPS conditions or comments attached
1. Property name: Sunrise Factory
   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form:
   - includes additional information requested by NPS for an application currently on hold.
   - updates applicant or contact information.
   - amends a previously submitted Part 1 ❌ Part 2 □ Part 3 application.
   - requests an advisory determination that phase ___ of ____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date __________
   - Estimated rehabilitation costs of phase (QRE) __________

   Summarize information here; continue on following page if necessary.

This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partitions plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)
   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State ______
   Zip ___________ Telephone ___________ Email Address ___________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) □ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ❌ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan Signature ___________________________ Date 03/07/2016
   Applicant Entity Regan Development SSN ___________ or TIN 13-358994
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevelopment.com
   □ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
   The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   ❌ meets the Secretary of the Interior's Standards for Rehabilitation.
   □ will meet the Secretary of the Interior’s Standard for Rehabilitation if the attached conditions are met.
   □ does not meet the Secretary of the Interior's Standards for Rehabilitation.
   □ updates the information on file and does not affect the certification.

Advisory Determinations:
   □ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.
   □ NPS conditions or comments attached
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR 03646

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name
   Century Warehouse
   Street 135 Baldwin Street
   City Johnson City
   County Broome
   State NY
   Zip 13790
   Name of Historic District
   Johnson City Historic District
   Listed individually in the National Register of Historic Places; date of listing
   Located in a Registered Historic District; name of district
   Johnson City Historic District
   Date submitted June 22, 2015
   Date of certification July 20, 2015

2. Project Data
   Date of building 1918
   Estimated rehabilitation costs (QRE) $13,000,000
   Number of buildings in project 1
   Floor area before / after rehabilitation 73,916 / 73,916 sq ft
   Start date (estimated) 07/01/2016
   Use(s) before / after rehabilitation Unused / Housing
   Completion date (estimated) 03/31/2018
   Number of housing units before / after rehabilitation 0 / 38
   Number of phases in project 1
   Number of low-moderate income housing units before / after rehabilitation 0 / 38

3. Project Contact (if different from applicant)
   Name Carolyn M. Coppola
   Company Coppola Associates
   Street 201 E. Plank Rd Ste D
   City Naugatuck
   State CT
   Zip 06770
   Telephone 845-561-3559
   Email Address carolyn@coppeo-associates.com

4. Applicant:
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and it meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of facts or representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
   Name Larry Regan
   Signature
   Date 03/11/2016
   Applicant Entity Regan Development
   Street 1055 Saw Mill River Road, Suite 204
   City Ardsley
   State NY
   Zip 10502
   Telephone (914) 691-6613
   Email Address larry@regandev.com
   Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
as amended 3/11/16

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

[ ] the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior’s Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

[ ] the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior’s Standards for Rehabilitation if the attached conditions are met.

[ ] the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior’s Standards for Rehabilitation.

Date
National Park Service Authorized Signature

NPS conditions or comments attached
The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

6/29/16

Date

National Park Service Signature
September 12, 2016

Leo Henry, Chief
Tuscarora Nation
2006 Mt. Hope Road
Lewiston, NY 14092

Re: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Chief Henry:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42. U.S.C. § 5301 et seq.), the Governor’s Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing enclosed project information and inviting this discussion with your Nation to respond to any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposes to provide funding for the rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act of 1966, as amended (54 U.S.C. 302706(b)), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Delaware Nation, Delaware Tribe of Indians, Oneida Indian Nation, Onondaga Nation, Stockbridge-Munsee Community Band of Mohicans, Tuscarora Nation of New York, and the Seneca-Cayuga Nation.

Area of Potential Effect: The Century Sunrise Redevelopment is located at 133-135 Baldwin Street, Village of Johnson City, Broome County, NY (Census Tract 113.01). The Project is a redevelopment of two long time vacant multi-story Endicott Johnson factory that received the Village of Johnson City Planning Board SEQRA approvals (Statement of Findings adopted June 28, 2016) and Site Plan Approvals (June 28,2016). The Proposed Project is located within the historic district of Johnson City. However, as the Proposed Project will keep the current building facades, minimal soil disturbance is anticipated.

Proposed Project Description: The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing
structures. The Proposed Project is not located within a Special Flood Hazard Area, and is outside both the 100-year and 500-year floodplain based on the review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Panel 3600470001B).

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project described herein. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation, please respond within 15 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:
Figure 1: Project Location Map
Figure 2: Project Site Map
Attachment 1: Johnson City Historic District National Register
Attachment 2: Sanborn Maps
Attachment 3: Blue Forms
Attachment 4: Consultation Letters/Response from NYSDOI/NPS

Electronic letter sent to:
Bryan Printup
Nation Rep for Section 106
5226 E Walmore Road, Tuscarora Nation
Lewiston, NY 14092
CENTURY SUNRISE - JOHNSON CITY

Project Site

Figure 2
BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0178
QUAD
SERIES
NEG. NO.

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

YOUR NAME: Jack Glassman
DATE: 22 December 1978

YOUR ADDRESS: West Sibley Hall, Cornell TELEPHONE: 607-256-4331

ORGANIZATION (if any): Cornell University Preservation Planning Workshop

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

IDENTIFICATION
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., East Side; AT PE TRACKS, South Side
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Endicott-Johnson ADDRESS: Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☑ No ☐ Interior accessible: Explain visitors by permit

DESCRIPTION
8. BUILDING MATERIAL:
   a. clapboard ☐ b. stone ☐ c. brick ☑ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM:
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   (if known) c. masonry load bearing walls ☐
   d. metal (explain): Steel supports
   e. other: Fireproof const. w/ brick pilasters
10. CONDITION: a. excellent ☑ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY:
   a. original site ☑ b. moved ☐ if so, when?
   c. list major alterations and dates (if known):
   c. 1925: office added to northwest corner

12. PHOTO:

13. MAP:

   [Map of the location of the building]

HP-1
14. THREATS TO BUILDING:  a. none known [X]  b. zoning [ ]  c. roads [ ]
d. developers [ ]  e. deterioration [ ]
f. other: ________________________________

15. RELATED OUTBUILDINGS AND PROPERTY:
   a. barn [ ]  b. carriage house [ ]  c. garage [X]
d. privy [ ]  e. shed [ ]  f. greenhouse [ ]
g. shop [ ]  h. gardens [ ]
   i. landscape features: ____________________________
   j. other: industrial equipment

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
   a. open land [ ]  b. woodland [ ]
c. scattered buildings [X]
d. densely built-up [ ]  e. commercial [ ]
f. industrial [X]  g. residential [X]
h. other: Railroad track

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
   (Indicate if building or structure is in an historic district)
   The structure is part of the South End and Sunrise Factory Group just
   south of the railroad, near the site of the former Pioneer Factory.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):
   A simple, utilitarian structure, like most other brick E-J factories,
   ornament is restrained and appears as brick corbelling near the cornice.

SIGNIFICANCE
19. DATE OF INITIAL CONSTRUCTION: Pre-1918

ARCHITECT: ____________________________

BUILDER: ____________________________

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
   Listed in the 1918 Ordinances of Johnson City as an E.J. and Co.
   warehouse, the structure became the South End Factory in 1921. Men's unlined
   work shoes were manufactured here.

21. SOURCES: Village of Johnson City Ordinances, 14 January 1918.
    Endicott-Johnson Shoe Co., WE
    History of EJ Factories and Buildings, Your Home Public
    Library librarians, c. 1935.
BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-029
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman     DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University     TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

IDENTIFICATION
1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome     TOWN/CITY: Union     VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St., East Side, at EPT tracks, South Side
4. OWNERSHIP: a. public □ b. private □
5. PRESENT OWNER: Endicott-Johnson     ADDRESS: Main St., Endicott, NY
6. USE: Original: factory     Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes □ No □
   Interior accessible: Exhibitors by permit

DESCRIPTION
8. BUILDING MATERIAL: a. clapboard □ b. stone □ c. brick □
   d. board and batten □ e. cobblestone □ f. shingles □
   g. stucco □ other: ____________
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints □
   b. wood frame with light members □
   (if known) c. masonry load bearing walls □
   d. metal (explain) steel frame
   e. other

10. CONDITION: a. excellent □ b. good □ c. fair □
    d. deteriorated □
11. INTEGRITY: a. original site □ b. moved □ if so, when?
    c. list major alterations and dates (if known):

12. PHOTO:

13. MAP:
14. THREATS TO BUILDING:  
   a. none known ☑  
   b. zoning ☐  
   c. roads ☐  
   d. developers ☐  
   e. deterioration ☐  
   f. other:  

15. RELATED OUTBUILDINGS AND PROPERTY:  
   a. barn ☐  
   b. carriage house ☐  
   c. garage ☑  
   d. privy ☐  
   e. shed ☐  
   f. greenhouse ☐  
   g. shop ☐  
   h. gardens ☐  
   i. landscape features:  
   j. other:  

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
   a. open land ☐  
   b. woodland ☐  
   c. scattered buildings ☑  
   d. densely built-up ☐  
   e. commercial ☐  
   f. industrial ☑  
   g. residential ☑  
   h. other:  

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
   (Indicate if building or structure is in an historic district)  
   (orig. fronted on Grand Ave.)  

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
   reinf. conc. trestle bridge across RR tracks to Jigger  

SIGNIFICANCE  
19. DATE OF INITIAL CONSTRUCTION: 1929  

   ARCHITECT:  
   BUILDER:  

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:  
   A twin factory to the Jigger, the Sunrise Factory illustrated a new grouping idea. Rubber and waterproof shoes were produced here during the summer. It closed down in winter and workers transferred to Jigger to manufacture sports shoes for distribution the next summer.  


22. THEME:
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902  

Re: Johnson City Historic District  
Johnson City, NY  
Broome County  

Dear Mr. Evangelisti:

I am pleased to inform you that the above referenced property was listed August 30, 2011, on the National Register of Historic Places. As you may know, the National Register is the nation’s official list of properties worthy of preservation. Listing on the National Register recognizes the importance of these properties to the history of our country and provides them with a measure of protection. In addition, owners of income producing properties may qualify for federal income tax benefits. Properties owned by municipalities and not-for-profit organizations are eligible to apply for state historic preservation matching grants.

If you would like more information about any of these programs, please contact your field representative, in this case, Kathleen LaFrank, at the New York State Historic Preservation Field Services Bureau or call (518) 237-8643 ext. 3261. Field Services Bureau staff maintains a continuing interest in all registered properties and will be happy to answer any questions you may have.

Sincerely,

Ruth L. Pierpont  
Deputy Commissioner for Historic Preservation
Mr. Frank Evangelisti  
Acting Planning Commissioner  
60 Hawley St.  
Box 1766  
Binghamton, NY 13902

Re: Johnson City Historic District  
Johnson City, NY  
Broome County

Dear Mr. Evangelisti:

We are pleased to inform you that the historic district noted above will be considered by the State Review Board at its next meeting on June 23, 2011, for nomination to the National and State Registers of Historic Places. These Registers are the federal and state governments' official lists of historic properties worthy of preservation. Listing in the Registers provides recognition of our national, state and local heritage and assistance in preserving it. Enclosed is a copy of the criteria under which properties are evaluated for listing.

Listing in the National and State Registers affords properties a measure of protection from the effects of federal and/or state sponsored or assisted projects, provides eligibility for certain federal tax provisions and renders certain properties eligible for federal and state preservation grants. In general, there are no restrictions placed upon private owners of registered properties. The results of listing are explained more fully in the attached fact sheet.

Owners of private properties proposed for listing in the National Register must be given the opportunity to concur in or object to the listing. Each private property owner has one vote regardless of how many properties or what part of a single property that party owns. A notarized objection by the sole owner of a private property will prevent that property from being listed in the National Register. For properties or districts under multiple ownership, a majority of the owners must object in order to prevent the listing. If a property owner wishes to object to a proposed listing, he/she must submit a notarized acknowledgement that he/she is the owner of the property in question and that he/she objects to the proposed National
Register listing. Objections must be submitted before the property is listed.

If a property cannot be listed because of owner objection, the SHPO will submit the nomination to the Keeper of the National Register for a determination of eligibility for listing. Properties formally determined eligible for National Register listing by the Keeper are subject to the same protection from the effects of federally sponsored or assisted projects as are listed properties. There are no provisions in the New York State Historic Preservation Act that allow an owner to prevent listing in the State Register by means of objection.

Pros and cons wish to comment on whether or not the proposed historic district should be nominated to the National and State Registers, please send your comments to the SHPO at the address below. Comments must be received by June 23, 2011, in order to be considered when this property is reviewed by the State Review Board.

A draft copy of the proposed nomination is on file in this office and can be made available to you upon request. For more information, please contact Kathleen LaFrank, Historic Preservation Field Services Bureau, New York State Office of Parks, Recreation and Historic Preservation, Peebles Island, P.O. Box 189, Waterford, New York 12188-0189, (518)237-8643, ext. 3261.

Sincerely,

[Signature]

Ruth L. Pierpont
Acting Deputy Commissioner for Historic Preservation

Enclosure: Fact Sheet
Criteria for Evaluation
Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places?
Administered by the State Historic Preservation Office (SHPO), which is part of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), the registers are the official lists of properties that are significant in history, architecture, engineering, landscape design, archeology and culture within local, state and/or national contexts. More than 80,000 historic properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers?
The registers criteria recognize the value of all aspects of New York's diverse culture. Properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and retain sufficient integrity to illustrate their association with that theme -- specifically, properties must possess integrity of location, design, setting, materials, workmanship, feeling and association. Properties less than 50 years of age, with rare exceptions, are not considered eligible for listing.

What kinds of properties can be included in the registers?
Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts or groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects such as fountains and monuments.

What is a historic district?
A historic district is a group of buildings, structures, and sites related architecturally and/or historically and listed together on the State and National Registers. A district may include any number of properties.

What is the process for listing a property on the registers?
To begin, an application must be submitted to the State Historic Preservation Office for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context and demonstrates how it meets the registers criteria. Once complete, the nomination is reviewed by the New York State Board for Historic Preservation. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers?
Yes. An individual privately owned property cannot be listed over the objection of its owner. A district cannot be listed over the objection of a majority of owners. It is the policy of the SHPO to work closely with nomination sponsors and communities to provide information about the registers program and opportunities for comment.

How long does it take to get a property listed?
In New York State, the length of time required for the preparation and review of an individual nomination proposal typically varies from six to twelve months depending upon the promptness with which a complete nomination form can be prepared. Historic districts often require more time for preparation and public comment.
What are the benefits of being listed on the registers?
The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is of significance to the nation, the state, or the local community.
- Listing raises the community’s awareness and pride in its past.
- Owners of historic commercial and rental properties listed on the National Register may qualify for a preservation tax credit. The Tax Reform Act of 1986 allows a 20 percent tax credit for the substantial rehabilitation of income-producing historic properties. The work performed must meet federal preservation standards.
- Not-for-profit organizations and municipalities that own listed properties are eligible to apply for New York State historic preservation grants. Additional grants are available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property?
Listing on the registers does not interfere with a property owner’s right to remodel, alter, paint, manage, sell, or even demolish a historic property, local zoning or ordinances notwithstanding. If state or federal funds are used or if a state or federal permit is required, proposed alterations will be reviewed by the SHPO staff regardless of listing status.

How can an owner get a State and National Registers plaque to display on his or her building?
The State and National Registers program does not provide plaques. A list of manufacturers is available upon request.

Must owners of listed buildings open their buildings to the public?
No. There is absolutely no requirement to open registers listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes?
Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning?
No. Listing has no direct bearing on any of these local actions.

How do the State and National Registers differ from local landmark designation?
State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local historic landmark ordinances that establish local commissions and review procedures for locally designated properties. These commissions are established and operated independently from the State and National Registers, although the goals are similar -- to protect and preserve properties important in our past.

How does listing protect a building and its surroundings?
The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers?
For more information contact the Field Services Bureau at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nt/.

An Equal Opportunity/Affirmative Action Agency
National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
B. that are associated with the lives of persons significant in our past; or
C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significance within the past 50 years if it is of exceptional importance.
1. Property name
Sunrise Factory

Property address
139 Baldwin Street, Johnson City, NY 13790

2. This form [ ] includes additional information requested by NPS for an application currently on hold.
[ ] updates applicant or contact information.
[ ] amends a previously submitted [X] Part 1 [ ] Part 2 [ ] Part 3 application.
[ ] requests an advisory determination that phase [ ] of [ ] phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date ______
Estimated rehabilitation costs of phase (QRE) ________

Summary information here; continue on following page if necessary.
The previously submitted and approved part 1 omitted an ancillary building on the property of the Sunrise Factory. This building appears to be functionally and historically related to the main building. It should be considered as part of the Sunrise Factory complex that contributes to the Johnson City Historic District.

3. Project Contact (if different from applicant)
Name ____________________________ Company ____________________________
Street ____________________________ City ____________________________ State ______
Zip ______ Telephone ______ Email Address ______

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, or fraud, under certain circumstances, provides for imprisonment of up to 8 years.

Name Larry Regan Signature ______
Applicant Entity Regan Development SSN ______ or TIN 13-3589942
Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevco.com

[ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only
The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
[ ] meets the Secretary of the Interior's Standards for Rehabilitation.
[ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
[ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
[ ] updates the information on file and does not affect the certification.

Advisory Determinations:
[ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date ______ National Park Service Authorized Signature ______

[ ] NPS conditions or comments attached
1. Property Name: Century Warehouse
   Street: 135 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790

2. Nature of request (check only one box)
   - [x] Certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   - [x] Certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   - [ ] Certification that the building does not contribute to the significance of the above-named district.
   - [ ] Preliminary determination for individual listing in the National Register.
   - [ ] Preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   - [ ] Preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [x] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.33(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan
   Signature: __________________________
   Date: 06/22/2015
   Applicant Entity: Regan Development Corporation
   SSN: or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larryregandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part I for the above-named property and has determined that the property:

- [ ] contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- [ ] contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- [ ] does not contribute to the significance of the above-named district.

Preliminary Determinations:

- [ ] appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Office according to the procedures set forth in 36 CFR Part 60.
- [ ] does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- [ ] appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- [ ] appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Office.
- [ ] does not appear to qualify as a certified historic structure.

Date: __________________________
National Park Service Authorized Signature

NPS comments attached
1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City County: Broome State: NY Zip: 13790

Name of Historic District: Johnson City Historic District

   National Register district [X] certified state or local district [ ] potential district [ ]

2. Nature of request (check only one box)
   [X] certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
   [ ] certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
   [ ] certification that the building does not contribute to the significance of the above-named district.
   [ ] preliminary determination for individual listing in the National Register.
   [ ] preliminary determination that a building located within a potential historic district contributes to the significance of the district.
   [ ] preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)
   Name: ___________________________ Company: ___________________________
   Street: __________________________ City: __________________________ State: ________
   Zip: __________________________ Telephone: __________________________ Email Address: __________________________

4. Applicant
   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [X] if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (l) either is attached to this application form and incorporated herein, or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Larry Regan Signature: __________________________ Date: 06/22/2015
   Applicant Entity: Regan Development Corporation SSN or TIN: 13-3589942
   Street: 1055 Saw Mill River Road, Suite 204 City: Ardsley State: NY
   Zip: 10502 Telephone: (914) 693-6613 Email Address: larry@regandevelopment.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

[X] contributes to the significance of the above-named district or National Register property and is a “certified historic structure” for rehabilitation purposes.

[X] contributes to the significance of the above-named district and is a “certified historic structure” for a charitable contribution for conservation purposes.

[X] does not contribute to the significance of the above-named district.

Preliminary Determinations:

[X] appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

[X] does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

[X] appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register if nominated by the State Historic Preservation Officer.

[X] appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation file with the NPS is expanded by the State Historic Preservation Officer.

[X] does not appear to quality as a certified historic structure.

Date: 8/14/15

Karen Bell

National Park Service Authorized Signature
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR-3636

DIVISION FOR
HISTORIC PRESERVATION

1. Property Name: Sunrise Factory
   Street: 139 Baldwin Street
   City: Johnson City
   County: Broome
   State: NY
   Zip: 13790
   Name of Historic District: Johnson City Historic District
   Located in a Registered Historic District, name of district: 
   Listed individually in the National Register of Historic Places; date of listing: 
   Date submitted: June 22, 2015
   Date of certification: July 20, 2015
   Part I – Evaluation of Significance submitted?

2. Project Data
   Date of building: 1929
   Number of buildings in project: 2
   Start date (estimated): 07/01/2016
   Completion date (estimated): 03/31/2018
   Number of phases in project: 1
   Estimated rehabilitation costs (QRE): $13,000,000
   Floor area before / after rehabilitation: 72,695 sq ft
   Use(s) before / after rehabilitation: Unused / Housing
   Number of housing units before / after rehabilitation: 0 / 66
   Number of low-moderate income housing units before / after rehabilitation: 0 / 66

3. Project Contact (if different from applicant)
   Name: 
   Company: 
   Street: 
   City: 
   State: 
   Zip: 
   Telephone: 
   Email Address: 

4. Applicant
   Name: Larry Regan
   Signature: 
   Date: 01/15/2016
   Applicant Entity: Regan Development
   SSN or TIN: 13-358994
   Street: 1055 Saw Mill River Road, Suite 204
   City: Ardsley
   State: NY
   Zip: 10502
   Telephone: (914) 693-6613
   Email Address: larry@regandev.com
   Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date: 
National Park Service Authorized Signature

☐ NPS conditions or comments attached
Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name: Sunrise Factory

   Property address: 139 Baldwin Street, Johnson City, NY 13790

2. This form
   - [ ] Includes additional information requested by NPS for an application currently on hold.
   - [ ] Updates applicant or contact information.
   - [ ] Requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date
   - Estimated rehabilitation costs of phase (QRE)

   Summarize information here; continue on following page if necessary.
   This amendment adds information about the treatment of existing elevator doors and sliding track doors to narrative Number 3. It expands the description of proposed interior partition plans, also in narrative Number 3. It includes revised sketches of masonry opening infill and the former skybridge opening, drawings 2/A10 and 3/A10, described in narrative Numbers 1 and 2. Both the revised application narrative and sketches are attached.

3. Project Contact (if different from applicant)

   Name ___________________________ Company ___________________________
   Street ___________________________ City ___________________________ State ______
   Zip ______ Telephone ____________ Email Address ___________________________

4. Applicant

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) [ ] I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) [ ] If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which is either attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name Larry Regan
   Signature ___________________________
   Agent Entity Regan Development
   SSN ___________ or TIN ____________
   Street 1055 Saw Mill River Road, Suite 204 City Ardsley State NY
   Zip 10502 Telephone (914) 693-6613 Email Address larry@regandevelopment.com
   [ ] Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:
   - [X] meets the Secretary of the Interior's Standards for Rehabilitation.
   - [ ] will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
   - [ ] does not meet the Secretary of the Interior's Standards for Rehabilitation.
   - [ ] updates the information on file and does not affect the certification.

Advisory Determinations:
   - [ ] The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

   [ ] NPS conditions or comments attached

   Date ___________________________
   National Park Service Authorized Signature
1. Property Name  
Century Warehouse

Street 135 Baldwin Street

City Johnson City  County Broome  State NY  Zip 13790

Name of Historic District Johnson City Historic District

☐ Listed individually in the National Register of Historic Places; date of listing

☒ Located in a Registered Historic District; name of district

☐ Part 1 – Evaluation of Significance submitted?

2. Project Data

Date of building 1918  Estimated rehabilitation costs (QRE) $13,000,000

Number of buildings in project 1  Floor area before / after rehabilitation 73,916 / 73,916 sq ft

Start date (estimated) 07/01/2016  Use(s) before / after rehabilitation

Completion date (estimated) 03/31/2018  Number of housing units before / after rehabilitation 0 / 38

Number of phases in project 1  Number of low-moderate income housing units before / after rehabilitation 0 / 38

3. Project Contact (if different from applicant)

Name Carolyn M. Coppola  Company Coppola Associates

Street 6018 N. Plank Rd Ste 101  City Des Moines  State IA  Zip 12550  Telephone 845-561-3559  Email Address c coppola@coppola-associates.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(k)(1) (2011). For purposes of this attestation, the plural shall include the singular whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Larry Regan  Signature

Applicant Entity Regan Development  Date 03/11/2016

Address 1055 Saw Mill River Road, Suite 204  City Ardsley  State NY

Zip 10502  Telephone (914) 693-6613  Email Address larry@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

☐ as amended 3/11/16

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This determination is final.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 11/13/15  National Park Service Authorized Signature

☑ NPS conditions or comments attached
CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Century Warehouse

Property address: 135 Baldwin, Johnson City NY

Project Number: 32640

The rehabilitation of this property as described in the Historic Preservation Certification Application, will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Use of abrasive methods to clean the masonry and remove paint is not approved. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.

The historic garage opening must be retained in its current configuration.

All new information should be submitted with an Amendment Sheet.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

6/29/16 Kasia Park

Date National Park Service Signature Telephone Number
Dear Mary:
I have completed review of the Century Sunrise Redevelopment project. On behalf of Stockbridge Munsee Community I confirm we have no significant cultural resource concerns.

Thank you,
Bonney

Bonney Hartley
Tribal Historic Preservation Officer
Stockbridge-Munsee Mohican Tribal Historic Preservation
New York Office
65 1st Street
Troy, NY 12180
(518) 244-3164
Bonney.Hartley@mohican-nsn.gov
www.mohican-nsn.gov

---

Dear Bonney,

Please see the attached consultation for the above-mentioned project.
A hard copy is being sent today by mail. Please let me know if you have any questions.

Thank you,

Mary Barthelme

Mary Barthelme
Environmental and Historic Preservation Specialist
Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
99 Washington Avenue Suite 1224
Albany, New York 12260
Office: (518) 473-0154
Cell: (646) 706-6748
Mary.Barthelme@stormrecovery.ny.gov
Appendix G – Noise
Here is all the current info I have. Hope it helps

### GREATER BINGHAMTON AIRPORT TRAFFIC RECORD

<table>
<thead>
<tr>
<th></th>
<th>OCTOBER 2013</th>
<th>OCTOBER 2014</th>
<th>% DIFFERENCE</th>
<th>YTD 2013</th>
<th>YTD 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ITINERANT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air Carrier</td>
<td>0</td>
<td>2</td>
<td>100.0%</td>
<td>2</td>
<td>17</td>
</tr>
<tr>
<td>Air Taxi</td>
<td>657</td>
<td>517</td>
<td>-21.3%</td>
<td>6,079</td>
<td>5,257</td>
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<tr>
<td>Gen. Aviation</td>
<td>626</td>
<td>650</td>
<td>3.8%</td>
<td>5,984</td>
<td>5,981</td>
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<tr>
<td>Military</td>
<td>17</td>
<td>8</td>
<td>-52.9%</td>
<td>211</td>
<td>316</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>1,300</td>
<td>1,177</td>
<td>-9.5%</td>
<td>12,276</td>
<td>11,571</td>
</tr>
<tr>
<td><strong>LOCAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civil</td>
<td>394</td>
<td>260</td>
<td>-34.0%</td>
<td>3,312</td>
<td>2,843</td>
</tr>
<tr>
<td>Military</td>
<td>56</td>
<td>0</td>
<td>-100.0%</td>
<td>176</td>
<td>176</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>450</td>
<td>260</td>
<td>-42.2%</td>
<td>3,488</td>
<td>3,019</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>1,750</td>
<td>1,437</td>
<td>-17.9%</td>
<td>15,764</td>
<td>14,590</td>
</tr>
</tbody>
</table>

A/C operations: 46 average/day this month

Commercial: 36.12% Year to date 36.15%
GA: 63.33%
Military: 0.56%

![Aircraft Operations by Type for the Month](image-url)
From: Ryan McGrady [mailto:rmcgrady@quad3.com]
Sent: Monday, November 24, 2014 2:43 PM
To: Pudish, Thomas A.
Subject: Binghamton Ward 1 Noise Data Information Request

Tom,

Thanks for your time and help with this.

Ryan McGrady
Environmental Scientist

Glenmaura Professional Center
72 Glenmaura National Boulevard
Moosic, Pa 18507
- voice - 570-342-5200
- fax - 570-342-5083
- email -rmcgrady@quad3.com
- web - www.quad3.com

Have you seen our new look at www.quad3.com?
June 27, 2016

Keith P. Libolt
Affordable Housing Concepts
15 Steves Lane
Gardiner, NY 12525

Subject: Vestal Industrial Track

Mr. Libolt:

Reference is made concerning your request for rail traffic information for the Vestal Industrial Track that runs adjacent to the Century Sunrise building located near 135 Baldwin Street, Johnson City, NY.

The Vestal Industrial Track is presently out of service and has zero train traffic at this time. That said, Norfolk Southern cannot guarantee any particular future operations on any part of its rail network in light of its federal common carrier obligation and other federal safety and interstate commerce legal requirements.

If you have any questions please contact Nick Fazzolari, telephone 717-541-2166, of this office.

M. D. Gooden
Appendix H – Sole Source Aquifers
October 20, 2016

Ms. Grace Musemeci  
Chief, Environmental Impacts Branch  
U.S. Environmental Protection Agency  
Region II Main Regional Office  
290 Broadway, 25th Floor  
New York, NY 10007

RE: CDBG-DR Funding Application for Village of Johnson City Century Sunrise Redevelopment, Broome County, NY

Dear Ms. Musemeci:

The New York State Governor’s Office of Storm Recovery (GOSR) received a funding application for the Village of Johnson City Century Sunrise Redevelopment project. The proposed project will be located at 135-139 Baldwin Street, Johnson City, NY in Broome County (Census Tract 140; zip code is 13790). The site coordinates are Latitude 42.111449 and Longitude -75.956238.

The project is situated on 2.8 acres and involves the rehabilitation of two long time vacant multi-story brick and masonry industrial buildings formerly occupied by the Endicott-Johnson Corporation. These buildings are contributing buildings to the National Register Listed Johnson City Historic District. The site mainly consists of the abandoned structures bounded by train tracks (no longer utilized).

The project involves the reuse of the former industrial buildings for 104 residential rental units available to individuals and families at multiple income bands, from market rate to affordable rent levels. The rehabilitation and reuse project will include 44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments. The redevelopment will also include a 3,500 square foot multi-level restaurant/café with a unique garden space between the two structures.

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), GOSR is acting under the auspices of New York State Homes and Community Renewal’s Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery (“CDBG-DR”) funds from the United States Department of Housing and Urban Development (“HUD”) and is the entity responsible for compliance with the HUD NEPA environmental review procedures set forth in 24 C.F.R. Part 58. 24 C.F.R. Part 58 requires GOSR to review projects for conformance with the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et seq., and 21 U.S.C. 349) as amended, and Environmental Protection Agency (EPA) regulations pertaining to Sole Source Aquifers found at 40 C.F.R. Part 149.

In accordance with the Memorandum of Understanding (“MOU”) between EPA and HUD dated August 24, 1990, GOSR hereby requests an Initial Screen/Preliminary Review for the Village of Johnson City Century Sunrise Redevelopment Project.
Please review the attached documentation, including Attachment 2.A and 3 to the MOU. Responses can be sent to me via email at Lori.Shirley@nyshcr.org. In accordance with the MOU, a non-response within fifteen days shall constitute a favorable review of the project/activity.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755.

Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures
Attachment 2.A
Attachment 2.B
Attachment 3
Attachment 3 Detailed Responses
ATTACHMENT 2.B

HOUSING/PROJECT INITIAL SCREEN CRITERIA

The following list of criteria questions are to be used as an initial screen to determine which housing projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. (For non-housing projects see Attachment 2.A). If any of the questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements, should also be completed. The application/final statement, this Attachment, Attachment 3, and applicable project information than be forwarded to EPA at the address below.

Any project not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded. Contact EPA if you have any questions.

<table>
<thead>
<tr>
<th>CRITERIA QUESTIONS</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Is the project located within a currently designated or proposed ground water sensitive area such as a Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area etc.? [This information can be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]</td>
<td>☒</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>2. Is the project/activity located within a one half mile radius (2640 feet) of a current or proposed public water supply well or wellfield? [This information can be obtained from the local health department, the State health department or the State environmental agency.]</td>
<td>☒</td>
<td>☑</td>
<td>☐</td>
</tr>
<tr>
<td>3. Is the total impervious surfaces greater than 75 percent?</td>
<td>☑</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>4. Is the project site greater than 30 acres?</td>
<td>☐</td>
<td>☑</td>
<td>☐</td>
</tr>
</tbody>
</table>
5. Will the project include or directly cause (check appropriate items):

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>construction or expansion of water supply facilities greater</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>than 1320 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>construction or expansion of on-site wastewater treatment</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>plants</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>construction or expansion of sewage trunk lines greater</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>than 1320 feet</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>construction or expansion of petroleum trunk lines greater</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>than 1320 feet</td>
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</tbody>
</table>

6. Will the project include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents? (Assurances on construction sites) ☐ ☒ ☐

7. Will the project include bulk storage of petroleum in underground or above ground tanks in excess of 10,000 gallons or permit verification? ☐ ☒ ☐

8. Will the project require a federal or state pollutant discharge elimination permit or modification of an existing permit? ☒ ☐ ☐

This attachment was completed by:

Name: Lori A. Shirley  Telephone number: (518) 474-0755
Title: Deputy Director, Bureau of Environmental Review and Assessment
Date: October 20, 2016
Address: 64 Beaver Street PO BOX 230
New York, NY 1004
ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Where currently available, the information in this Attachment should be provided to the Environmental Protection Agency (see address below) along with the application/final statement; Attachment 2.A, Non-Housing Initial Screen Criteria or Attachment 2.B, Housing Initial Screen Criteria; and any other information which may be pertinent to a Sole Source Aquifer review. Where applicable, indicate the source of your information.

<table>
<thead>
<tr>
<th>I. Project/Activity Location</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

1. Provide the geographic location and total acreage of the project/activity site. Include a site map which identifies the site in relation to the surrounding area. [Examples of maps which can be used include: 1:24,000 or 1:25,000 U.S. Geological Survey quadrangle sheet, Hagstroms Street Map.]

2. If applicable, identify which groundwater sensitive areas (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.) the project/activity is located within or adjacent to. [This information may be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]

<table>
<thead>
<tr>
<th>II. Nature of Project/Activity</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents, etc. Provide the general layout of the project/activity site and site-plan if available.

<table>
<thead>
<tr>
<th>III. Public Water Supply</th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

4. Provide a description of plans to provide water supply.
5. Provide the location of nearby existing or proposed public water supply wells or wellfields within one half mile radius (2640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency. □ ☒

### IV. Wastewater and Sewage Disposal

<table>
<thead>
<tr>
<th></th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by existing public sanitary sewers provide the name of the sewer district.</td>
<td>☒</td>
</tr>
<tr>
<td>7. Provide a description of plans to handle storm water runoff.</td>
<td>☒</td>
</tr>
<tr>
<td>8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc.</td>
<td>□</td>
</tr>
</tbody>
</table>

### V. Use, Storage, Transport of Hazardous or Toxic Materials

(Appplies only to non-housing projects/activities)

<table>
<thead>
<tr>
<th></th>
<th>Enclosed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>9. Identify any products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported, or released as a result of the project not related to construction</td>
<td>□</td>
</tr>
<tr>
<td>10. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.</td>
<td>□</td>
</tr>
<tr>
<td>11. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site</td>
<td>□</td>
</tr>
</tbody>
</table>
This form was completed by:

Name: Lori A. Shirley

Title: Deputy Director, Bureau of Environmental Review and Assessment

Address: Office of Storm Recovery
64 Beaver Street PO BOX 230
New York, NY 10004

Telephone number: (518) 474-0755

Date: October 20, 2016
List of Attachments / Figures

Attachment 3 Detailed Responses
Figure 1: Project Location Map
Figure 2: Project Site Map
Figure 3: Grading and Site Plan
Figure 4: Floodplain Map
Figure 5: NWI Wetlands Map
Figure 6: NYSDEC Freshwater Wetlands Map
Figure 7: FEMA FIRM
Figure 8: SWAP Map
Figure 9: NYS Sole Source Aquifer Map
I. Project/Activity Location

1. Project Location: The Village of Johnson City Century Sunrise Redevelopment project (Proposed Project) will be located at 135 -139 Baldwin Street, Johnson City, NY in Broome County (Census Tract 140; zip code is 13790) (Figure 1). The site coordinates are Latitude 42.111449 and Longitude -75.956238. It is situated on a 2.8 acre parcel with two long time vacant multistory brick and masonry industrial buildings formerly occupied by the Endicott-Johnson Corporation. The site mainly consists of an abandoned area bounded by train tracks and residential buildings.

II. Nature of Project/Activity

3. Project Description: The proposed project involves the construction of 104 residential rental units available to individuals and families at multiple income bands, from market rate to affordable rent levels. The rehabilitation and reuse project will include 44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments. The redevelopment will also include a 3,500 square foot multi-level restaurant/café with a unique garden space between the two structures.

III. Public Water Supply

4. The Century Sunrise Redevelopment project will receive water from the Johnson City Water System located in Johnson City. According to the EA, the capacity of the existing system is adequate to serve the Proposed Project.

IV. Wastewater and Sewage Disposal

6. The Century Sunrise Redevelopment project will tie-into the Binghamton-Johnson City Wastewater Treatment plant. This plant has enough capacity to serve the Proposed Project without needing an expansion to the district, nor a line extension. The Proposed Project would create approximately 20,980 gallons of liquid waste per day (18,480 gallons per day for the residential portion of the project, and 2,500 gallons per day for the commercial portion).

7. Stormwater runoff from the site will be directed to the existing Village of Johnson City storm sewer system.

8. The Stormwater runoff will be directed to the existing Village of Johnson City storm sewer system. The proposed project would include a 0.79 acre net increase in impervious surfaces and new stormwater piping.

V. Use, Storage, Transport of Hazardous or Toxic Materials

9. No hazardous constituents to be used.

10. There will be no underground storage tanks on the site.

11. There will be no aboveground storage tanks on the site.
CENTURY SUNRISE – JOHNSON CITY

Grading and Site Plan

Figure 3
Note: No flood hazard areas were identified in the vicinity of the project site.
C. Fred Johnson Park

Source: USGS Aerials; Freshwater Wetlands, New York State Department of Environmental Conservation, 1999

Project Site

NYSDEC FRESHWATER WETLANDS

CENTURY SUNRISE - JOHNSON CITY

Figure 6
VILLAGE OF JOHNSON CITY, NEW YORK
BROOME COUNTY

PANEL HAI-01

PAGE 1 OF 1 PRINTED

EFFECTIVE DATE:
SEPTEMBER 30, 1977

COMMUNITY NUMBER:
3600478

This is an official copy of a portion of the above referenced flood map. It
was extracted using F-HAI-C. This map does not reflect changes
or amendments which may have been made subsequent to the date on the
title block. For the latest product information about National Flood Insurance
Program flood maps, check the FEMA Flood Map Site at www.floodsmart.gov.
NYS Sole Source Aquifer Map

Source: http://www.dec.ny.gov/lands/36119.html
Ms. Lori A. Shirley
Deputy Director
Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

Dear Ms. Shirley:

This is in response to your October 3, 2016 letter to the U.S. Environmental Protection Agency (EPA) requesting a Sole Source Aquifer review of the proposed “Village of Johnson City Century Sunrise Redevelopment Project” located in the Village of Johnson City, Broome County, New York. The project is to receive funding from the U.S. Department of Housing and Urban Development’s Community Development Block Grant – Disaster Recovery program (CDBG-DR). The project site is located in the Clinton Street Ballpark Aquifer System, designated by the EPA as a Sole Source Aquifer on January 14, 1985 (citation 50 CFR 2025). Therefore, our review has been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The proposed project involves the rehabilitation of two vacant industrial buildings. The two four-story, brick buildings, named the Century and the Sunrise, occupy a 2.8-acre parcel; they are bounded on the west by Baldwin Street and are just north of Pleasant Avenue. The buildings were formerly part of the Endicott-Johnson industrial complex; they will be rehabilitated and converted into 104 residential units: 44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments.

We understand that the redevelopment may also include a restaurant within one of the buildings (not in between the buildings, as originally stated). The area between the buildings is currently a parking area and will remain so in the final development. The project will result in an increase in impervious surface area, since additional parking lots will be installed between the buildings and the abandoned railroad tracks located north of the site. Please see our recommendations below and consider using permeable pavement for the parking areas and access roads, as well as energy- and water-efficient products for the residences. We also encourage environmentally-friendly landscaping and Low Impact Development.
The complex will receive public water from the Johnson City Water System, via ductile iron piping. The service connection(s) to the buildings will be copper, and within the buildings, PEX plastic tubing. Wastewater and stormwater were formerly collected in a 6-inch diameter, ductile iron, combined system that delivered wastewater to the Johnson City wastewater treatment plant. The information provided indicates, however, that the developers are working with the Johnson City Department of Public Works to install separate stormwater and sewer lines on site. We note that the soil that will be excavated in the course of installing this new piping will be stockpiled and tested for contamination by an outside environmental firm, and if contamination is detected, the trench will be backfilled with imported, clean material. The hot water to each unit will be provided by individual natural gas-fired hot water heaters. The space heating for each unit is provided by a ducted, natural gas-powered hot air heater. There will be no fuel storage tanks on site.

Based on the information provided, this project should not pose significant threats to either the aquifer or public health, and therefore satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act. Please be advised that meeting the requirements of 1424(e) does not preclude the need to meet National Environmental Policy Act (NEPA) requirements to address direct, indirect, and cumulative impacts. This review does not constitute a review under Section 309 of the Clean Air Act; EPA therefore reserves the right to review additional environmental documents on this project.

EPA offers the following for your consideration to reduce environmental impacts and to create a more sustainable project.

*Clean Diesel:*
Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:
- Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
- Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.


*Stormwater:*
We emphasize the importance of Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. For further information, please see the following website: [http://water.epa.gov/powaste/green/](http://water.epa.gov/powaste/green/)

---

1 PEX is a cross-linked high density polyethylene.
Encourage cost-efficient, environmentally-friendly landscaping:
There are many benefits to making greener landscaping choices. For additional information, please see the following website: http://www2.epa.gov/greenerproducts/identifying-greener-landscaping-choices

Energy-Efficiency:
Energy-efficient technologies should be incorporated into the residences as well as all aspects of the project. Please see the following website: http://www.energystar.gov

Water conservation and efficiency:
Promote water conservation and efficiency through the use of water efficient products and practices in the residences and other areas. We recommend considering the use of products with the WaterSense label where appropriate. Please refer to the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, and access to the Water Budget Tool at: http://www.epa.gov/watersense/

In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction. Here are some useful links to water conservation information:
http://www.wbdg.org/resources/water_conservation.php
http://www.allianceforwaterefficiency.org/

If you have any questions concerning this matter or would like additional information, please feel free to contact Rajini Ramakrishnan of my staff at (212) 637-3731.

Sincerely yours,

Grace Musumeci, Chief
Environmental Review Section
Appendix I – Approvals
Full Environmental Assessment Form  
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>135-139 Baldwin Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>135-139 Baldwin Street</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>Conversion of existing vacant buildings (Century Building and Sunrise Building) into multiple dwellings and commercial use.</td>
</tr>
<tr>
<td>Total number of apartments is 104, distributed as follows: (44) 1-Bedroom, (56) 2-Bedroom, (4) 3-Bedroom.</td>
<td></td>
</tr>
<tr>
<td>Commercial area is 7,745 square feet, use is to be determined but anticipated to be office or medical office.</td>
<td></td>
</tr>
<tr>
<td>Current application is to revise previously approved parking arrangement to include railroad property.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Larry Regan, Regan Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>(914) 693-6613</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:larry@regandevelopment.com">larry@regandevelopment.com</a></td>
</tr>
<tr>
<td>Address:</td>
<td>1055 Saw Mill River Road, Suite 204</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Ardsley</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>10502</td>
</tr>
</tbody>
</table>

| Project Contact (if not same as sponsor; give name and title/role): | |
| Telephone: | |
| E-Mail: | |

| Address: | |
| City/PO: | |
| State: | |
| Zip Code: | |

| Property Owner (if not same as sponsor): | |
| Telephone: | |
| E-Mail: | |

| Address: | |
| City/PO: | |
| State: | |
| Zip Code: | |
B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
</tbody>
</table>
| b. City, Town or Village Planning Board or Commission | ☑ Yes ☐ No | Site Plan Approval | Original Date - 12/22/15
Revision Date - 06/28/16 |
| c. City Council, Town or Village Zoning Board of Appeals | ☑ Yes ☐ No | Parking Variances (min. # spaces: Code 300-51.3; Location and setback: Code 300-40.13.C) | 11/12/2015 |
| d. Other local agencies | ☑ Yes ☐ No | Village of J.C. Water & Sewer Departments, Village of J.C. Building Permit | 06/29/16 |
| e. County agencies | ☑ Yes ☐ No | | |
| f. Regional agencies | ☑ Yes ☐ No | | |
| g. State agencies | ☑ Yes ☐ No | NYSOPRHP Approval (Part 1 is approved), NYSHCR/HFA Approval & funding; ** | NYSOPRHP - Part 2 - 11/16/2015 +/
NYSHCR/HFA - 10/30/2015 |
| h. Federal agencies | ☑ Yes ☐ No | | |
| i. Coastal Resources. | | **NYS Empire State Development Corporation, Southern Tier Economic Development Council |
  i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | ☑ Yes ☐ No |
  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | ☑ Yes ☐ No |
  iii. Is the project site within a Coastal Erosion Hazard Area? | ☑ Yes ☐ No |

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑ Yes ☐ No
- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other)? ☑ Yes ☐ No
If Yes, identify the plan(s):
Endicott Johnson Industrial Spine Brownfield Opportunity Area, New York State Susquehanna Heritage Area


c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, ☑ Yes ☐ No
or an adopted municipal farmland protection plan?
If Yes, identify the plan(s):
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
   General Commercial

b. Is the use permitted or allowed by a special or conditional use permit?  ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action?  ☐ Yes ☑ No
   i. What is the proposed new zoning for the site?  

C.4. Existing community services.

a. In what school district is the project site located? Johnson City School District

b. What police or other public protection forces serve the project site?
   Johnson City Police Department

c. Which fire protection and emergency medical services serve the project site?
   Johnson City Fire Department, Broome Volunteer Emergency Squad, Union Volunteer Emergency Squad

d. What parks serve the project site?
   Baker St. Park, Boland Park, CFJ Park, Floral Ave. Park, Northside Park, Virginia Ave. Park, Jennison Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential & Commercial

b. a. Total acreage of the site of the proposed action?
   b. Total acreage to be physically disturbed?
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?


c. Is the proposed action an expansion of an existing project or use?  ☐ Yes ☑ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?  % ____________ Units: ____________

   Includes 2.417 acre parcel to be purchased plus leased acreage from Railroad.

d. Is the proposed action a subdivision, or does it include a subdivision?  ☑ Yes ☐ No
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

   ii. Is a cluster/conservation layout proposed?  ☐ Yes ☑ No

   iii. Number of lots proposed?

   iv. Minimum and maximum proposed lot sizes? Minimum ____________ Maximum ____________

e. Will proposed action be constructed in multiple phases?  ☐ Yes ☑ No
   i. If No, anticipated period of construction:  ________ months
   ii. If Yes:
      • Total number of phases anticipated
      • Anticipated commencement date of phase 1 (including demolition)  ________ month ________ year
      • Anticipated completion date of final phase  ________ month ________ year
      • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:  

Page 3 of 13
f. Does the project include new residential uses?  
□ Yes □ No

If Yes, show numbers of units proposed.

<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
<td></td>
<td>104</td>
</tr>
<tr>
<td>At completion of all phases</td>
<td></td>
<td></td>
<td>104</td>
</tr>
</tbody>
</table>


g. Does the proposed action include new non-residential construction (including expansions)?  
□ Yes □ No

If Yes,

i. Total number of structures

ii. Dimensions (in feet) of largest proposed structure: ______height; ______width; and ______ length

iii. Approximate extent of building space to be heated or cooled: __________________square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  
□ Yes □ No

If Yes,

i. Purpose of the impoundment:

ii. If a water impoundment, the principal source of the water: □ Ground water □ Surface water streams □ Other specify:

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: ______ million gallons; surface area: ______ acres

v. Dimensions of the proposed dam or impounding structure: ______ height; ______ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):


D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  
□ Yes □ No

(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging?

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

• Volume (specify tons or cubic yards):

• Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials?  
□ Yes □ No

If yes, describe.

v. What is the total area to be dredged or excavated? ____________________ acres

vi. What is the maximum area to be worked at any one time? ____________________ acres

vii. What would be the maximum depth of excavation or dredging? ____________________ feet

viii. Will the excavation require blasting?  
□ Yes □ No

ix. Summarize site reclamation goals and plan:


b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  
□ Yes □ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):


Page 4 of 13
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?
   If Yes, describe:
   □ Yes □ No

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?
   If Yes:
   - acres of aquatic vegetation proposed to be removed:
   □ Yes □ No
   - expected acreage of aquatic vegetation remaining after project completion:
   □ Yes □ No
   - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
   □ Yes □ No
   - proposed method of plant removal:
   - if chemical/herbicide treatment will be used, specify product(s):
   □ Yes □ No

v. Describe any proposed reclamation/mitigation following disturbance:

---

c. Will the proposed action use, or create a new demand for water?
   □ Yes □ No
   If Yes:
   i. Total anticipated water usage/demand per day: 20,980 gallons/day
   ii. Will the proposed action obtain water from an existing public water supply?
      □ Yes □ No
      If Yes:
      - Name of district or service area: Johnson City Water System
      - Does the existing public water supply have capacity to serve the proposal?
      □ Yes □ No
      - Is the project site in the existing district?
      □ Yes □ No
      - Is expansion of the district needed?
      □ Yes □ No
      - Do existing lines serve the project site?
      □ Yes □ No
   iii. Will line extension within an existing district be necessary to supply the project?
      □ Yes □ No
      If Yes:
      - Describe extensions or capacity expansions proposed to serve this project:
      - Source(s) of supply for the district:
   iv. Is a new water supply district or service area proposed to be formed to serve the project site?
      □ Yes □ No
      If, Yes:
      - Applicant/sponsor for new district:
      - Date application submitted or anticipated:
      - Proposed source(s) of supply for new district:
   v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), maximum pumping capacity:
    _______ gallons/minute.

---

d. Will the proposed action generate liquid wastes?
   □ Yes □ No
   If Yes:
   i. Total anticipated liquid waste generation per day: 20,980 gallons/day
   ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
       Sanitary Wastewater
   iii. Will the proposed action use any existing public wastewater treatment facilities?
      □ Yes □ No
      If Yes:
      - Name of wastewater treatment plant to be used: Binghamton-Johnson City Wastewater Treatment Plant
      - Name of district:
      - Does the existing wastewater treatment plant have capacity to serve the project?
      □ Yes □ No
      - Is the project site in the existing district?
      □ Yes □ No
      - Is expansion of the district needed?
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? □ Yes □ No
If Yes:
• Applicant/sponsor for new district:
• Date application submitted or anticipated:
• What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:
N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? □ Yes □ No
If Yes:
i. How much impervious surface will the project create in relation to total size of project parcel?

_______ Square feet or 0.79 acres (impervious surface) 0.79 acres net increase in impervious

_______ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. New stormwater piping.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Existing Combined Sewer System

• If to surface waters, identify receiving water bodies or wetlands:

• Will stormwater runoff flow to adjacent properties? □ Yes □ No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? □ Yes □ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? □ Yes □ No
If Yes, identify:
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
   Heavy equipment, delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
   (2) 300,000 BTU Boilers for temporary heat during winter

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
   Individual gas furnaces with A/C for finished units

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? □ Yes □ No
If Yes:
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) □ Yes □ No

ii. In addition to emissions as calculated in the application, the project will generate:
   • _________ Tons/year (short tons) of Carbon Dioxide (CO₂)
   • _________ Tons/year (short tons) of Nitrous Oxide (N₂O)
   • _________ Tons/year (short tons) of Perfluorocarbons (PFCs)
   • _________ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
   • _________ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
   • _________ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?
   If Yes:
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?
   If Yes:
   i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
      ☐ Randomly between hours of _______ to _______
   ii. For commercial activities only, projected number of semi-trailer truck trips/day: ______
   iii. Parking spaces: Existing _______ Proposed _______ Net increase/decrease ______
   iv. Does the proposed action include any shared use parking?
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?
vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?
viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?
   If Yes:
   i. Estimate annual electricity demand during operation of the proposed action: _______ kWh/year (commercial area)
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): NYSEG
   iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday: _______ Worst case 6 am - 10 pm
      • Saturday: _______  
      • Sunday: _______  
      • Holidays: _______
   ii. During Operations:
      • Monday - Friday: _______ 24 hours (residential)
      • Saturday: _______  
      • Sunday: _______  
      • Holidays: _______  

To be determined.
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? □ Yes □ No

If yes:
   i. Provide details including sources, time of day and duration:

      Periodic construction activity during construction hours of operation.

   ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? □ Yes □ No

      Describe: ____________________________

n. Will the proposed action have outdoor lighting? □ Yes □ No

   If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

      Lighting will include 15’ and 20’ pole mounted LED downlight fixtures and 15’ wall mounted LED downlight fixtures. Fixtures will be of a historical/classical style.

   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? □ Yes □ No

      Describe: ____________________________

o. Does the proposed action have the potential to produce odors for more than one hour per day? □ Yes □ No

   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:


p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? □ Yes □ No

   If Yes:
   i. Product(s) to be stored ____________________________

   ii. Volume(s) per unit time (e.g., month, year)

   iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? □ Yes □ No

   If Yes:
   i. Describe proposed treatment(s):

      Routine lawn treatments, routine bug treatments in building.


   ii. Will the proposed action use Integrated Pest Management Practices? □ Yes □ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? □ Yes □ No

   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:

      Construction: ____________ 23 tons per month (unit of time) 70-80% of this amount will be recycled

      Operation: ____________ <1 tons per week (unit of time) Commercial use

   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

      Construction: Follow Broome County Recycling Guide.

      Operation: Follow Broome County Recycling Guide.

   iii. Proposed disposal methods/facilities for solid waste generated on-site:

      Construction: ____________ Broome County Landfill.

      Operation: ____________ Broome County Landfill.
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes ☒ No
   If Yes:
   i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):

   ii. Anticipated rate of disposal/processing:
      • __________ Tons/month, if transfer or other non-combustion/thermal treatment, or
      • __________ Tons/hour, if combustion or thermal treatment

   iii. If landfill, anticipated site life: ____________________________ years

   t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? □ Yes ☒ No
   If Yes:
   i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

   ii. Generally describe processes or activities involving hazardous wastes or constituents:

   iii. Specify amount to be handled or generated _____ tons/month
   iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

   v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes ☒ No
   If Yes: provide name and location of facility:

   If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

---

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
   i. Check all uses that occur on, adjoining and near the project site.
      ☑ Urban  ☑ Industrial  ☑ Commercial  □ Residential (suburban)  □ Rural (non-farm)
      □ Forest  □ Agriculture  □ Aquatic  □ Other (specify): ____________________________

   ii. If mix of uses, generally describe:


b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td>2.31</td>
<td>3.10</td>
<td>+ 0.79</td>
</tr>
<tr>
<td>Forested</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
<td>1.53</td>
<td>0.70</td>
<td>- 0.83</td>
</tr>
<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Wetlands (freshwater or tidal)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Describe: ____________________________</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
c. Is the project site presently used by members of the community for public recreation? □ Yes □ No
   i. If Yes: explain: ________________________________________________

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed
   day care centers, or group homes) within 1500 feet of the project site? □ Yes □ No
   If Yes,
   i. Identify Facilities:
      UHS Wilson Medical Center, Family Enrichment Network, St. James Middle School, Handicapped Children's Association, Crescent Academy,
      George F. Johnson Dream Center, Southern Tier AIDS Program

e. Does the project site contain an existing dam? □ Yes □ No
   If Yes:
   i. Dimensions of the dam and impoundment:
      • Dam height: ________________________________ feet
      • Dam length: ________________________________ feet
      • Surface area: ________________________________ acres
      • Volume impounded: ________________________________ gallons OR acre-feet
   ii. Dam's existing hazard classification: ________________________________________________
   iii. Provide date and summarize results of last inspection: ________________________________

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility,
   or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? □ Yes □ No
   If Yes:
   i. Has the facility been formally closed? □ Yes □ No
      • If yes, cite sources/documentation: ________________________________________________
   ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
       ________________________________________________
   iii. Describe any development constraints due to the prior solid waste activities:
       ________________________________________________

     g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin
        property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? □ Yes □ No
        If Yes:
        i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
           ________________________________________________

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any
   remedial actions been conducted at or adjacent to the proposed site? □ Yes □ No
   If Yes:
   i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site
      Remediation database? Check all that apply:
         □ Yes – Spills Incidents database Provide DEC ID number(s): 046513
         □ Yes – Environmental Site Remediation database Provide DEC ID number(s): N/A
         □ Neither database
   ii. If site has been subject of RCRA corrective activities, describe control measures:
       ________________________________________________

   iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No
       If yes, provide DEC ID number(s): C704048

   iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
        046513 - Closed 5/12/2004
        C704048 - Project Certificate of Completion 12/22/2009

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v. Is the project site subject to an institutional control limiting property uses?
   □ Yes □ No
   - If yes, DEC site ID number: ____________________________
   - Describe the type of institutional control (e.g., deed restriction or easement): ____________________________
   - Describe any use limitations: ____________________________
   - Describe any engineering controls: ____________________________
   - Will the project affect the institutional or engineering controls in place? □ Yes □ No
   - Explain: ____________________________

E.2. Natural Resources On or Near Project Site
a. What is the average depth to bedrock on the project site? _______ Unknown feet

b. Are there bedrock outcroppings on the project site? □ Yes □ No
   If Yes, what proportion of the site is comprised of bedrock outcroppings? __________%__

c. Predominant soil type(s) present on project site:
   - (Cv) Cut & Fill, gravelly material 100 %
   - ____________________________ %
   - ____________________________ %

d. What is the average depth to the water table on the project site? Average: _______ 50+/- feet

f. Drainage status of project site soils: □ Well Drained: 100 % of site
   □ Moderately Well Drained: % of site
   □ Poorly Drained: % of site

f. Approximate proportion of proposed action site with slopes:
   □ 0-10%: 90 % of site
   □ 10-15%: 10 % of site
   □ 15% or greater: ___ % of site

g. Are there any unique geologic features on the project site? □ Yes □ No
   If Yes, describe: ____________________________

   h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes □ No
   ii. Do any wetlands or other waterbodies adjoin the project site? □ Yes □ No
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes □ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
      - Streams: Name ____________________________ Classification ____________________________
      - Lakes or Ponds: Name ____________________________ Classification ____________________________
      - Wetlands: Name ____________________________ Approximate Size ____________________________
   v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes □ No
      If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________________

i. Is the project site in a designated Floodway? □ Yes □ No

j. Is the project site in the 100 year Floodplain? □ Yes □ No

k. Is the project site in the 500 year Floodplain? □ Yes □ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes □ No
   i. Name of aquifer: Sole Source Aquifer Names: Clinton Street Ballpark SSA, Principal Aquifer, Primary Aquifer
m. Identify the predominant wildlife species that occupy or use the project site:

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
   If Yes:
   i. Describe the habitat/community (composition, function, and basis for designation):

   ii. Source(s) of description or evaluation:

   iii. Extent of community/habitat:
   - Currently: __________________________ acres
   - Following completion of project as proposed: __________________________ acres
   - Gain or loss (indicate + or -): __________________________ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
   If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
   If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
   i. If Yes: acreage(s) on project site:
   ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
   If Yes:
   i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
   ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

   d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
   If Yes:
   i. CEA name:
   ii. Basis for designation:
   iii. Designating agency and date:
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?
   □ Yes □ No
   i. Nature of historic/archaeological resource: □ Archaeological Site   □ Historic Building or District
   ii. Name: Johnson City Historic District
   iii. Brief description of attributes on which listing is based:
       Historic buildings

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?
   □ Yes □ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?
   □ Yes □ No
   i. Describe possible resource(s):
   ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?
   □ Yes □ No
   i. Identify resource:
   ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):
   iii. Distance between project and resource: ____________ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?
   □ Yes □ No
   i. Identify the name of the river and its designation:
   ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?
      □ Yes □ No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name  Larry Regan, Regan Development
Date  6/28/2010
Signature  [Signature]
Title  Director of Forecasts

By Delta Engineering as representative
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area] No
B.i.ii [Local Waterfront Revitalization Area] No
C.2.b. [Special Planning District] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000’ of DEC Remediation Site] Yes
E.1.h.iii [Within 2,000’ of DEC Remediation Site - DEC ID] C704048
E.2.g [Unique Geologic Features] No
E.2.h.i [Surface Water Features] No
E.2.h.ii [Surface Water Features] No
E.2.h.iii [Surface Water Features] No
E.2.h.v [Impaired Water Bodies] No
E.2.i. [Floodway] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain] Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers] Yes
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>E.2.l.</td>
<td>Aquifer Names</td>
<td>Sole Source Aquifer Names: Clinton Street Ballpark SSA, Principal Aquifer, Primary Aquifer</td>
</tr>
<tr>
<td>E.2.n.</td>
<td>Natural Communities</td>
<td>No</td>
</tr>
<tr>
<td>E.2.o.</td>
<td>Endangered or Threatened Species</td>
<td>No</td>
</tr>
<tr>
<td>E.2.p.</td>
<td>Rare Plants or Animals</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a.</td>
<td>Agricultural District</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c.</td>
<td>National Natural Landmark</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d</td>
<td>Critical Environmental Area</td>
<td>No</td>
</tr>
<tr>
<td>E.3.e.</td>
<td>National Register of Historic Places</td>
<td>Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.3.e.ii</td>
<td>National Register of Historic Places - Name</td>
<td>Johnson City Historic District</td>
</tr>
<tr>
<td>E.3.f.</td>
<td>Archeological Sites</td>
<td>No</td>
</tr>
<tr>
<td>E.3.i.</td>
<td>Designated River Corridor</td>
<td>No</td>
</tr>
</tbody>
</table>
Full Environmental Assessment Form

Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<table>
<thead>
<tr>
<th>1. Impact on Land</th>
<th>☐ NO</th>
<th>☑ YES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) If “Yes”, answer questions a - j. If “No”, move on to Section 2.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relevant Part I Question(s)</td>
<td>No, or small impact may occur</td>
<td>Moderate to large impact may occur</td>
</tr>
<tr>
<td>a. The proposed action may involve construction on land where depth to water table is less than 3 feet.</td>
<td>E2d</td>
<td>☑</td>
</tr>
<tr>
<td>b. The proposed action may involve construction on slopes of 15% or greater.</td>
<td>E2f</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.</td>
<td>E2a</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.</td>
<td>D2a</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may involve construction that continues for more than one year or in multiple phases.</td>
<td>D1e</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).</td>
<td>D2e, D2q</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action is, or may be, located within a Coastal Erosion hazard area.</td>
<td>B1i</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts: ____________________________</td>
<td>☑</td>
<td>☑</td>
</tr>
</tbody>
</table>
2. **Impact on Geological Features**
The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)
*If “Yes”, answer questions a - c. If “No”, move on to Section 3.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Identify the specific land form(s) attached:</td>
<td>E2g</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature:</td>
<td>E3c</td>
<td></td>
</tr>
<tr>
<td>c. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. **Impacts on Surface Water**
The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)
*If “Yes”, answer questions a - l. If “No”, move on to Section 4.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may create a new water body.</td>
<td>D2b, D1h</td>
<td></td>
</tr>
<tr>
<td>b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.</td>
<td>D2b</td>
<td></td>
</tr>
<tr>
<td>c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.</td>
<td>D2a</td>
<td></td>
</tr>
<tr>
<td>d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.</td>
<td>E2h</td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.</td>
<td>D2a, D2h</td>
<td></td>
</tr>
<tr>
<td>f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.</td>
<td>D2c</td>
<td></td>
</tr>
<tr>
<td>g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).</td>
<td>D2d</td>
<td></td>
</tr>
<tr>
<td>h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.</td>
<td>D2e</td>
<td></td>
</tr>
<tr>
<td>i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.</td>
<td>E2h</td>
<td></td>
</tr>
<tr>
<td>j. The proposed action may involve the application of pesticides or herbicides in or around any water body.</td>
<td>D2q, E2h</td>
<td></td>
</tr>
<tr>
<td>k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.</td>
<td>D1a, D2d</td>
<td></td>
</tr>
</tbody>
</table>
4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source:</td>
<td>D2c</td>
<td>☑</td>
</tr>
<tr>
<td>c. The proposed action may allow or result in residential uses in areas without water and sewer services.</td>
<td>D1a, D2c</td>
<td>☑</td>
</tr>
<tr>
<td>d. The proposed action may include or require wastewater discharged to groundwater.</td>
<td>D2d, E2l</td>
<td>☑</td>
</tr>
<tr>
<td>e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.</td>
<td>D2c, E1f, E1g, E1h</td>
<td>☑</td>
</tr>
<tr>
<td>f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.</td>
<td>D2p, E2l</td>
<td>☑</td>
</tr>
<tr>
<td>g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.</td>
<td>E2h, D2q, E2l, D2c</td>
<td>☑</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in development in a designated floodway.</td>
<td>E2i</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in development within a 100 year floodplain.</td>
<td>E2j</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in development within a 500 year floodplain.</td>
<td>E2k</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in, or require, modification of existing drainage patterns.</td>
<td>D2b, D2e</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may change flood water flows that contribute to flooding.</td>
<td>D2b, E2i, E2j, E2k</td>
<td>☐</td>
</tr>
<tr>
<td>f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?</td>
<td>E1e</td>
<td>☐</td>
</tr>
</tbody>
</table>
6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

If “Yes”, answer questions a - f. If “No”, move on to Section 7.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2g</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>D2g</td>
<td>□</td>
<td>□</td>
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<tr>
<td>D2g</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>D2g</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>D2h</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:
   i. More than 1000 tons/year of carbon dioxide (CO₂)
   ii. More than 3.5 tons/year of nitrous oxide (N₂O)
   iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)
   iv. More than .045 tons/year of sulfur hexafluoride (SF₆)
   v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions
   vi. 43 tons/year or more of methane

d2g

d. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.

b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.

d2g

c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU’s per hour.

d2f, d2g

e. Other impacts: ____________________________________________________________

b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.

d2g

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

If “Yes”, answer questions a - j. If “No”, move on to Section 8.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>E2o</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>E2o</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>E2p</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>E2p</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

e2o

b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.

e2o

c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.

e2p

d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.

e2p
e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.  

f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.  

Source:  


g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.  

h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.  

Habitat type & information source:  


i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  

j. Other impacts:  


8. Impact on Agricultural Resources  
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)  

If “Yes”, answer questions a - h. If “No”, move on to Section 9.

<table>
<thead>
<tr>
<th>Relevance</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevanct Part I Question(s)</td>
<td>E2c, E3b</td>
<td>☐</td>
</tr>
<tr>
<td>a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.</td>
<td>E2a, E1b</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.).</td>
<td>E3b</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.</td>
<td>E3b</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.</td>
<td>E3b, E3a</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may disrupt or prevent installation of an agricultural land management system.</td>
<td>E2b</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.</td>
<td>C2c, C3, D2c, D2d</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.</td>
<td>C2c</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other impacts:</td>
<td></td>
<td>☐</td>
</tr>
</tbody>
</table>
9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.</td>
<td>E3h, C2b</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may be visible from publicly accessible vantage points:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>ii. Year round</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. The situation or activity in which viewers are engaged while viewing the proposed action is:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Routine travel by residents, including travel to and from work</td>
<td>E3h, E2q, E1c</td>
<td>□</td>
</tr>
<tr>
<td>ii. Recreational or tourism based activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.</td>
<td>E3h</td>
<td>□</td>
</tr>
<tr>
<td>f. There are similar projects visible within the following distance of the proposed project:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-1/2 mile</td>
<td>D1a, E1a, D1f, D1g</td>
<td>□</td>
</tr>
<tr>
<td>1/2-3 mile</td>
<td></td>
<td></td>
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<tr>
<td>3-5 mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5+ mile</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>□</td>
</tr>
</tbody>
</table>

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I. E.3.e, f and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.</td>
<td>E3e</td>
<td>✓</td>
</tr>
<tr>
<td>b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.</td>
<td>E3f</td>
<td>✓</td>
</tr>
<tr>
<td>c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source:</td>
<td>E3g</td>
<td>✓</td>
</tr>
</tbody>
</table>
d. Other impacts: ____________________________________________________________  

| E3e, E3g, E3f | ☐ | ☐ |
| E3e, E3f, E3g, E1a, E1b, E3e, E3f, E3g, E3h, C2, C3 | ☐ | ☐ |

e. If any of the above (a-d) are answered “Yes”, continue with the following questions to help support conclusions in Part 3:

   i. The proposed action may result in the destruction or alteration of all or part of the site or property.
   
   ii. The proposed action may result in the alteration of the property’s setting or integrity.
   
   iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

(See Part 1. C.2.c, E.1.c., E.2.q.)

*If “Yes”, answer questions a - e. If “No”, go to Section 12.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.</td>
<td>D2e, E1b, E2h, E2m, E2o, E2n, E2p</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in the loss of a current or future recreational resource.</td>
<td>C2a, E1c, C2c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may eliminate open space or recreational resource in an area with few such resources.</td>
<td>C2a, C2c, E1c, E2q</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may result in loss of an area now used informally by the community as an open space resource.</td>
<td>C2c, E1c</td>
<td>☐</td>
</tr>
<tr>
<td>e. Other impacts: ____________________________________________________________</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

*If “Yes”, answer questions a - c. If “No”, go to Section 13.*

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.</td>
<td>E3d</td>
<td>☐</td>
</tr>
<tr>
<td>c. Other impacts: ____________________________________________________________</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
### 13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Projected traffic increase may exceed capacity of existing road network.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action will degrade existing transit access.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action will degrade existing pedestrian or bicycle accommodations.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>e. The proposed action may alter the present pattern of movement of people or goods.</td>
<td>D2j □</td>
<td>□</td>
</tr>
<tr>
<td>f. Other impacts: __________________________________________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>


The proposed action may cause an increase in the use of any form of energy.

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action will require a new, or an upgrade to an existing, substation.</td>
<td>D2k □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.</td>
<td>D1f, D1q, D2k □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.</td>
<td>D2k □</td>
<td>□</td>
</tr>
<tr>
<td>d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.</td>
<td>D1g □</td>
<td>□</td>
</tr>
<tr>
<td>e. Other Impacts: __________________________________________________________</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>

### 15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

<table>
<thead>
<tr>
<th>Relevant Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may produce sound above noise levels established by local regulation.</td>
<td>D2m □</td>
<td>□</td>
</tr>
<tr>
<td>b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.</td>
<td>D2m, E1d □</td>
<td>□</td>
</tr>
<tr>
<td>c. The proposed action may result in routine odors for more than one hour per day.</td>
<td>D2o □</td>
<td>□</td>
</tr>
</tbody>
</table>
d. The proposed action may result in light shining onto adjoining properties.  

| D2n | ☑ | ☐ |

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.  

| D2n, E1a | ☑ | ☐ |

f. Other impacts: During construction, approx. 24 months, there will be a temporary increase in levels of ambient noise. Outdoor construction will last approx. 3 months.  

| | ☑ | ☐ |

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  

*If “Yes”, answer questions a - m. If “No”, go to Section 17.*

<table>
<thead>
<tr>
<th>Relevan Part I Question(s)</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.</td>
<td>E1d</td>
<td>☐</td>
</tr>
<tr>
<td>b. The site of the proposed action is currently undergoing remediation.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.</td>
<td>E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.</td>
<td>D2t</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action involves construction or modification of a solid waste management facility.</td>
<td>D2q, E1f</td>
<td>☐</td>
</tr>
<tr>
<td>h. The proposed action may result in the unearthing of solid or hazardous waste.</td>
<td>D2q, E1f</td>
<td>☐</td>
</tr>
<tr>
<td>i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.</td>
<td>D2r, D2s</td>
<td>☐</td>
</tr>
<tr>
<td>j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.</td>
<td>E1f, E1g, E1h</td>
<td>☐</td>
</tr>
<tr>
<td>k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.</td>
<td>E1f, E1g</td>
<td>☐</td>
</tr>
<tr>
<td>l. The proposed action may result in the release of contaminated leachate from the project site.</td>
<td>D2s, E1f, D2r</td>
<td>☐</td>
</tr>
<tr>
<td>m. Other impacts: __________________________</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.)

*If “Yes”, answer questions a - h. If “No”, go to Section 18.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).</td>
<td>C2, C3, D1a, D1b, E1a, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.</td>
<td>C2</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action is inconsistent with local land use plans or zoning regulations.</td>
<td>C2, C2, C3</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action is inconsistent with any County plans, or other regional land use plans.</td>
<td>C2, C2</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.</td>
<td>C3, D1c, D1d, D1f, D1d, E1b</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.</td>
<td>C4, D2c, D2d, D2f, D2j</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action).</td>
<td>C2a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>h. Other:</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

### 18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3)

*If “Yes”, answer questions a - g. If “No”, proceed to Part 3.*

<table>
<thead>
<tr>
<th>Question</th>
<th>Relevant Part I Question(s)</th>
<th>No, small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.</td>
<td>E3e, E3f, E3g</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)</td>
<td>C4</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.</td>
<td>C2, C3, D1f, D1g, E1a</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.</td>
<td>C2, E3</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>e. The proposed action is inconsistent with the predominant architectural scale and character.</td>
<td>C2, C3</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>f. Proposed action is inconsistent with the character of the existing natural landscape.</td>
<td>C2, C3, E1a, E1b, E2g, E2h</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>g. Other impacts:</td>
<td></td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:
- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact.
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

This evaluation primarily pertains to the plan to adapt and reuse two former warehouse buildings on 135-139 Baldwin Street. The original Full EAF was given a Negative Declaration by the Village of Johnson City Planning Board on November 30, 2015. Since that time, the project has had a slight revision to the parking arrangement. Rather than leasing space from the Islamic Organization of the Southern Tier, located directly south of the project area, the developer has been able to satisfactorily lease property from the Norfolk-Southern Railroad to the north/northwest of the property.

In order to evaluate the potential environmental impacts of the project Part 1 of the Full EAF was reviewed in order to complete Part 2, and the following comments pertain to "Yes" conclusions reached in Part 2:

1. Impact on Land: Yes, the project may involve construction or alteration of the land, although the action may continue for up to 24 months, the buildings are existing and most of the renovation will be interior. Exterior site-work will only take approximately 3 months, therefore the impact is minimal.

4. Impacts on Groundwater: Pesticides will be applied. This area is in the Wellhead Protection Zone and therefore no more than 25 gals. or 220 lbs. may be stored on site per month. In fact, pesticides will not be stored on site; and routine treatments will be contracted out.

10. Impact on Historic and Archeological Resources: The project will preserve as much as possible the historic nature of the buildings and site.

14. Impact on Energy: The developer anticipates using 200,000 kWh/year, which is less than one-tenth the 2,500,000 kWh/year noted on the EAF as a more significant impact.

15. Impacts on Noise, Odor, and Light: Although Part 1 of the EAF indicated that construction may extend from 6am to 10pm as a worst case scenario, the developer plans and is agreeable to limiting outdoor construction activity to the hours of 7am to 8pm due to the proximity of residents to the south.

All potential negative impacts to the environment have been evaluated and found to not be significant impacts, and in fact, the project may actually improve the environment by reusing large vacant warehouse structures for a mix of primarily affordable residential and secondary commercial/office uses.

---

**Determination of Significance - Type 1 and Unlisted Actions**

| SEQR Status: | ☑ Type 1 | ☐ Unlisted |
| Identify portions of EAF completed for this Project: | ☑ Part 1 | ☑ Part 2 | ☑ Part 3 |
Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the [Redacted] as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 135-139 Baldwin Street Adaptive Reuse

Name of Lead Agency: Village of Johnson City Planning Board

Name of Responsible Officer in Lead Agency: Gerald E. Putman

Title of Responsible Officer: Chairman, Village of Johnson City Planning Board

Signature of Responsible Officer in Lead Agency: [Signature]

Date: June 28, 2016

Signature of Preparer (if different from Responsible Officer): [Signature]

Date: June 28, 2016

For Further Information:

Contact Person: Robert A. Bennett, P.E., Director of Public Services

Address: 243 Main Street, Johnson City Village Hall, Johnson City, NY 13790

Telephone Number: 607-797-3031

E-mail: jcdops@stny.rr.com

For Type I Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of) Other involved agencies (if any) Applicant (if any) Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html
Larry Regan, President
Regan Development Corporation
1055 Saw Mill River Rd., Suite 204
Ardsley, NY 10502

Re: Site Plan Review: Regan Development
    135-139 Baldwin Street Site Development
    Tax Map # 143.73-1-1

June 30, 2016

Dear Mr. Regan:

The Planning Board of the Village of Johnson City reviewed the revised parking plan accompanying your application for the adaptive re-use of a former factory building and a former warehouse building at 135-139 Baldwin Street into 105 residential units and 7,745 square feet of potential commercial or office space, originally approved by the Planning Board on December 15, 2015. As the project includes additional property, on June 28, 2016, the Planning Board made a Negative Declaration under SEQRA, and approved the revised site plan with the following stipulations:

1. No building permits shall be issued until all leases required for parking have been reviewed and approved by the Village Attorney.

2. Proposed stormwater quality and erosion control measures shall be provided and approved by the Village Engineer prior to the issuance of any building permit.

3. Per Public Works and Water, the developer-owner should consider separating the stormwater and the sanitary sewer if the Village can separate the sewers in Baldwin Street. If the main is separated, the site stormwater shall be connected to the Village's storm system.

4. The site plan shall be revised as follows: the curb and sidewalk need to be extended from the end of the existing curb south, to as close to the railroad tracks as is allowed, with detectable warning units in the sidewalk at the railroad tracks.

5. The site plan shall be revised as follows: the sidewalk and crosswalk shall be added to direct those using the proposed parking to the complex.
6. The site plan shall be revised as follows: a "No Parking" sign shall be placed at the west end turn-a-round of the railroad parking area.

7. Per Code Enforcement, the developer-owner shall use licensed contractors and apply for appropriate building permits.

8. A Knox box shall be provided for each of the two buildings.

9. Outdoor construction activity shall be limited to the hours of 7am to 8pm to minimize the impact to these area residents.

10. All proposed signage shall be submitted to the Code Enforcement Officer for review and approval prior to installation.

11. If any new outdoor lighting is proposed in the future, the developer-owner shall first submit a lighting plan to the Code Enforcement Officer for review and approval.

12. All new striping of any parking lot shall conform to the Property Maintenance code of NYS and include the new accessibility symbol.

13. The dumpster enclosure shall be maintained at all times. Per Code 300-54.6, dumpsters shall be screened from view with either a wall, a solid fence or a combination of fencing and evergreens creating a solid visual barrier to a height of at least five feet above grade. Cut sheets for the dumpster enclosure shall be submitted to the Planning Review Team prior to installation.

14. Should the existing fencing be removed by the property owner to the north of the railroad, the owner-developer of 135-138 Baldwin Street shall add fencing along the north side of the parking lots on railroad property, with railroad approval, following consultation with Planning staff.

15. Landscaping shall be completed according to the landscaping plan by October 30, 2018. Landscaping shall be added to the parking lot islands in the railroad parking lot to the northwest of the buildings. That landscaping shall be either no higher than two-feet, or trees whose lowest limbs are no less than ten feet from the ground, in order to not obstruct visibility.

16. The landscaping plan shall be maintained at all times. Should plants die or weaken substantially, they shall be replaced. Should the property owner wish to change types of plantings, a new landscaping plan shall be submitted to the Planning Department for review and approval prior to the change of plants, and shall follow the spirit of Article 54, Landscaping, Screening and Buffering Regulations.
17. If any approved site improvements are not complete prior to the request for a Certificate of Compliance, the Building Official may issue a Temporary Certificate of Compliance, and the applicant shall provide a performance bond, or other form of guarantee approved by the Village Attorney for the cost of site improvements not completed. The bond shall be posted to the Village Board of Trustees prior to the issuance of the temporary or permanent Certificate of Occupancy. The bond shall cover a period of one (1) year.

18. Site plan approval shall be valid for two years, unless substantial improvements have been made pursuant to the approved site plan and a valid building permit. The applicant may request an extension of site plan approval from the Planning Board.

19. The development of the site shall conform to all details noted on the approved site plan. Any proposed minor changes shall first be submitted to the Planning Review Team.

20. The developer-owner shall be required to acknowledge all of the above conditions, in writing, prior to the issuance of a Building Permit. The developer-owner agrees to construct the project in accordance with the site plan approved by the Planning Board. Should the developer-owner change the site plan approved by the Planning Board, even if by petition to the Village’s Zoning Board of Appeals, the site plan approval will become null and void and the applicant must resubmit a new site plan to the Village of Johnson City Planning Board.

Please review this Letter of Approval, sign below to certify that you understand and agree to the stipulations, and return it to Diane Busko at the Village of Johnson City. If you have any questions, please do not hesitate to contact me at (607) 786-2926.

Most sincerely,

[Signature]
Marina A. Lane
Senior Planner

I, ________________________________, do hereby agree to adhere to all the conditions described in this Letter of Approval.

_________________________  _______________________
Signature                           Date
Letter of Site Plan Approval - Regan Development…

cc: S. Campbell, Esq., Hinman, Howard & Kattell
J. Stafford, P.E.; Delta Engineering
D. Golazeski, DCPW Codes & Ordinances
R. Bennett, Director of Public Services
D. Busko, Village Deputy Clerk
P. Nelson, Director of Planning, Town of Union, for the Village
J. Jacobs, Attorney for the Village
L. Zier, Sr. Planner; Broome County Case # 239-2016-071 (2015-151)
135-139 BALDWIN STREET SITE DEVELOPMENT

JOHNSON CITY, NEW YORK 13790
DELTA PROJECT NO. 2015.194.001
OCTOBER 20, 2015
PRELIMINARY SITE PLAN SUBMISSION

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<td>C-011 EXISTING SITE PLAN</td>
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<td></td>
<td>C-021 SITE PLAN</td>
</tr>
<tr>
<td></td>
<td>C-022 SITE GRADING AND UTILITY PLAN</td>
</tr>
<tr>
<td></td>
<td>C-301 SITE DETAILS</td>
</tr>
</tbody>
</table>

ARCHITECT/ENGINEER

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
860 Hooper Road
Endwell, New York 13760
Tel: 607.231.6600
Fax: 607.231.6650
Email: mail@delta-eas.com
Web: www.delta-eas.com

OWNER

AFFORDABLE HOUSING CONCEPTS
15 STEVES LANE
CARDINER, NEW YORK 12525

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J.C. Planning Board

TS
September 1, 2016

Mr. Keith Libolt
Affordable Housing Concepts
15 Steves Lane
Gardiner, NY 12525

RE: 135-139 Baldwin St. Site Development
Johnson City, New York
Project No: 2016.080.001

Dear Mr. Libolt:

This letter is to inform you that the Storm Water Pollution Prevention Plan (SWPPP) associated with the above-referenced project has been completed and is currently being reviewed by Mr. Bob Bennett of the Village of Johnson City, as the Municipal Separate Storm Sewer System (MS4) coordinator. Upon his approval, the Notice of Intent (NOI) will be submitted to the New York State Department of Environmental Conservation (NYSDEC) in order to obtain coverage under the State Pollutant Discharge Elimination System (SPDES) General Permit for storm water discharge associated with construction activity (GP-0-15-002).

Please contact me directly if you have any questions or require additional information.

Respectfully,

DELTA ENGINEERS, ARCHITECTS, & LAND SURVEYORS, P.C.

[Signature]

Aaron P. Falkenmeyer, PE
Project Manager
Appendix J – Commitments
September 1, 2016

Century Sunrise Redevelopment  
C/o Regan Development  
1055 Saw Mill River Road  
Ardsley, NY 10502  

RE: 135-139 Baldwin Street, Johnson City  
Century & Sunrise – 104 units in two buildings

Dear Larry:

The Energy Conservation Construction Code of NYS and Green Building criteria for this project are addressed in the construction drawings and specifications as follows:

- The project is fully exempt from the Energy Code due to its qualification as a historic rehabilitation. The exterior envelope has been designed to be as energy efficient as possible without affecting the historic nature of the buildings.
- The mechanical equipment, electrical fixtures, appliances, etc are all new, and have been designed to be energy efficient and Energy Star rated, per all current codes and Green Building Criteria.
- Plumbing fixtures are all new and will be water conserving, or Water Sense rated, per all current codes and Green Building criteria.
- Passive radon depressurization systems are proposed for both buildings.
- Pest control will be achieved through the isolation of apartments. All wall penetrations and edges will be caulked, sealed, etc to provide full separation of adjacent units.

Should you have any further questions, please do not hesitate to call.

Sincerely,

A.J. Coppola, R.A.  
LEED AP BD+C  
Principal  
Coppola Associates

cc: Affordable Housing Concepts
Ms. Laure Wassen  
Planner/Environmental Scientist  
AKRF, Inc.  
34 South Broadway, Suite 401  
White Plains, NY 10601

Dear Ms. Wassen:

Based upon anticipated enrollment data for Johnson City Central School District, the district will be able to accommodate an additional 40 students that are projected to reside at the Regan Development properties at 135-139 Baldwin Street in Johnson City, NY.

If I can be of further assistance, please contact me at mroland@jcschools.stier.org or 607.763.1230.

Sincerely,

Mary Kay Roland  
Superintendent of Schools

jd
August 5, 2016

Dear Mr. Libolt,

Thank you for the opportunity to bid your projects in the Southern Tier region on New York. Based on our communications, this letter is to confirm that Taylor Garbage Service, Inc. can haul and provide services for C&D, environmental waste and recycling. Waste and recycling will be accepted by and delivered (based on the type of material) by Taylor Garbage Service, Inc. to Southern Tier Recyclers in Apalachin, New York and the Broome County Landfill located in Binghamton, New York.

Taylor Garbage Service Inc. has been in the waste and recycling business for the past 38 years. We are a family-owned company that has worked and lived in the area our entire lives. We currently operate three waste transfer stations and a state-of-the-art no sort recycling center. We are known for going the extra mile for our customers and providing prompt, courteous service. We have over 13,000 residential trash customers and 3,000 commercial and roll-off customers. In addition, we currently hold a county wide recycling pickup service for Tioga County of approximately 20,000 curbside pickups weekly.

We are currently LEED-certified; we have permits to haul hazardous waste to various locations located statewide. Our prices are extremely competitive and we look forward to adding you to our family of satisfied customers.

Please let me know if you have any questions or additional needs. We look forward to serving your needs soon.

Thank you!

Best Regards,

Jared Taylor, General Manager
Taylor Garbage Service, Inc.
3104 Old Vestal Road
Vestal, NY 13850
(607) 797-5277
jared@taylorgarbage.com
To: Keith H. Libolt – American Housing Concepts  
From: Michael A. Caruso – Electric Field Planner – Power Quality, NYSEG  
Date: August 4, 2016  
Subject: Electric Availability at 135 – 139 Baldwin Street, Johnson City, NY  
Affordable Housing Concepts Project – Century Building & Sunrise Building  
NYSEG Service Notification Number 10300194894

NYSEG (the “Company”) received a request for electric service at the location(s) referenced above. Based upon an engineering analysis of the existing electric distribution system, the Company has capacity to serve the above address at this time subject to the following:

- Total connected peak load information provided by the customer of 1182 kVA.  
  (617 kVA – Century Building (135 Baldwin Street))  
  (565 kVA – Sunrise Building (139 Baldwin Street))

- The Company’s ability to serve this load may be impacted by changes in your project’s electric load and NYSEG’s change in available system capacity between the date of this letter and the request for installation of your service.

This letter is intended to address electric capacity capability only, and does not address costs you may be required to pay for electric service under the Company’s tariff(s) and applicable laws and regulations. As your project progresses, the Company urges you to remain in contact with us regarding project schedule, our ability to serve, and any modifications to proposed load.

In future correspondence, please include the Service Notification number noted above. NYSEG’s tariff (Public Service Commission 119) contain terms regarding line extensions and installation of electric facilities.

Please contact me at 607-762-5683 or macaruso@nyseg.com with any questions.

Regards,

Michael A Caruso
Electric Field Planner – Power Quality
July 7, 2016

Century Sunrise Redevelopment
C/o Regan Development
1055 Saw Mill River Road
Ardsley, NY 10502

RE: 135-139 Baldwin Street, Johnson City
Century & Sunrise – 104 units in two buildings

Dear Larry:

This letter will serve as evidence on behalf of the owner that water, sewer, gas, cable, and telephone are present on the Century-Sunrise redevelopment site and that, after further investigation, all of these services are active and available for the use on the new project.

Should you have any further questions, please do not hesitate to call.

Sincerely,

A.J. Coppola, R.A.
LEED AP BD+C
Principal
Coppola Associates

cc: Affordable Housing Concepts
Dear Mr. Libolt,

Thank you for the opportunity to bid your projects in the Southern Tier region on New York. Based on our communications, this letter is to confirm that Taylor Garbage Service, Inc. can haul and provide services for C&D, environmental waste and recycling. Waste and recycling will be accepted by and delivered (based on the type of material) by Taylor Garbage Service, Inc. to Southern Tier Recyclers in Apalachin, New York and the Broome County Landfill located in Binghamton, New York.

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We are currently LEED-certified; we have permits to haul hazardous waste to various locations located statewide. Our prices are extremely competitive and we look forward to adding you to our family of satisfied customers.

Please let me know if you have any questions or additional needs. We look forward to serving your needs soon.

Thank you!

Best Regards,

Jared Taylor, General Manager
Taylor Garbage Service, Inc.
3104 Old Vestal Road
Vestal, NY 13850
(607) 797-5277
jared@taylorgarbage.com
September 12, 2016

Executive Director Matthew Fellows
Union Volunteer Emergency Medical Services
8S. Avenue B
Endwell, NY 13760

Request for Information Regarding Century Sunrise Development in Johnson City, NY

Dear Mr. Fellows:

The NYS Governor’s Office of Storm Recovery (GOSR) is conducting a National Environmental Policy Act (NEPA) environmental review of The Century Sunrise Redevelopment located on 2.38 acres at 135 and 139 Baldwin Street, Johnson City, NY in furtherance of project funding. The Proposed project consists of substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures.

The Proposed project received Site Plan and State Environmental Quality Review Act (SEQRA) approvals from the Village of Johnson City in November 2015 and received Site Plan Amendment Approval on June 28, 2016 to accommodate changes in the proposed parking plan. We understand from the Village Planner that during the SEQRA review, various emergency services providers confirmed verbally that adequate services would be available to serve the project site. As part of our NEPA review, we are required to confirm that the Union Volunteer Emergency Medical Services would be able to serve the project site. Ingress would be through Baldwin Street and egress through Willow Street.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or (646) 417-4660 or via email at Lori.Shirley@nyshcr.org.
Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor’s Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

Enclosures:
Attachment 1: Project Location Map
Attachment 2: Project Site Map
Figure 2

Project Site

CENTURY SUNRISE - JOHNSON CITY

Source: USGS Aerials

0 1,000 FEET
September 12, 2016

Chief Myron Jacyna
Johnson City Fire Department
330 Harry L. Drive
Johnson City, NY 13790

Re: Request for Information Regarding Century Sunrise Development in Johnson City, NY

Dear Chief Jacyna:

The NYS Governor’s Office of Storm Recovery (GOSR) is conducting a National Environmental Policy Act (NEPA) environmental review of *The Century Sunrise Redevelopment* located on 2.38 acres at 135 and 139 Baldwin Street, Johnson City, NY in furtherance of project funding. The Proposed Project consists of substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures.

The Proposed Project received Site Plan and State Environmental Quality Review Act (SEQRA) approvals from the Village of Johnson City in November 2015 and received Site Plan Amendment Approval on June 28, 2016 to accommodate changes in the proposed parking plan. We understand from the Village Planner that during the SEQRA review, the Fire Department confirmed verbally that adequate services would be available to serve the project site. As part of our NEPA review, we are required to confirm that the Johnson City Fire Department would be able to serve the project site. Ingress would be through Baldwin Street and egress through Willow Street.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or (646) 417-4660 or via email at Lori.Shirley@nyshcr.org.
Thank you for your time and consideration.

Sincerely,

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor’s Office of Storm Recovery  
New York State Homes & Community Renewal

Enclosures:  
Attachment 1: Project Location Map  
Attachment 2: Project Site Map
CENTURY SUNRISE - JOHNSON CITY

Figure 2

Project Site

Source: USGS Aerials
September 12, 2016

Chief Brent G. Dodge
Johnson City Police Department
George Korutz Justice Building
31 Avenue C
Johnson City, NY 13790

Re: Request for Information Regarding Century Sunrise Development in Johnson City, NY

Dear Chief Dodge:

The NYS Governor’s Office of Storm Recovery (GOSR) is conducting a National Environmental Policy Act (NEPA) environmental review of The Century Sunrise Redevelopment located on 2.38 acres at 135 and 139 Baldwin Street, Johnson City, NY in furtherance of project funding. The Proposed Project consists of the substantial rehabilitation of two long time vacant Endicott Johnson multi-story factory buildings. The redevelopment will include 104 apartment units (44 one-bedroom, 56 two-bedroom, and 4 three-bedroom apartments), as well as a 3,500 square foot multi-level restaurant and café with a garden space between the two existing structures.

The Proposed Project received Site Plan and State Environmental Quality Review Act (SEQRA) approvals from the Village of Johnson City in November 2015 and received a Site Plan Amendment on June 28, 2016 to accommodate a change in the proposed parking plan. We understand from the Village Planner that during SEQRA review, the Police Department confirmed verbally that adequate services would be available to serve the project site. As part of our NEPA review, we are required to confirm that the Johnson City Police Department would be able to serve the project site. Ingress would be through Baldwin Street and egress through Willow Street.

If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or (646) 417-4660 or via email at Lori.Shirley@nyshcr.org.
Thank you for your time and consideration.

Sincerely,

Lori A. Shirley  
Deputy Director, Bureau of Environmental Review and Assessment  
Governor’s Office of Storm Recovery  
New York State Homes & Community Renewal

Enclosures:  
Attachment 1: Project Location Map  
Attachment 2: Project Site Map
Figure 1

Project Location Map

CENTURY SUNRISE - JOHNSON CITY
Figure 2
Project Site

CENTURY SUNRISE - JOHNSON CITY

Source: USGS Aerials