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

Environmental Assessment

Prepared by Tetra Tech Inc.

1999 Harrison Street, Suite 500

Oakland, CA 94612

New York State Homes and Community Renewal

Governor's Office of Storm Recovery

38-40 State Street

Albany, NY 12207

November 10, 2016

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

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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)

Environmental Finding:	**X** Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.
	☐Finding of Significant Impact - The project may significantly affect the quality of the human environment.
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

Signature of Certifying Officer

November 10, 2016

Date

Lori A. Shirley
GOSR Certifying Officer

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:

- ☒ 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

Lori A Shirley

Signature of Certifying Officer

November 10, 2016

Date

Lori A. Shirley
GOSR Certifying Officer

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 are 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.

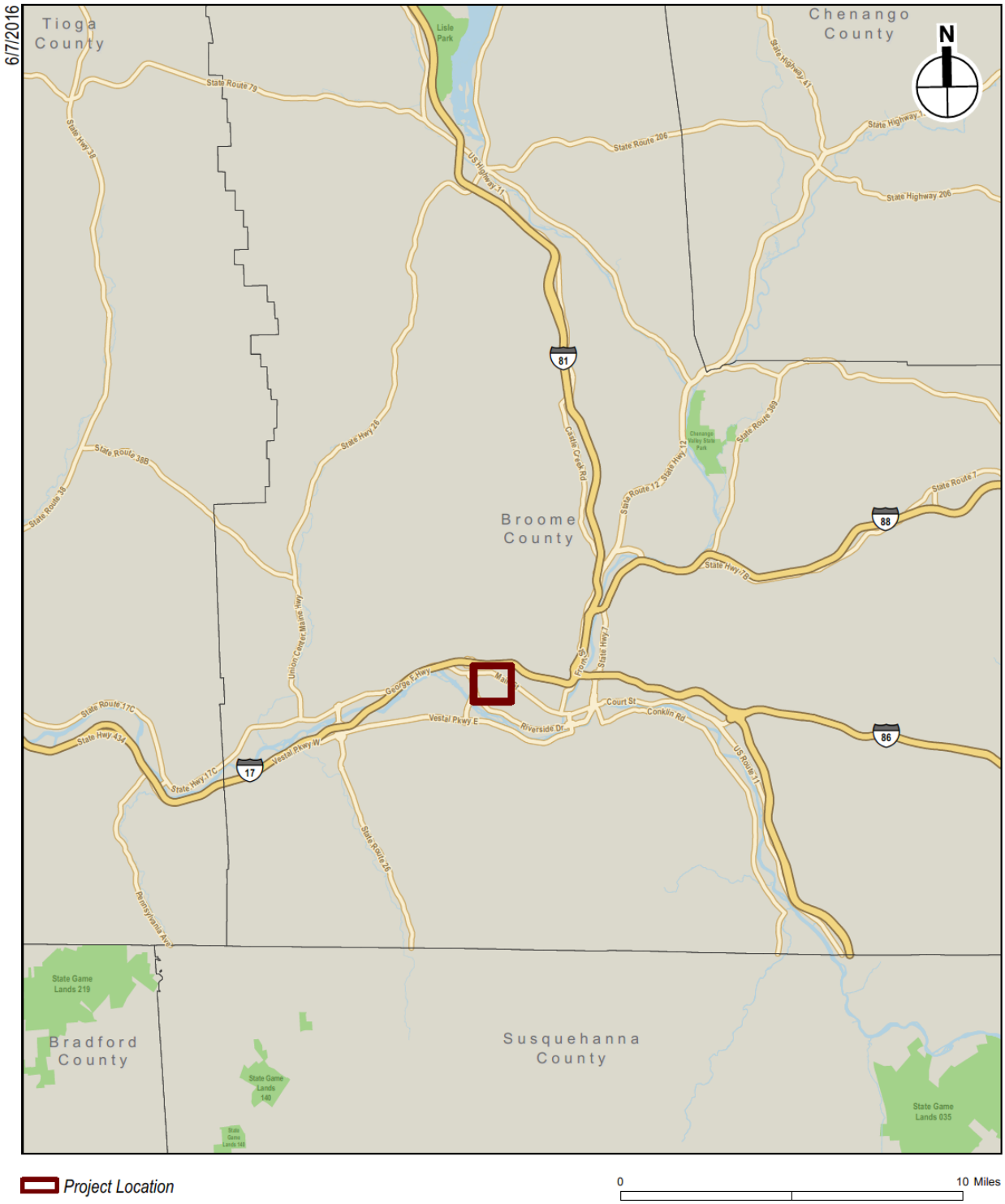


Figure 1. Location of Proposed Project

Figure 2. Aerial View of Project Site

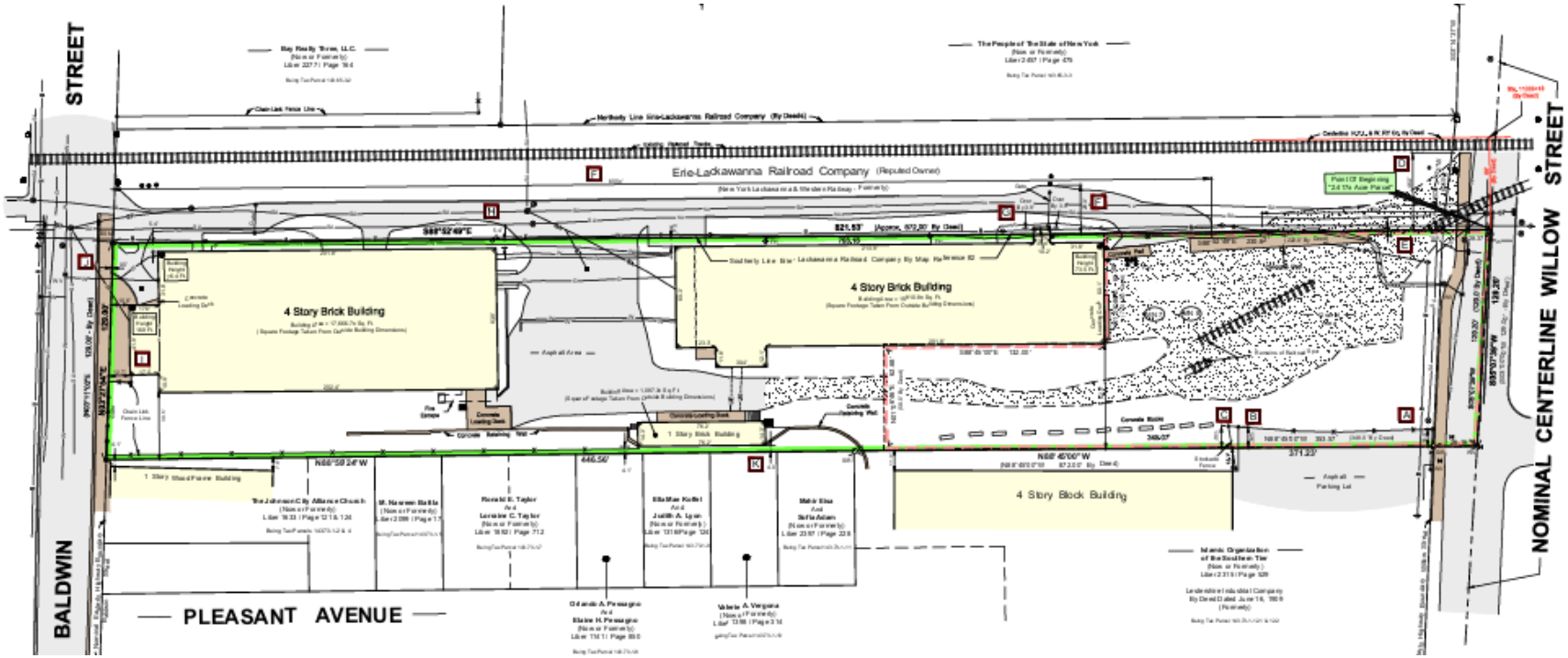


Figure 3. Current Site Plan

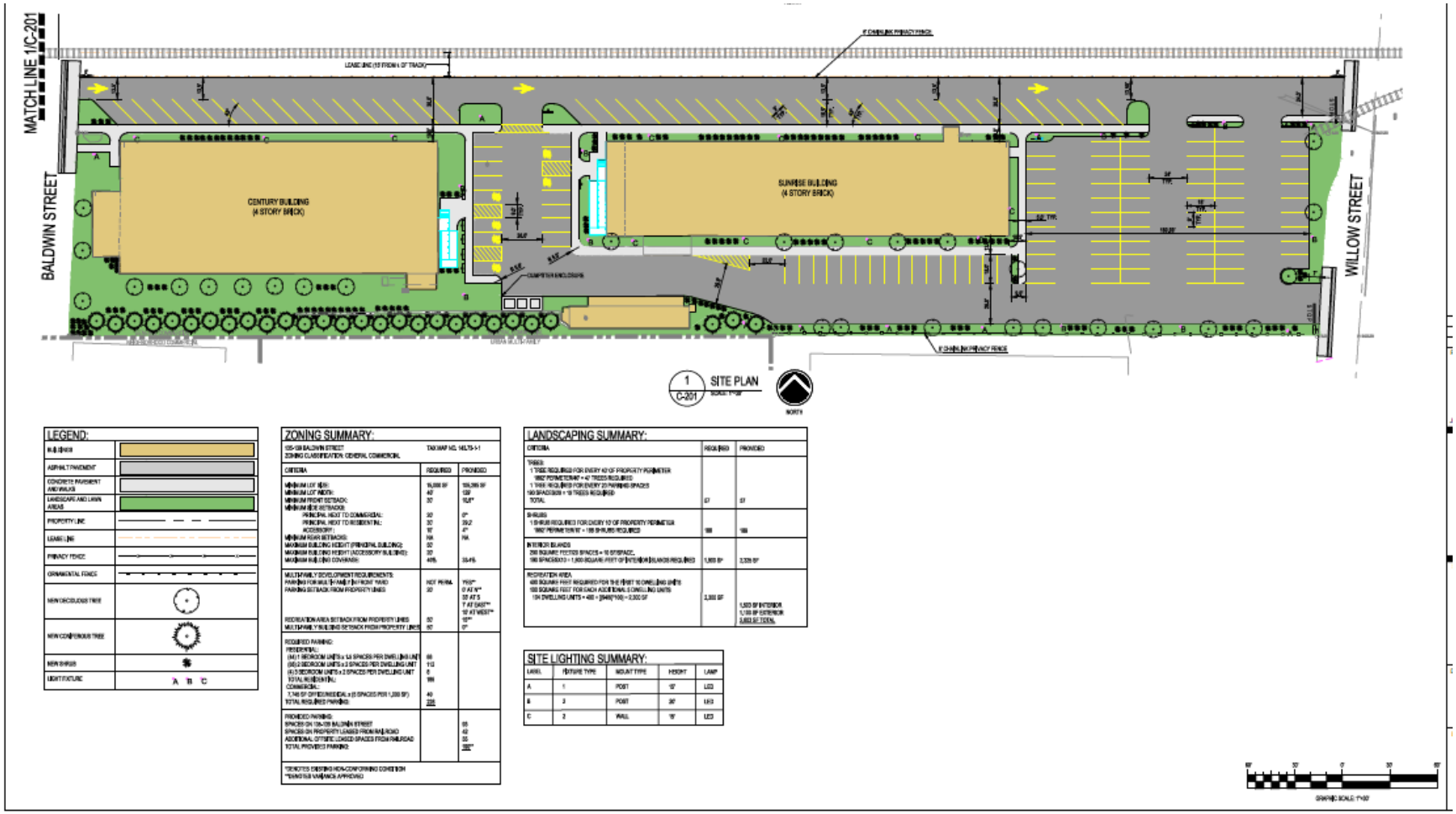


Figure 4. Proposed Project Site Plan

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.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	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.) **Source: 7, 8**

Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	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**
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	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**
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	Yes ☐ No ☒	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)	Yes ☐ No ☒	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)	Yes ☒ No ☐	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

		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. **Asbestos-Containing Materials** 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. **Lead-Based Paint** 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**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	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.)
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	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

		explosive liquids that do not report whether above- or below-ground. 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.)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	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. **Source: 15**
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	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. **Source: 11**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800;	Yes ☐ No ☒	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

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.)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	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.)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☒ No ☐	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.) **Source: 16**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	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: 17, 18, 19**
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	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	Yes ☐ No ☒	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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**2**	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**

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**2**	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**
Hazards and Nuisances including Site Safety and Noise	**3**	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**
Energy Consumption	**2**	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).

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**2**	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.

		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 patters of income and employment for the neighborhood. After construction, permanent positions to manage and maintain the property would be filled. **Source 27**
Demographic Character Changes, Displacement	**1**	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**

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**2**	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.
Commercial Facilities	**2**	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.
Health Care and Social Services	**2**	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

		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**
Solid Waste Disposal / Recycling	**2**	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).
Waste Water / Sanitary Sewers	**2**	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).
Water Supply	**2**	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

		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**
Public Safety - Police, Fire and Emergency Medical	**2**	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. 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). 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).
Parks, Open Space and Recreation	**2**	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.
Transportation and Accessibility	**2**	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.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	The Project site consists of vacant industrial buildings, while the adjacent properties consist of industrial and residential properties. According to the NYSDEC

		Environmental Resource Mapper, there are no significant natural communities, state regulated freshwater wetlands, or waterbodies on the Project site. **Source 32**
Vegetation, Wildlife	**2**	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		NA

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)]:

1. New York State. 2013. State of New York Action Plan for Community Development Block Grant Program Disaster Recovery (Action Plan, issued April 25, 2013, amended July 3, 2012) New York State. 2013.

2. New York State. 2014. NYRCR Broome NY Rising Community Reconstruction Plan. March 2014).

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

6. Johnson City Employment Data. Internet Website: http://www.areavibes.com/johnson+city-ny/employment/

7. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website: http://www.faa.gov/airports/planning_capacity/npias/reports/media/ npias-2015-2019-report-appendix-b-part-4.pdf.

8. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website: http://www.faa.gov/airports/planning_capacity/npias/reports/media/npias-2015-2019-report-narrative.pdf.

9. New York State Department of State, Office of Communities and Waterfronts – Coastal Boundary Map. Internet Website: http://appext20.dos.ny.gov/coastal_map_public/map.aspx.

10. US Fish and Wildlife Service. 2015. Coastal Barrier Resources Mapper – Beta. Internet Website: http://www.fws.gov/cbra/Maps/Mapper.html.

11. United States Federal Emergency Management Agency. Current FEMA issued Flood Maps. Internet Website: https://msc.fema.gov/portal.

12. United States Environmental Protection Agency. Green Book Nonattainment Areas. Internet Website: http://www.epa.gov/oaqps001/greenbk/ancl.html.

13. US Department of Housing and Urban Development. Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition). Internet Website: http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/lbp/hudguidelines.

14. US Environmental Protection Agency EPA Map of Radon Zones. Internet Website: https://www.epa.gov/sites/production/files/2015-07/documents/zonemapcolor.pdf.

15. United States Department of Agriculture. Natural Resources Conservation Service. Internet Website: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

16. U.S. Environmental Protection Agency Region 2. 2007. Sole Source Aquifers for NY and NJ. September 2007. Internet Website: http://www.epa.gov/region02/gis/data/downloads/r2sole_source_aquifer.zip.

17. U.S. Fish and Wildlife Service. 2014. National Wetlands Inventory, New York. Internet Website: http://www.fws.gov/wetlands/Data/State-Downloads.html.

18. New York State Department of Environmental Conservation. Regulatory Freshwater Wetlands – New York State – 2002 GIS data. Internet Website: http://cugir.mannlib.cornell.edu/datatheme.jsp?id=111.

19. New York State Department of Environmental Conservation. Tidal Wetlands - NYC and Long Island - 1974. Internet Website: https://gis.ny.gov/gisdata/inventories/details.cfm?DSID=1139.

20. National Wild and Scenic Rivers System. Internet Website: http://www.rivers.gov/new-york.php.

21. New York State Department of Environmental Conservation. Wild Scenic and Recreational Rivers. Internet Website: http://www.dec.ny.gov/permits/32739.html.

22. USDA Forest Service - Automated Lands Program. 2015. Wild and Scenic Rivers GIS data. November 30, 2015.

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

24. Current Johnson City Official Tax Map of Project Site. PDF File.

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

26. Department of Housing and Urban Development. HUD Noise Guidebook. Internet Website: https://www.hudexchange.info/resource/313/hud-noise-guidebook/

27. City Data of Johnson City. Internet Website: http://www.towncharts.com/New-York/Housing/Johnson-City-village-NY-Housing-data.html

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/

31. Village of Johnson City. Internet Website: http://www.villageofjc.com/water.html

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.

Law, Authority, or Factor	Mitigation Measure
Clean Air Act	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.
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."
Contamination and Toxic Substances	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.
Contamination and Toxic Substances	All Project-related solid waste materials would be managed and transported in accordance with the NYS solid and hazardous waste rules.

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 J Jarman Date: November 10, 2016

Name/Title/Organization: Clifford Jarman, Senior Environmental Scientist, Tetra Tech, Inc.

Certifying Officer Signature: Lori A Shirley Date: November 10, 2016

Name/Title: 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

Path: C:\projects\Century Sunrise HUD EA_103P35923A\GIS\Century Sunrise - Agricultural Districts.mxd

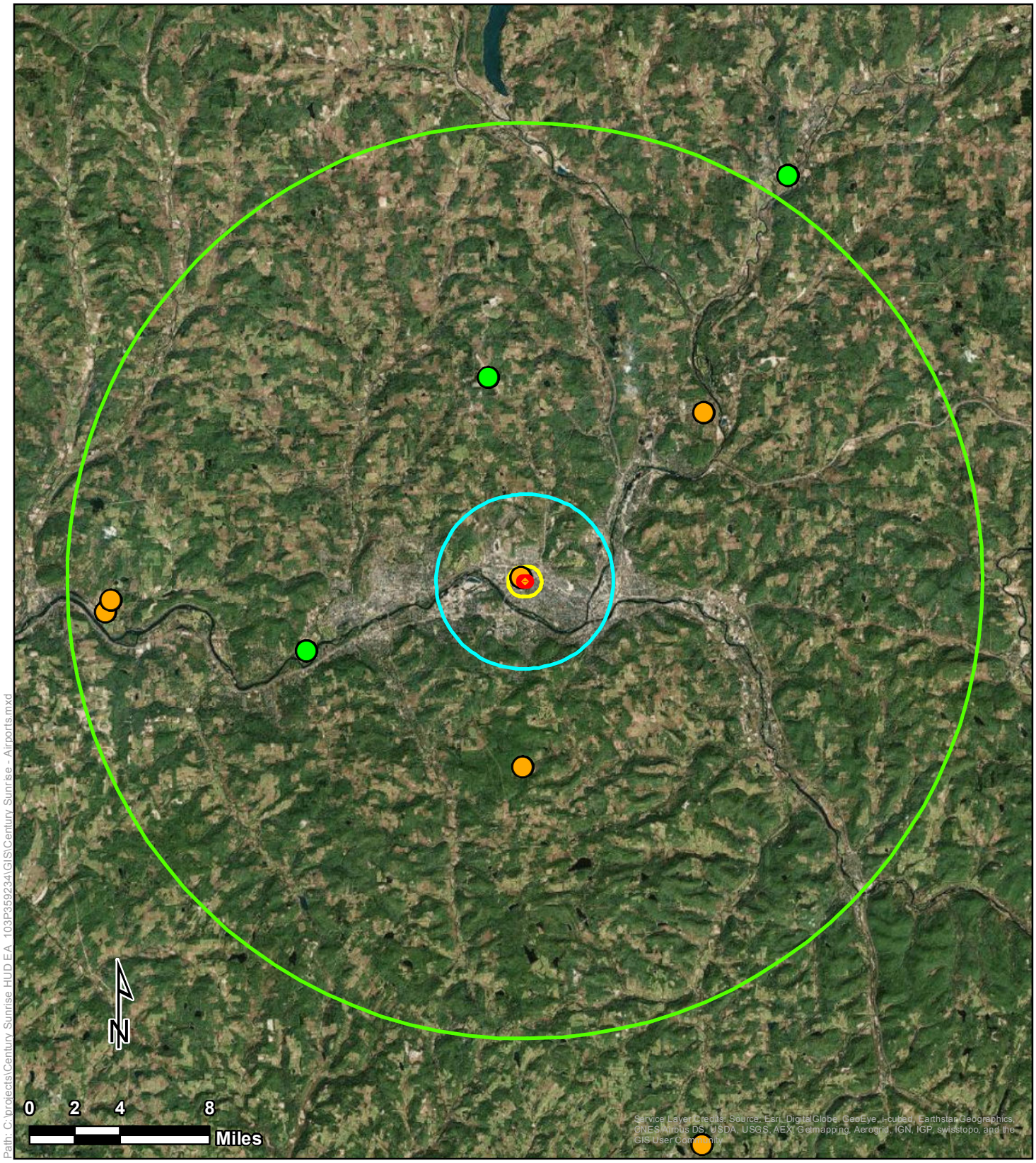
Agricultural Districts

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

Legend

- Project Area
- NYS Agricultural Districts 500ft Buffer

Tetra Tech, Inc



Path: C:\projects\Century Sunrise HUD EA_103P359234\GIS\Century Sunrise - Airports.mxd

Legend

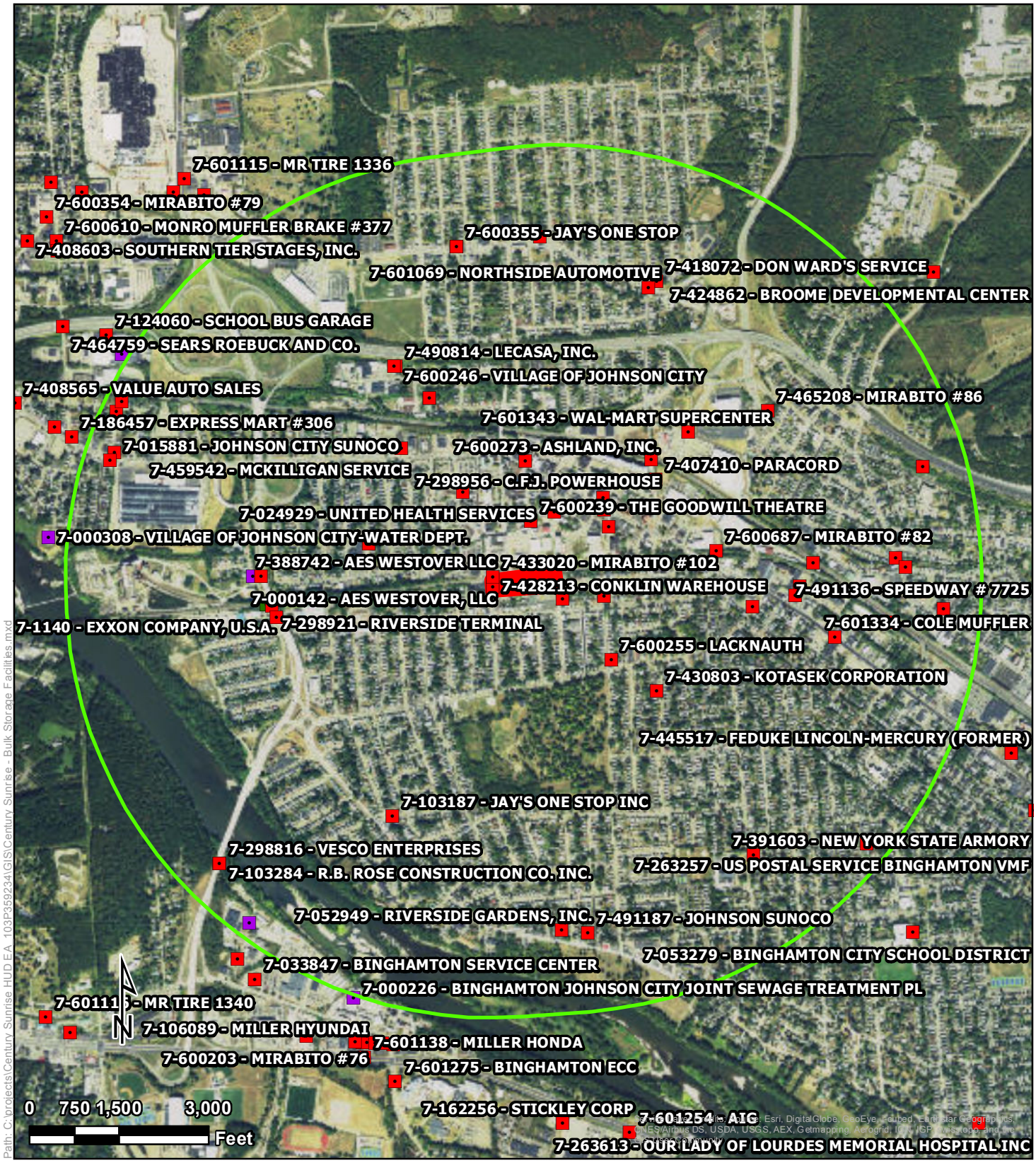
Airports

- Public Use
- Private Use
- Project Area
- 2,500-Foot Project Site Buffer
- 15,000-Foot Project Site Buffer
- 15-Mile Project Site Buffer

Project Area

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

Tetra Tech, Inc



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Legend

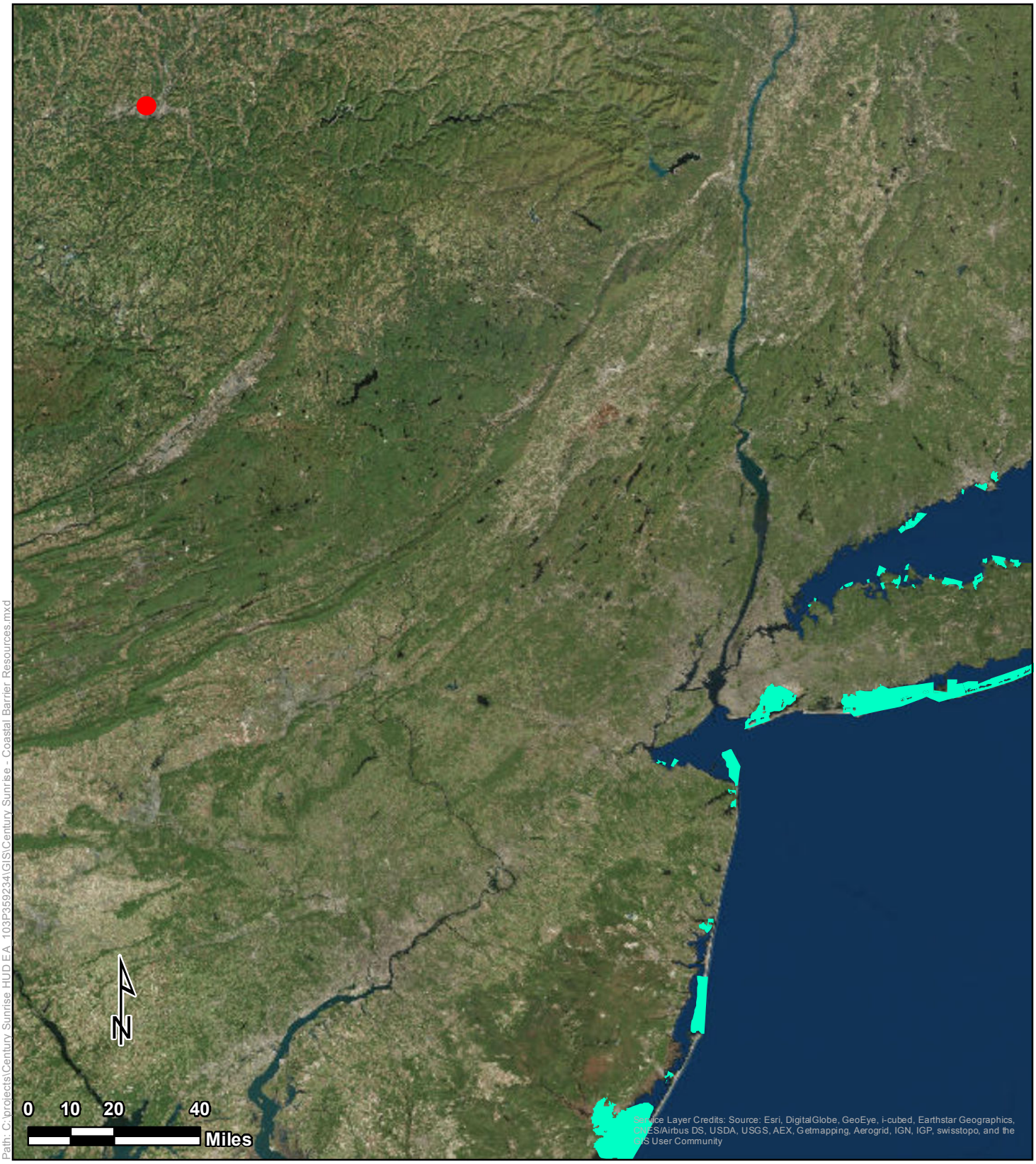
Bulk Storage Facilities

- Chemical Bulk Storage
- Major Oil Storage Facility
- Petroleum Bulk Storage
- Project Area
- One Mile Project Site Buffer

Bulk Storage Facilities

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

Tetra Tech, Inc



Path: C:\projects\Century Sunrise HUD EA 103P35923 4\GIS\Century Sunrise - Coastal Barrier Resources.mxd

Coastal Barrier Resources

Legend

- Project Area
- CBRS Polygons

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

Tetra Tech, Inc

Welcome to the NYS Coastal Boundary Map

Help

Search

Address:

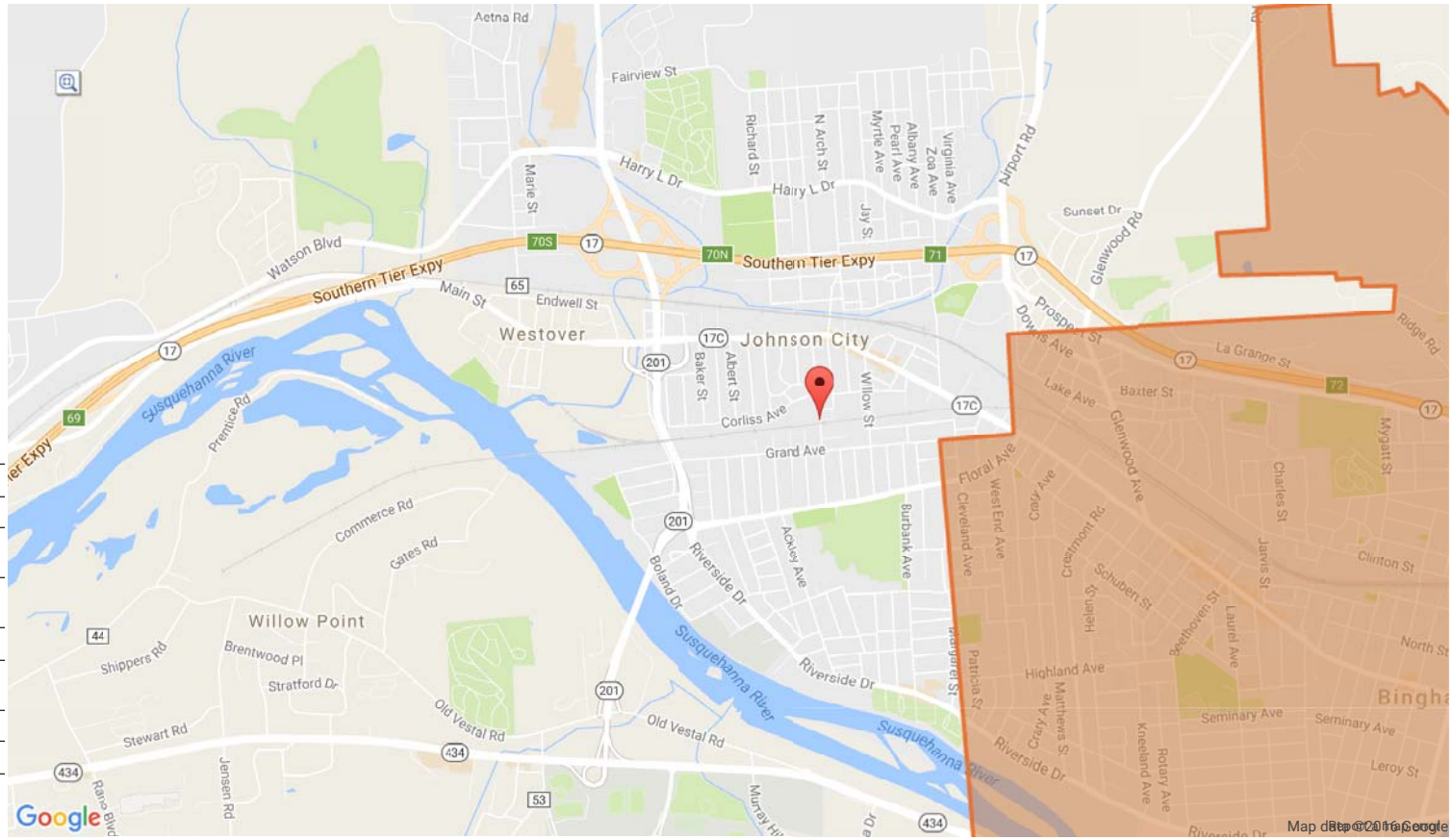
baldwin street, johnson city, ny

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.

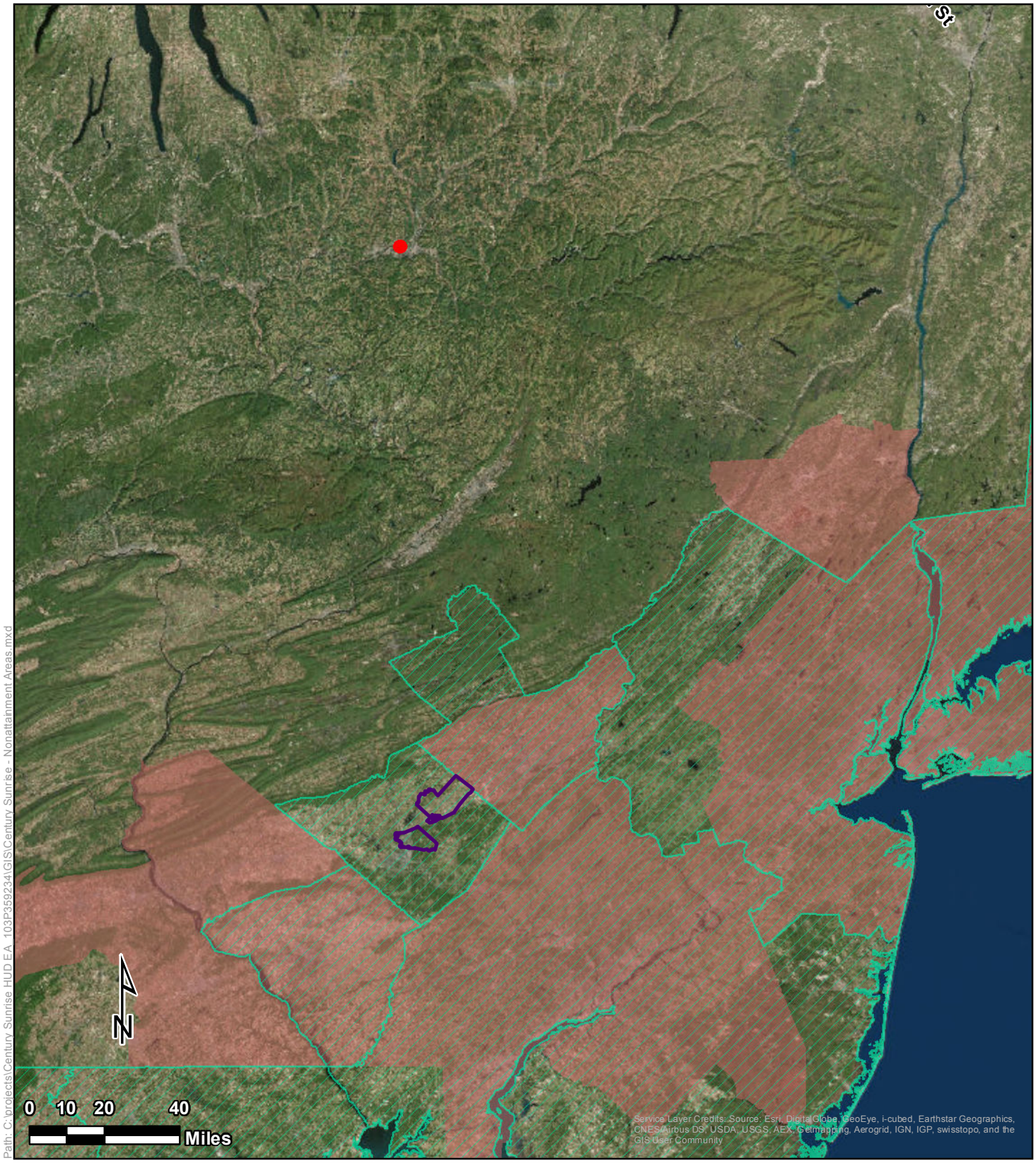
Layers

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



Latitude: 42.803 Longitude: -75.399

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 web site 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.



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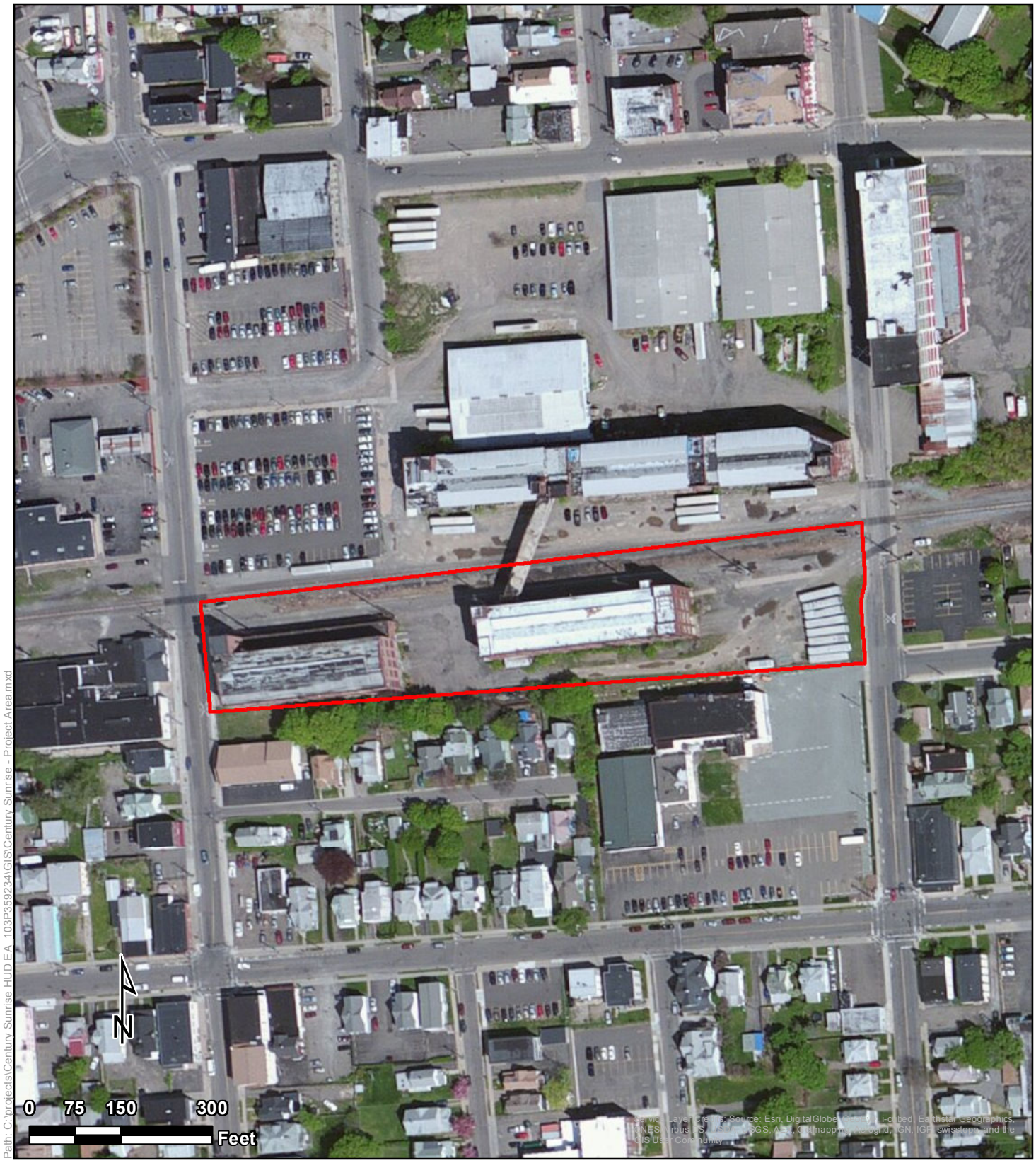
Legend

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

Nonattainment Areas

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

Tetra Tech, Inc



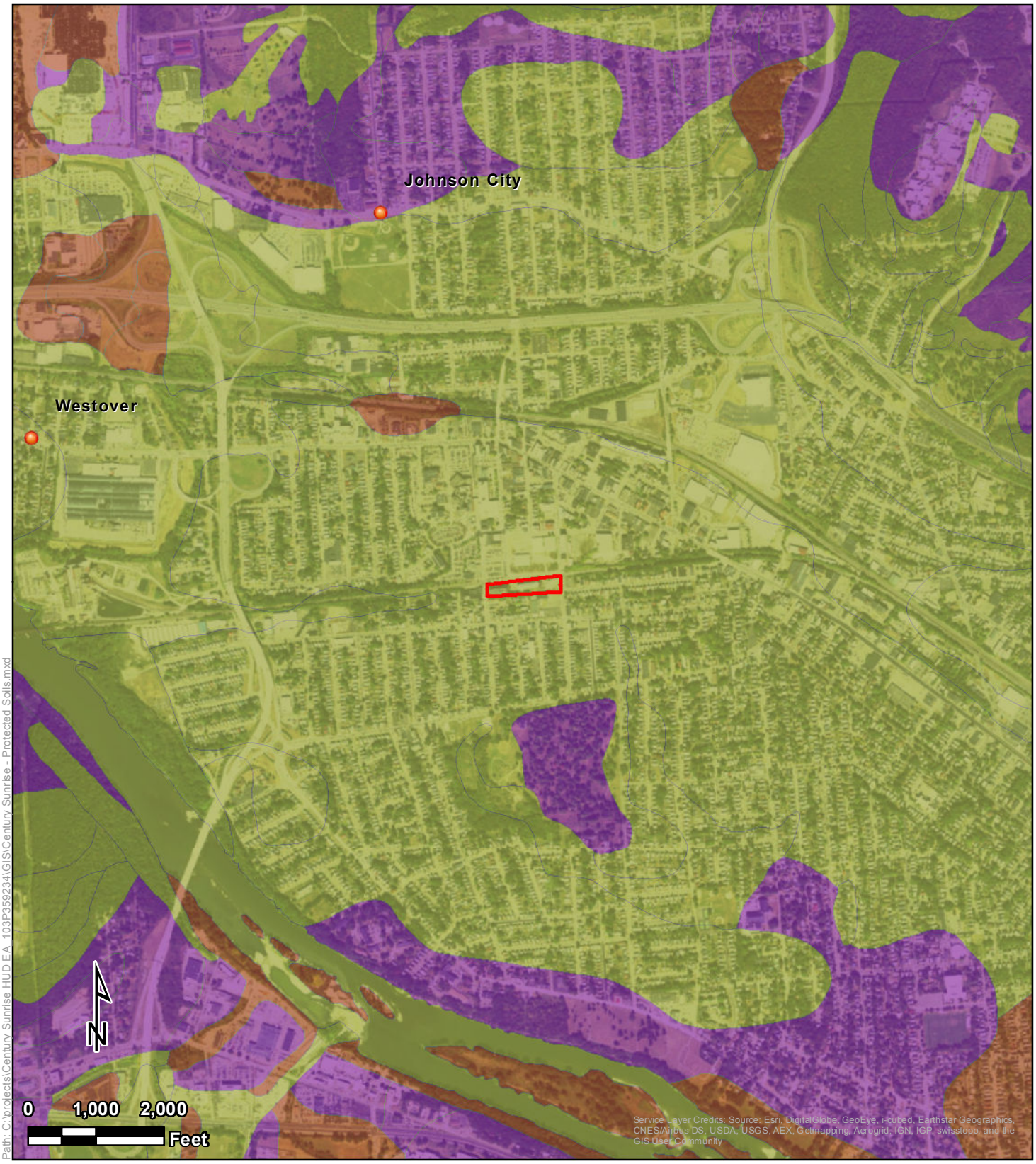
Project Area

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

Legend

Project Area

Tetra Tech, Inc



Path: C:\projects\Century Sunrise HUD EA 103P359234\GIS\Century Sunrise - Protected Soils.mxd

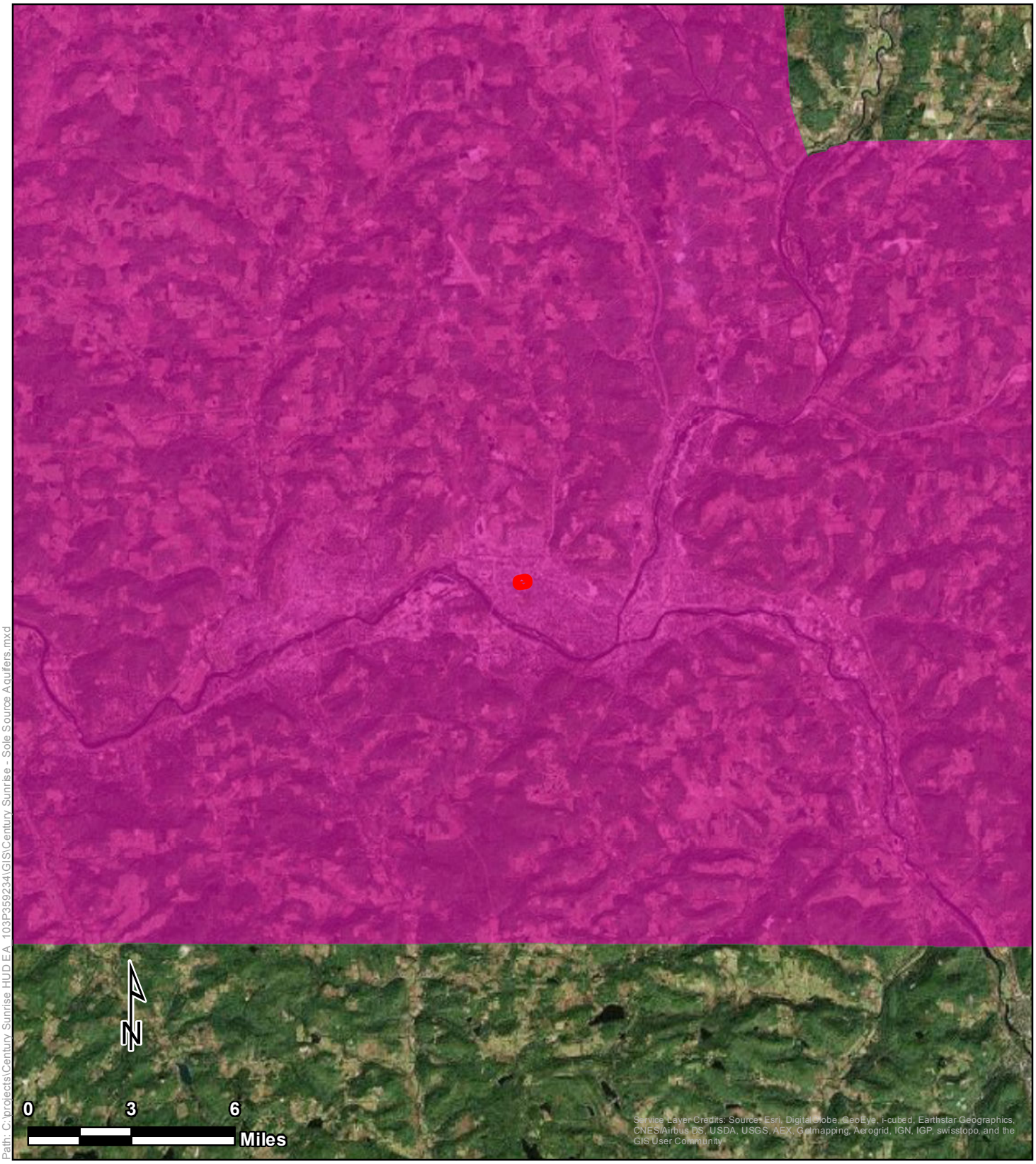
Legend

- 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

Tetra Tech, Inc



Path: C:\projects\Century Sunrise HUD EA 103P359234\GIS\Century Sunrise - Sole Source Aquifers.mxd

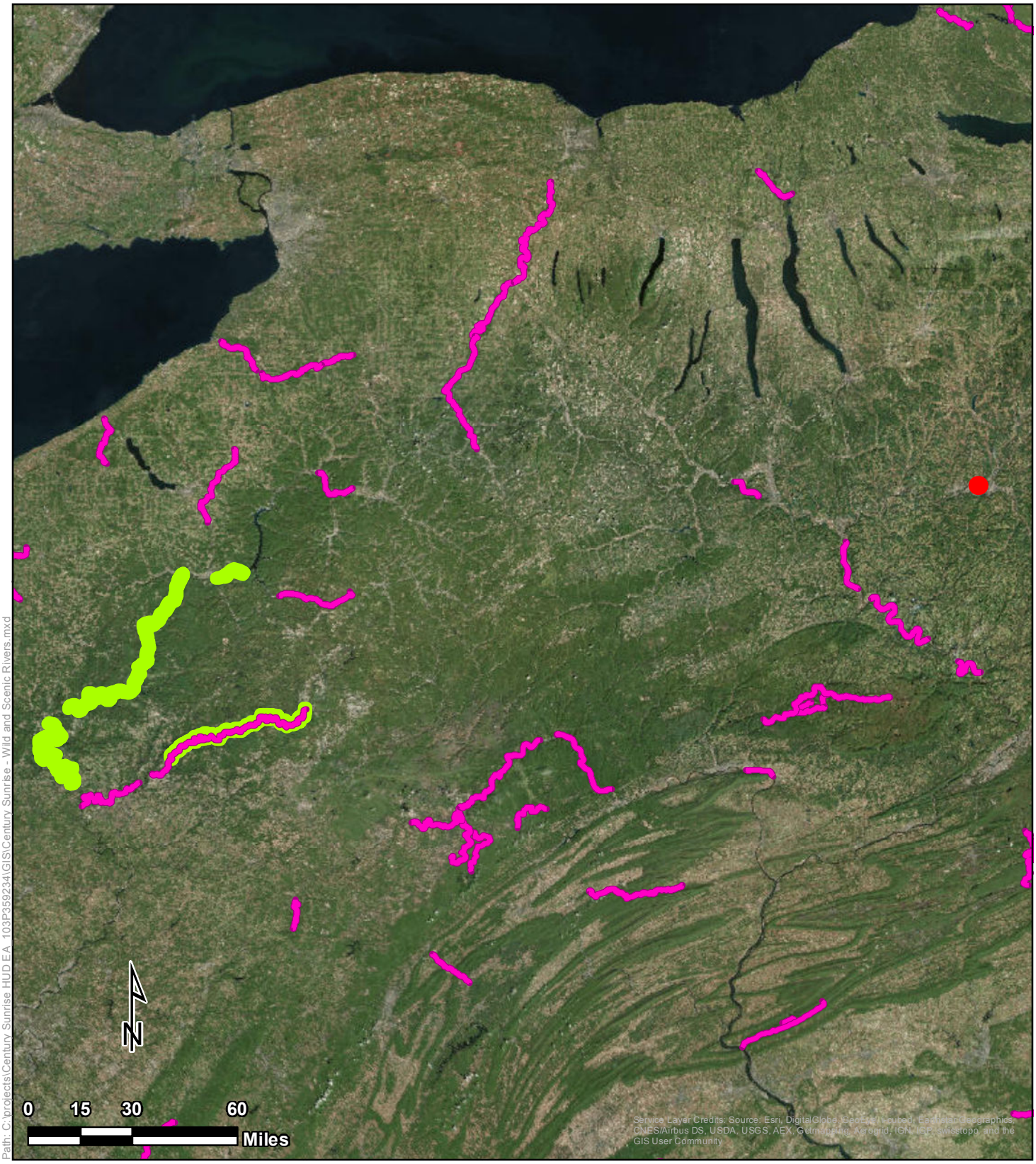
Sole Source Aquifers

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

Tetra Tech, Inc



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Wild and Scenic Rivers

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

Tetra Tech, Inc

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
Engineering • Survey • Environmental
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

DRAFT

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Appendix C Additional Reviewed Records
Appendix D Photographs
Appendix E Qualifications
Appendix F Scope and Limitations of Report
Appendix G User Questionnaire

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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 liens 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.

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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.

Direction from Subject Property	Address	Occupant(s)	Notes
Northwest	119 Baldwin Street	Parking	
Northeast	96 Corliss Avenue	Indian Valley Industries	
West	140 Baldwin Street	Spool Manufacturing	Contemporary art space
East	119 Endicott Avenue	Municipal parking	
Southeast	147 Grand Avenue	Vacant warehouse	
South	31 Pleasant Avenue	Residential	
South	35 Pleasant Avenue	Residential	
South	39 Pleasant Avenue	Residential	
South	43 Pleasant Avenue	Residential	
South	47 Pleasant Avenue	Residential	
South	55 Pleasant Avenue	Residential	
South	59 Pleasant Avenue	Residential	
Southwest	143 Baldwin Street	Unknown	Sign frame in place but empty; possible commercial store.

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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.

EDR Database Acronym:	*Subject Property:*	*Properties within 1.0 mile:*
NPL	No	0 / 0*
Proposed NPL	No	0 / 0*
DELISTED NPL	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
CERCLIS	No	0 / 0*
CERC-NFRAP	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 1.0 mile:*
NY SHWS	No	0 / 0*
NY DEL SHWS	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
NY HSWDS	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
RCRA-TSDF	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 1.0 mile:*
CORRACTS	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:
RCRA-LQG	No	0 / 0*
RCRA-SQG	No	1 / 0*
RCRA-CESQG	No	0 / 0*
RCRA NonGen/NLR	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.5 mile*:
NY SWF/LF	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property*:	*Adjoining Properties*:
UST	Yes	0 / 0*
AST	No	0 / 0*

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.

EDR Database Acronym:	*Subject Property:*
ERNS	No

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.

EDR Database Acronym:	*Subject Property:*	*Adjoining Properties:*
SPILLS - Open File	No	0 / 0*
SPILLS - Closed File	Yes	1 / 0*

- 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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
LTANKS - Open File	No	0 / 0*
LTANKS - Closed File	No	12 / 0*

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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
BROWNFIELDS	No	1 / 0*

- 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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.5 mile:*
NY VCP	No	2 / 0*

- 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.

EDR Database Acronym:	*Subject Property:*
US ENG CONTROLS	No
NY ENG CONTROLS	No
US INST CONTROL	No
NY INST CONTROL	No
AULs	Not Searched

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.

	Subject Property:
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.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:
NY MANIFEST	No	4 / 0*
PA MANIFEST	No	1 / 0*

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.

EDR Database Acronym:	*Subject Property*:	*Properties within 0.25 mile*:
EDR US Hist Auto Stat	No	10 / 0*

- 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/laundry, 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.

EDR Database Acronym:	*Subject Property:*	*Properties within 0.25 mile:*
EDR US Hist Cleaners	No	1 / 0*

- 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.

Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
Storage Tanks		X		
Drums†	X			Paint.
Hazardous† or Regulated Substances		X		
Petroleum Products† Containers		X		
Unidentified Substance Containers		X		
Polychlorinated Biphenyls (PCBs)		X		
Evidence of Solid Waste Disposal (including mounds or filled areas)		X		
Strong, Pungent, or Noxious Odors		X		
Pools of Liquid		X		
Stained Soil or Pavement		X		
Corrosion		X		
Stressed Vegetation		X		
Septic Systems		X		
Pits, Ponds, or Lagoons†		X		
Floor Drains or Sumps†	X			Multiple noted in the basement of the eastern building.

Item	Observed at Site or Known to Exist		Further explanation below	Brief notes
	Yes	No		
Wastewater†		X		
Liquid discharges into drainage systems, including stormwater		X		
Wells (including dry wells†)		X		
Other Conditions of Concern		X		

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.

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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:

1958	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.
1967	See 1958 description.
1968	See 1958 description.
2002	See 1958 description.
2006	See 1958 description.
2011	See 1958 description.
2013	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.

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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:

1891	Subject property is out of range of the given Sanborn Map.
1898	See 1891 description.
1918	A building is located on the western portion of the subject property and labeled as the Endicott-Johnson & 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.
1925	See 1918 description with the addition of the adjoining structure now labeled as "repair and storage."
1931	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.
1947	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."
1968	See 1947 description with addition of the small southern structure being labeled as "Inflammable Storage."

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

<u>135-139 Baldwin Street</u>
No Listings

Adjoining Properties

Adjoining property addresses are based on the Broome County GIS Portal (http://broomegis.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.

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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.

Environmental Concern	Number of Findings
Recognized Environmental Conditions (RECs)	2
Controlled Recognized Environmental Conditions (CRECs)	None
Historical Recognized Environmental Conditions (HRECs)	1
De minimis Conditions	None
Data Gap/Data Failure	4

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 to 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

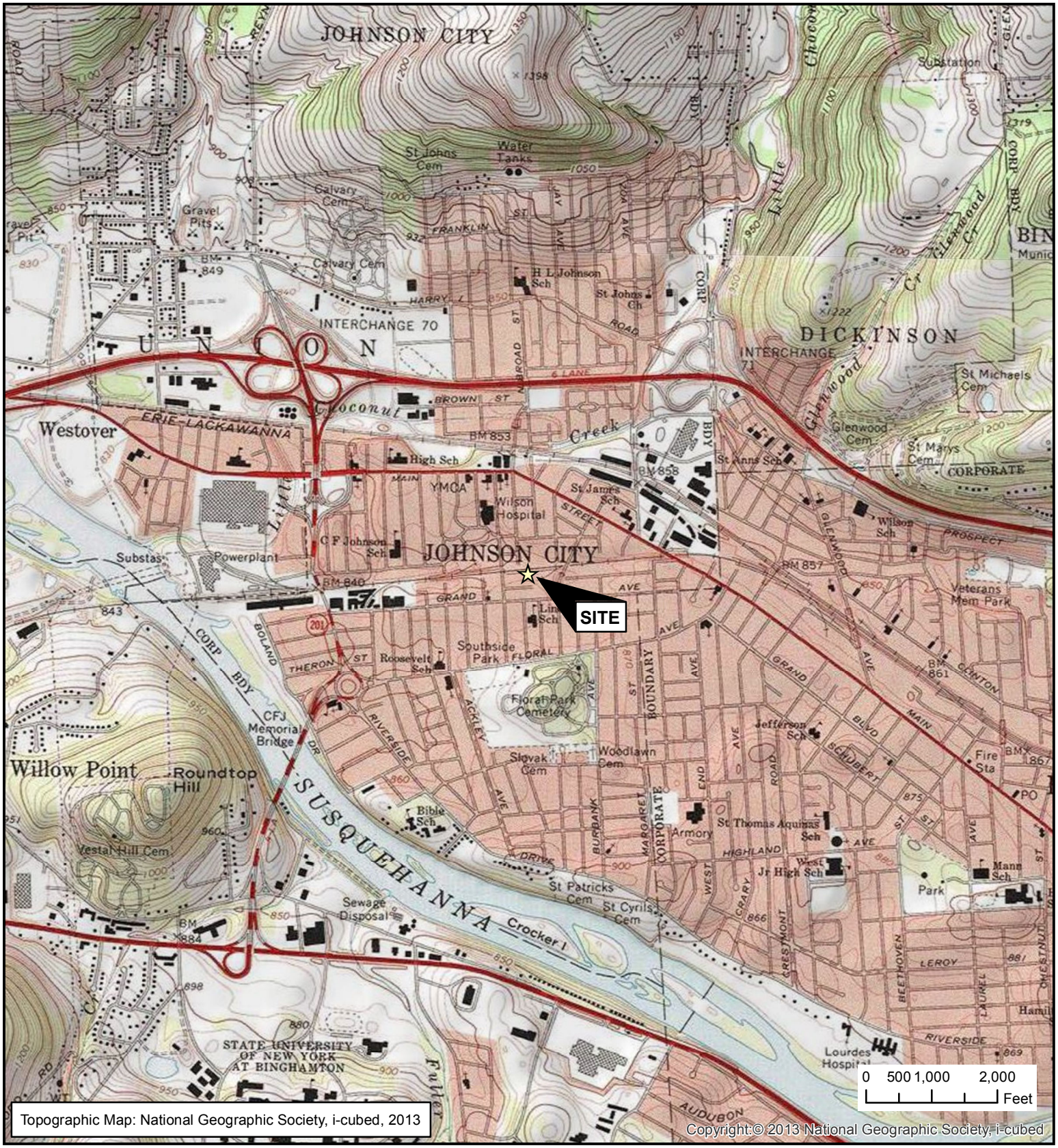
Christopher B. Brown, CPG

Principal\Director of Environmental Services

CBB\tla

Attachments

FIGURES



SITE LOCATION MAP

135-139 BALDWIN STREET
JOHNSON CITY, BROOME COUNTY, NEW YORK

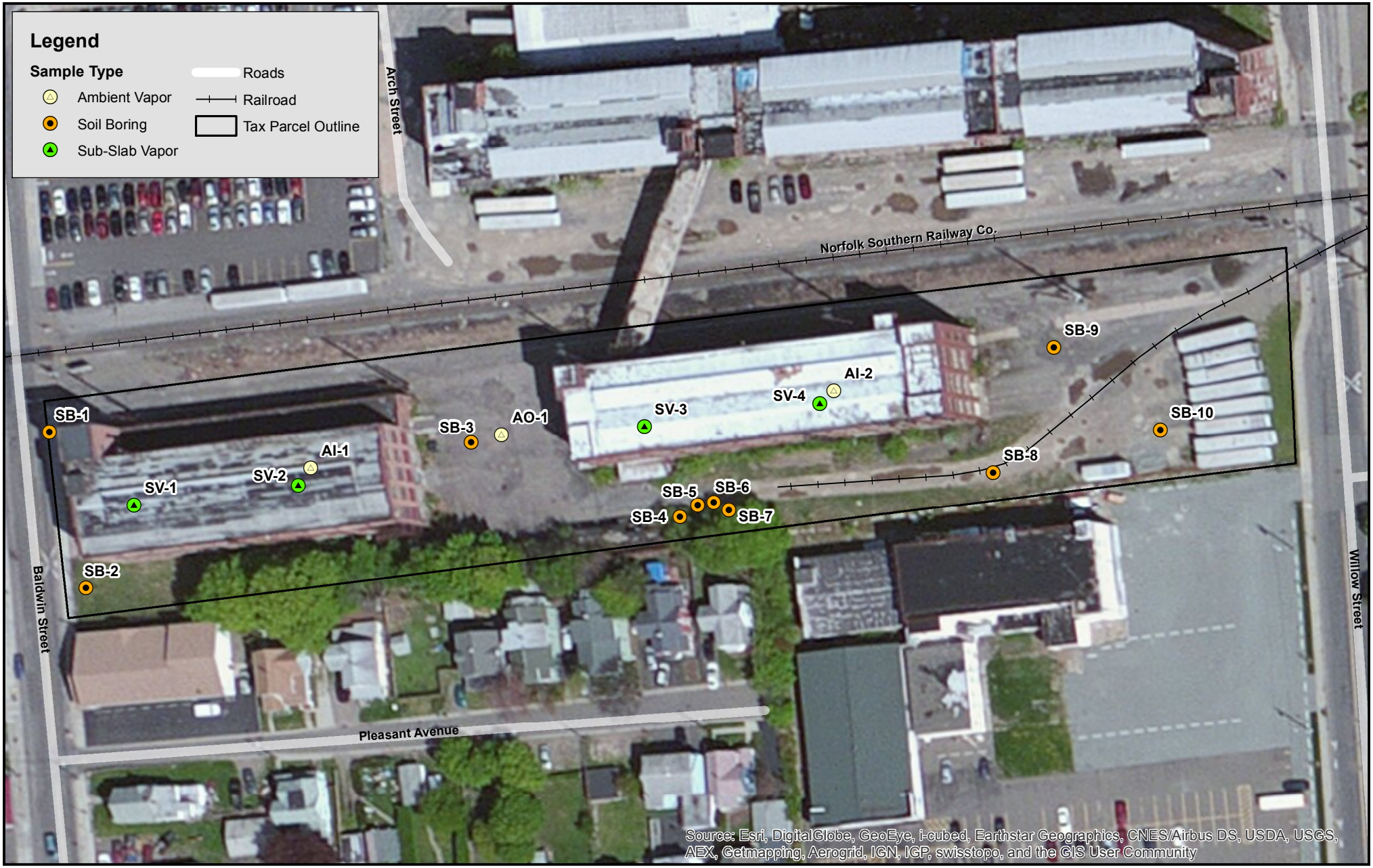
FIGURE 2

DATE:	6/2/2016
SCALE:	As Indicated
PROJECT NUMBER:	560963

ALL LOCATIONS APPROXIMATE

PVE Sheffler
Engineering • Survey • Environmental

48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655



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

0 20 40 80 Feet

SAMPLE LOCATIONS

135-139 BALDWIN STREET

JOHNSON CITY, BROOME COUNTY, NEW YORK

PVE Sheffler
Engineering • Survey • Environmental

48 Springside Avenue
Poughkeepsie, New York 12603
Phone: (845) 454-2544
Fax: (845) 454-2655

FIGURE 2

DATE:	6/10/2016
SCALE:	As Indicated
PROJECT NUMBER:	560963

ALL LOCATIONS APPROXIMATE

TABLES

Table 1 - Vapor Analytical Data
135-139 Baldwin Street, Johnson City, New York
Collected on June 9, 2016
PVES #560963

						Date Sampled	6/9/2016			6/9/2016			6/9/2016			6/9/2016			6/9/2016			6/9/2016			6/9/2016		
						Sample ID	AO-1 20160609			SV-1 20160609			SV-2 20160609			IA-1 20160609			SV-3 20160609			SV-4 20160609			IA-2 20160609		
Analyte	CAS RN	POSSIBLE MITIGATE - AI	MITIGATE - AI	POSSIBLE MITIGATE - SV	MITIGATE - SV	Unit	Result	Unit	Q	Result	Unit	Q	Result	Unit	Q	Result	Unit	Q	Result	Unit	Q	Result	Unit	Q	Result	Unit	Q
1,1,1-Trichloroethane	71-55-6	3-30	30-100	100 - 1,000	>1,000	ug/m3	ND< 0.82	ug/m3		3.3	ug/m3		2.1	ug/m3		ND< 0.82	ug/m3		2.7	ug/m3		2.0	ug/m3		ND< 0.82	ug/m3	
1,1,2,2-Tetrachloroethane	79-34-5	NE	NE	NE	NE	ug/m3	ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3	
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NE	NE	NE	NE		ND< 1.1	ug/m3		1.1	ug/m3		0.84	ug/m3	J	ND< 1.1	ug/m3		0.84	ug/m3	J	ND< 1.1	ug/m3		ND< 1.1	ug/m3	
1,1,2-Trichloroethane	79-00-5	NE	NE	NE	NE	ug/m3	ND< 0.82	ug/m3		ND< 0.82	ug/m3		ND< 0.82	ug/m3		ND< 0.82	ug/m3		ND< 0.82	ug/m3		ND< 0.82	ug/m3		ND< 0.82	ug/m3	
1,1-Dichloroethane	75-34-3	NE	NE	NE	NE	ug/m3	ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3	
1,1-Dichloroethene	75-35-4	3-30	30-100	100 - 1,000	>1,000	ug/m3	ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3	
1,2,4-Trichlorobenzene	120-82-1	NE	NE	NE	NE	ug/m3	ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3	
1,2,4-Trimethylbenzene	95-63-6	NE	NE	NE	NE	ug/m3	ND< 0.74	ug/m3		4.0	ug/m3		5.1	ug/m3		1.4	ug/m3		3.8	ug/m3		4.8	ug/m3		ND< 0.74	ug/m3	
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NE	NE	NE	NE	ug/m3	ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3	
1,2-Dichlorobenzene	95-50-1	NE	NE	NE	NE	ug/m3	ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3	
1,2-Dichloroethane	107-06-2	NE	NE	NE	NE	ug/m3	ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3		ND< 0.61	ug/m3	
1,2-Dichloropropane	78-87-5	NE	NE	NE	NE	ug/m3	ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3	
1,2-Dichlorotetrafluoroethane	76-14-2	NE	NE	NE	NE	ug/m3	ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3	
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	NE	NE	NE	NE	ug/m3	ND< 0.74	ug/m3		2.0	ug/m3		2.7	ug/m3		0.64	ug/m3	J	2.6	ug/m3		2.2	ug/m3		ND< 0.74	ug/m3	
1,3-Butadiene	106-99-0	NE	NE	NE	NE		ND< 0.33	ug/m3		ND< 0.33	ug/m3		ND< 0.33	ug/m3		ND< 0.33	ug/m3		ND< 0.33	ug/m3		ND< 0.33	ug/m3		ND< 0.33	ug/m3	
1,3-Dichlorobenzene	541-73-1	NE	NE	NE	NE	ug/m3	ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3	
1,4-Dichlorobenzene	106-46-7	NE	NE	NE	NE	ug/m3	ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3	
1,4-Dioxane (P-Dioxane)	123-91-1	NE	NE	NE	NE		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3		ND< 1.1	ug/m3	
2,2,4-Trimethylpentane	540-84-1	NE	NE	NE	NE		0.70	ug/m3		4.8	ug/m3		3.2	ug/m3		0.79	ug/m3		15	ug/m3		21	ug/m3		0.70	ug/m3	
2-Hexanone	591-78-6	NE	NE	NE	NE	ug/m3	ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3	
4-Ethyltoluene	622-96-8	NE	NE	NE	NE	ug/m3	ND< 0.74	ug/m3		1.1	ug/m3		1.7	ug/m3		ND< 0.74	ug/m3		1.1	ug/m3		1.5	ug/m3		ND< 0.74	ug/m3	
Acetone	67-64-1	NE	NE	NE	NE	ug/m3	14	ug/m3		29	ug/m3		80	ug/m3		8.1	ug/m3		110	ug/m3		ND< 0.71	ug/m3		8.3	ug/m3	
Allyl Chloride (3-Chloropropene)	107-05-1	NE	NE	NE	NE		ND< 0.47	ug/m3		ND< 0.47	ug/m3		ND< 0.47	ug/m3		ND< 0.47	ug/m3		ND< 0.47	ug/m3		ND< 0.47	ug/m3		ND< 0.47	ug/m3	
Benzene	71-43-2	NE	NE	NE	NE	ug/m3	0.48	ug/m3		ND< 0.48	ug/m3		7.0	ug/m3		0.51	ug/m3		16	ug/m3		25	ug/m3		0.48	ug/m3	
Benzyl Chloride	100-44-7	NE	NE	NE	NE		ND< 0.86	ug/m3		ND< 0.86	ug/m3		ND< 0.86	ug/m3		ND< 0.86	ug/m3		ND< 0.86	ug/m3		ND< 0.86	ug/m3		ND< 0.86	ug/m3	
Bromodichloromethane	75-27-4	NE	NE	NE	NE		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		4.2	ug/m3		ND< 1.0	ug/m3	
Bromoethene/ Vinyl Bromide	593-60-2	NE	NE	NE	NE		ND< 0.66	ug/m3		ND< 0.66	ug/m3		ND< 0.66	ug/m3		ND< 0.66	ug/m3		ND< 0.66	ug/m3		ND< 0.66	ug/m3		ND< 0.66	ug/m3	
Bromoform	75-25-2	NE	NE	NE	NE		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3	
Bromomethane	74-83-9	NE	NE	NE	NE	ug/m3	ND< 0.58	ug/m3		0.58	ug/m3		ND< 0.58	ug/m3		ND< 0.58	ug/m3		0.54	ug/m3	J	ND< 0.58	ug/m3		ND< 0.58	ug/m3	
Carbon Disulfide	75-15-0	NE	NE	NE	NE		ND< 0.47	ug/m3		4.2	ug/m3		16	ug/m3		ND< 0.47	ug/m3		5.1	ug/m3		1.1	ug/m3		ND< 0.47	ug/m3	
Carbon Tetrachloride	56-23-5	0.25-1	1-5	50 - 250	>250	ug/m3	**0.69**	**ug/m3**		ND< 0.94	ug/m3		ND< 0.94	ug/m3		**0.63**	**ug/m3**		1.7	ug/m3		ND< 0.94	ug/m3		**0.63**	**ug/m3**	
Chlorobenzene	108-90-7	NE	NE	NE	NE	ug/m3	ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3		ND< 0.69	ug/m3	
Chloroethane	75-00-3	NE	NE	NE	NE	ug/m3	ND< 0.40	ug/m3		ND< 0.40	ug/m3		ND< 0.40	ug/m3		ND< 0.40	ug/m3		ND< 0.40	ug/m3		ND< 0.40	ug/m3		ND< 0.40	ug/m3	
Chloroform	67-66-3	NE	NE	NE	NE	ug/m3	ND< 0.73	ug/m3		ND< 0.73	ug/m3		ND< 0.73	ug/m3		ND< 0.73	ug/m3		2.5	ug/m3		15	ug/m3		ND< 0.73	ug/m3	
Chloromethane	74-87-3	NE	NE	NE	NE	ug/m3	1.6	ug/m3		ND< 0.31	ug/m3		ND< 0.31	ug/m3		1.4	ug/m3		ND< 0.31	ug/m3		ND< 0.31	ug/m3		1.6	ug/m3	
Cis-1,2-Dichloroethylene	156-59-2	3-30	30-100	100 - 1,000	>1,000	ug/m3	ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3	
Cis-1,3-Dichloropropene	10061-01-5	NE	NE	NE	NE	ug/m3	ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3	
Cyclohexane	110-82-7	NE	NE	NE	NE	ug/m3	1.5	ug/m3		21	ug/m3		29	ug/m3		1.3	ug/m3		30	ug/m3		26	ug/m3		1.3	ug/m3	
Dibromochloromethane	124-48-1	NE	NE	NE	NE		ND< 1.3	ug/m3		ND< 1.3	ug/m3		ND< 1.3	ug/m3		ND< 1.3	ug/m3		ND< 1.3	ug/m3		ND< 1.3	ug/m3		ND< 1.3	ug/m3	
Dichlorodifluoromethane	75-71-8	NE	NE	NE	NE	ug/m3	3.4	ug/m3		3.2	ug/m3		3.2	ug/m3		3.4	ug/m3		3.1	ug/m3		2.9	ug/m3		3.4	ug/m3	
Ethyl Acetate	141-78-6	NE	NE	NE	NE		ND< 0.90	ug/m3		ND< 0.90	ug/m3		2.8	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3		ND< 0.90	ug/m3	
Ethylbenzene	100-41-4	NE	NE	NE	NE	ug/m3	ND< 0.65	ug/m3		0.78	ug/m3		1.2	ug/m3		ND< 0.65	ug/m3		3.5	ug/m3		7.0	ug/m3		ND< 0.65	ug/m3	
Hexachlorobutadiene	87-68-3	NE	NE	NE	NE	ug/m3	ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3		ND< 1.6	ug/m3	
Isopropanol	67-63-0	NE	NE	NE	NE		2.9	ug/m3		ND< 0.37	ug/m3		ND< 0.37	ug/m3		2.6	ug/m3		ND< 0.37	ug/m3		ND< 0.37	ug/m3		4.1	ug/m3	
M,P-Xylene	179601-23-1	NE	NE	NE	NE		ND< 1.3	ug/m3		3.2	ug/m3		4.4	ug/m3		1.0	ug/m3	J	12	ug/m3		14	ug/m3		ND< 1.3	ug/m3	
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NE	NE	NE	NE	ug/m3	0.62	ug/m3	J	ND< 0.88	ug/m3		ND< 0.88	ug/m3		0.68	ug/m3	J	ND< 0.88	ug/m3		ND< 0.88	ug/m3		ND< 0.88	ug/m3	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NE	NE	NE	NE	ug/m3	ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		ND< 1.2	ug/m3		4.0	ug/m3		ND< 1.2	ug/m3	
Methyl Tert-Butyl Ether (MTBE)	1634-04-4	NE	NE	NE	NE	ug/m3	ND< 0.54	ug/m3		ND< 0.54	ug/m3		ND< 0.54	ug/m3		ND< 0.54	ug/m3		ND< 0.54	ug/m3		ND< 0.54	ug/m3		ND< 0.54	ug/m3	
Methylene Chloride	75-09-2	NE	NE	NE	NE	ug/m3	0.63	ug/m3		19	ug/m3		18	ug/m3		0.63	ug/m3		5.6	ug/m3		0.56	ug/m3		0.87	ug/m3	
N-Heptane	142-82-5	NE	NE	NE	NE	ug/m3	0.49	ug/m3	J	280	ug/m3		34	ug/m3		0.49	ug/m3	J	18	ug/m3		27	ug/m3		0.53	ug/m3	J
N-Hexane	110-54-3	NE	NE	NE	NE	ug/m3	1.7	ug/m3		540	ug/m3		61	ug/m3		1.9	ug/m3		70	ug/m3		64	ug/m3		1.8	ug/m3	
O-Xylene (1,2-Dimethylbenzene)	95-47-6	NE	NE	NE	NE	ug/m3	ND< 0.65	ug/m3		1.9	ug/m3		2.5	ug/m3		0.56	ug/m3	J	4.9	ug/m3		8.2	ug/m3		ND< 0.65	ug/m3	
p-Bromofluorobenzene	460-00-4	NE	NE	NE	NE		ND< 0	ug/m3		ND< 0	ug/m3		ND< 0	ug/m3		ND< 0	ug/m3		ND< 0	ug/m3		ND< 0	ug/m3		ND< 0	ug/m3	
Propylene	115-07-1	NE	NE	NE	NE		ND< 0.26	ug/m3		ND< 0.26	ug/m3		ND< 0.26	ug/m3		ND< 0.26	ug/m3		ND< 0.26	ug/m3		ND< 0.26	ug/m3		ND< 0.26	ug/m3	
Styrene	100-42-5	NE	NE	NE	NE	ug/m3	ND< 0.64	ug/m3		2.3	ug/m3		2.6	ug/m3		ND< 0.64	ug/m3		2.1	ug/m3		2.3	ug/m3		ND< 0.64	ug/m3	
Tetrachloroethylene (PCE)	127-18-4	3-30	30-100	100 - 1,000	>1,000	ug/m3	ND< 1.0	ug/m3		1.1	ug/m3		ND< 1.0	ug/m3		ND< 1.0	ug/m3		27	ug/m3		10	ug/m3		1.7	ug/m3	
Tetrahydrofuran	109-99-9	NE	NE	NE	NE	ug/m3	ND< 0.44	ug/m3		ND< 0.44	ug/m3		ND< 0.44	ug/m3		ND< 0.44	ug/m3		ND< 0.44	ug/m3		ND< 0.44	ug/m3		ND< 0.44	ug/m3	
Toluene	108-88-3	NE	NE	NE	NE	ug/m3	1.1	ug/m3		7.6	ug/m3		8.3	ug/m3		1.1	ug/m3		17	ug/m3		54	ug/m3		1.0	ug/m3	
Trans-1,2-Dichloroethene	156-60-5	NE	NE	NE	NE		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3		ND< 0.59	ug/m3	
Trans-1,3-Dichloropropene	10061-02-6	NE	NE	NE	NE	ug/m3	ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3		ND< 0.68	ug/m3	
Trichloroethylene (TCE)	79-01-6	0.25-1	1-5	50-250	>250	ug/m3	ND< 0.21	ug/m3		5.4	ug/m3		2.4	ug/m3		ND< 0.21	ug/m3		0.75	ug/m3	J	ND< 0.81	ug/m3		ND< 0.21	ug/m3	
Trichlorofluoromethane	75-69-4	NE	NE	NE	NE		2.4	ug/m3		7.2	ug/m3		11	ug/m3		6.0	ug/m3		58	ug/m3		34	ug/m3		2.6	ug/m3	
Vinyl Acetate	108-05-4	NE	NE	NE	NE		ND< 0.53	ug/m3		ND< 0.53	ug/m3		ND< 0.53	ug/m3		ND< 0.53	ug/m3		ND< 0.53	ug/m3		ND< 0.53	ug/m3		ND< 0.53	ug/m3	
Vinyl Chloride	75-01-4	0.25-1	1-5	50-250	>250	ug/m3	ND< 0.10	ug/m3		ND< 0.38	ug/m3		ND< 0.38	ug/m3		ND< 0.10	ug/m3		ND< 0.38	ug/m3		ND< 0.38	ug/m3		ND< 0.10	ug/m3	

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;
Respective shading indicated above displays 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 2A: Volatile Organic Compounds (VOCS) in Soil
Soil Sample Results
135-139 Baldwin Street, Johnson City, NY
PVE Sheffler File #560963

					Date Sampled	6/21/2016			6/21/2016			6/21/2016			6/21/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016		
					Sample Depth	4-5 feet			3-4 feet			1-2 feet			19-20 feet			17-18 feet			10-11 feet			1-2 feet			3-4 feet			14-16 feet			7-8 feet		
					Sample ID	SB - 1 20160620			SB - 2 20160620			SB - 3 20160620			SB - 4 20160620			SB - 5 20160620			SB - 6 20160620			SB - 7 20160620			SB - 8 20160620			SB - 9 20160620			SB - 10 20160620		
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
SW8260	1,1,1,2-Tetrachloroethane	630-20-6	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,1,1-Trichloroethane	71-55-6	680	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,1,2-Trichloroethane	79-00-5	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,1-Dichloroethane	75-34-3	270	26000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,1-Dichloroethene	75-35-4	330	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,2,4-Trichlorobenzene	120-82-1	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,2,4-Trimethylbenzene	95-63-6	3600	52000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	1.9	ug/kg		ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,2-Dichlorobenzene	95-50-1	1100	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,2-Dichloroethane	107-06-2	20	3100	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,2-Dichloropropane	78-87-5	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8400	52000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	2.5	ug/kg		ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,3-Dichlorobenzene	541-73-1	2400	49000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	1,4-Dichlorobenzene	106-46-7	1800	13000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	2-Chloroethyl Vinyl Ether	110-75-8	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	2-Chlorotoluene	95-49-8	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	2-Hexanone	591-78-6	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Acetone	67-64-1	50	100000	ug/kg	ND< 5.2	ug/kg	U	14	ug/kg		32	ug/kg		NS			NS			NS						ND< 6.1	ug/kg	U	ND< 5.4	ug/kg	U	ND< 4.5	ug/kg	U
SW8260	Benzene	71-43-2	60	4800	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	0.15	ug/kg	J	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Benzyl Chloride	100-44-7	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Bromobenzene	108-86-1	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Bromochloromethane	74-97-5	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Bromodichloromethane	75-27-4	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Bromoform	75-25-2	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Bromomethane	74-83-9	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Carbon Disulfide	75-15-0	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	2.7	ug/kg		NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Carbon Tetrachloride	56-23-5	760	2400	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Chlorobenzene	108-90-7	1100	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Chloroethane	75-00-3	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Chloroform	67-66-3	370	49000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Chloromethane	74-87-3	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Cis-1,2-Dichloroethylene	156-59-2	250	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Cis-1,3-Dichloropropene	10061-01-5	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Cymene	99-87-6	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Dibromochloromethane	124-48-1	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Dibromomethane	74-95-3	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Dichlorodifluoromethane	75-71-8	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Ethyl Methacrylate	97-63-2	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Ethylbenzene	100-41-4	1000	41000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	0.067	ug/kg	J	ND< 0.95	ug/kg	U	0.058	ug/kg	J	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Hexachlorobutadiene	87-68-3	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Isopropylbenzene (Cumene)	98-82-8	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Methyl Ethyl Ketone (2-Butanone)	78-93-3	120	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Methyl Tert-Butyl Ether (MTBE)	1634-04-4	930	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Methylene Chloride	75-09-2	50	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	M-P-Xylene	136777-61-2	NE	NE		ND< 2.1	ug/kg	U	ND< 2	ug/kg	U	ND< 3.7	ug/kg	U	0.21	ug/kg	J	ND< 1.9	ug/kg	U	0.52	ug/kg	J	ND< 3	ug/kg	U	ND< 2.5	ug/kg	U	ND< 2.2	ug/kg	U	ND< 1.8	ug/kg	U
SW8260	Naphthalene	91-20-3	12000	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	33	ug/kg		ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	N-Butylbenzene	104-51-8	12000	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	N-Propylbenzene	103-65-1	3900	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	O-Xylene (1,2-Dimethylbenzene)	95-47-6	NE	NE		ND< 2.1	ug/kg	U	ND< 2	ug/kg	U	ND< 3.7	ug/kg	U	ND< 1.9	ug/kg	U	ND< 1.9	ug/kg	U	ND< 1.4	ug/kg	U	ND< 3	ug/kg	U	ND< 2.5	ug/kg	U	ND< 2.2	ug/kg	U	ND< 1.8	ug/kg	U
SW8260	Sec-Butylbenzene	135-98-8	11000	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Styrene	100-42-5	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	T-Butylbenzene	98-06-6	5900	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	ND< 0.94	ug/kg	U	ND< 0.95	ug/kg	U	ND< 0.68	ug/kg	U	ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Tetrachloroethylene (PCE)	127-18-4	1300	19000	ug/kg	ND< 1	ug/kg	U	2.4	ug/kg		ND< 1.8	ug/kg	U	NS			NS			NS						1.3	ug/kg		ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Toluene	108-88-3	700	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	1.8	ug/kg		ND< 0.95	ug/kg	U	1.5	ug/kg		ND< 1.5	ug/kg	U	ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Trans-1,2-Dichloroethene	156-60-5	190	100000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Trans-1,3-Dichloropropene	10061-02-6	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Trichloroethylene (TCE)	79-01-6	470	21000	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Trichlorofluoromethane	75-69-4	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Vinyl Acetate	108-05-4	NE	NE		ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Vinyl Chloride	75-01-4	20	900	ug/kg	ND< 1	ug/kg	U	ND< 1	ug/kg	U	ND< 1.8	ug/kg	U	NS			NS			NS						ND< 1.2	ug/kg	U	ND< 1.1	ug/kg	U	ND< 0.9	ug/kg	U
SW8260	Xylenes	1330-20-7	260	100000	ug/kg	ND< 2.1	ug/kg	U	ND< 2	ug/kg	U	ND< 3.7	ug/kg	U	NS			NS			NS						ND< 2.5	ug/kg	U	ND< 2.2	ug/kg	U	ND< 1.8	ug/kg	U

Notes:
Standards are for respective Soil Cleanup Objectives per NYSDEC Part 375 Unrestriced 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 2B: Semi-Volatile Organic Compounds (SVOCS) in Soil

Soil Sample Results

135-139 Baldwin Street, Johnson City, NY

PVE Sheffler File #560963

					Date Sampled	6/21/2016			6/21/2016			6/21/2016			6/21/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016		
					Sample Depth	4-5 feet			3-4 feet			1-2 feet			19-20 feet			17-18 feet			10-11 feet			1-2 feet			3-4 feet			14-16 feet			7-8 feet		
					Sample ID	SB - 1 20160620			SB - 2 20160620			SB - 3 20160620			SB - 4 20160620			SB - 5 20160620			SB - 6 20160620			SB - 7 20160620			SB - 8 20160620			SB - 9 20160620			SB - 10 20160620		
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
SW8270	Acenaphthene	83-32-9	20000	100000	ug/kg	ND< 350	ug/kg	U	ND< 360	ug/kg	U	110	ug/kg	J	ND< 350	ug/kg	U	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	208-96-8	100000	100000	ug/kg	120	ug/kg	J	ND< 360	ug/kg	U	930	ug/kg		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	520	ug/kg		ND< 390	ug/kg	U	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Anthracene	120-12-7	100000	100000	ug/kg	120	ug/kg	J	ND< 360	ug/kg	U	1400	ug/kg		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	420	ug/kg		130	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Benzo(A)Anthracene	56-55-3	**1000**	**1000**	ug/kg	**1200**	**ug/kg**		ND< 360	ug/kg	U	**1900**	**ug/kg**		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	**2100**	**ug/kg**		340	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Benzo(A)Pyrene	50-32-8	**1000**	**1000**	ug/kg	970	ug/kg		ND< 360	ug/kg	U	1000	ug/kg		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	**1800**	**ug/kg**		290	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Benzo(B)Fluoranthene	205-99-2	**1000**	**1000**	ug/kg	**1800**	**ug/kg**		ND< 360	ug/kg	U	**2400**	**ug/kg**		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	**2800**	**ug/kg**	**D**	550	ug/kg		ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Benzo(G,H,I)Perylene	191-24-2	100000	100000	ug/kg	470	ug/kg		ND< 360	ug/kg	U	220	ug/kg	J	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	390	ug/kg		ND< 390	ug/kg	U	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Benzo(K)Fluoranthene	207-08-9	**800**	3900	ug/kg	**870**	**ug/kg**		ND< 360	ug/kg	U	**1400**	**ug/kg**		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	**2500**	**ug/kg**		300	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Chrysene	218-01-9	**1000**	3900	ug/kg	**1400**	**ug/kg**		ND< 360	ug/kg	U	**2000**	**ug/kg**		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	**2700**	**ug/kg**		460	ug/kg		ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Dibenz(A,H)Anthracene	53-70-3	330	330	ug/kg	150	ug/kg	J	ND< 360	ug/kg	U	90	ug/kg	J	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	180	ug/kg	J	ND< 390	ug/kg	U	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Fluoranthene	206-44-0	100000	100000	ug/kg	1600	ug/kg		76	ug/kg	J	4700	ug/kg	D	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	4400	ug/kg	D	700	ug/kg		ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Fluorene	86-73-7	30000	100000	ug/kg	ND< 350	ug/kg	U	ND< 360	ug/kg	U	630	ug/kg		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	100	ug/kg	J	ND< 390	ug/kg	U	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Indeno(1,2,3-C,D)Pyrene	193-39-5	**500**	**500**	ug/kg	**520**	**ug/kg**		ND< 360	ug/kg	U	260	ug/kg	J	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	430	ug/kg		94	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Naphthalene	91-20-3	12000	100000	ug/kg	220	ug/kg	J	ND< 360	ug/kg	U	370	ug/kg	J	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	200	ug/kg	J	200	ug/kg	J	ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Phenanthrene	85-01-8	100000	100000	ug/kg	460	ug/kg		ND< 360	ug/kg	U	3800	ug/kg		ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	2100	ug/kg		650	ug/kg		ND< 340	ug/kg	U	ND< 330	ug/kg	U
SW8270	Pyrene	129-00-0	100000	100000	ug/kg	1900	ug/kg		110	ug/kg	J	3200	ug/kg	D	ND< 350	ug/kg	U	ND< 340	ug/kg	U	ND< 340	ug/kg	U	3400	ug/kg	D	1100	ug/kg		ND< 340	ug/kg	U	ND< 330	ug/kg	U

Notes:

Standards are for respective Soil Cleanup Objectives per NYSDEC Part 375 Unrestriced 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 2C: Metals in Soil

Soil Sample Results

135-139 Baldwin Street, Johnson City, NY

PVE Sheffler File #560963

					Date Sampled	6/21/2016			6/21/2016			6/21/2016			6/21/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016			6/20/2016		
					Sample Depth	4-5 feet			3-4 feet			1-2 feet			19-20 feet			17-18 feet			10-11 feet			1-2 feet			3-4 feet			14-16 feet			7-8 feet		
					Sample ID	SB - 1 20160620			SB - 2 20160620			SB - 3 20160620			SB - 4 20160620			SB - 5 20160620			SB - 6 20160620			SB - 7 20160620			SB - 8 20160620			SB - 9 20160620			SB - 10 20160620		
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
SW6010	Aluminum	7429-90-5	NE	NE		9900	mg/kg		18000	mg/kg		8400	mg/kg		NS			NS			NS			14000	mg/kg		16000	mg/kg		8400	mg/kg		14000	mg/kg	
SW6010	Antimony	7440-36-0	NE	NE		ND< 13	mg/kg	U	ND< 13	mg/kg	U	ND< 14	mg/kg	U	NS			NS			NS			ND< 13	mg/kg	U	ND< 14	mg/kg	U	ND< 13	mg/kg	U	ND< 12	mg/kg	U
SW6010	Arsenic	7440-38-2	**13**	16	mg/kg	9.3	mg/kg		6.4	mg/kg		6.8	mg/kg		NS			NS			NS			**14**	**mg/kg**		9.1	mg/kg		4	mg/kg		6.5	mg/kg	
SW6010	Barium	7440-39-3	350	400	mg/kg	53	mg/kg		79	mg/kg		120	mg/kg		NS			NS			NS			230	mg/kg		150	mg/kg		50	mg/kg		69	mg/kg	
SW6010	Beryllium	7440-41-7	7.2	72	mg/kg	ND< 1.1	mg/kg	U	ND< 1.1	mg/kg	U	2.9	mg/kg		NS			NS			NS			ND< 1.1	mg/kg	U	ND< 1.2	mg/kg	U	ND< 1.1	mg/kg	U	ND< 1	mg/kg	U
SW6010	Cadmium	7440-43-9	2.5	4.3	mg/kg	ND< 1.1	mg/kg	U	ND< 1.1	mg/kg	U	ND< 1.2	mg/kg	U	NS			NS			NS			ND< 1.1	mg/kg	U	ND< 1.2	mg/kg	U	ND< 1.1	mg/kg	U	ND< 1	mg/kg	U
SW6010	Calcium	7440-70-2	NE	NE		55000	mg/kg		74000	mg/kg		9900	mg/kg		NS			NS			NS			19000	mg/kg		28000	mg/kg		100000	mg/kg		66000	mg/kg	
SW6010	Chromium, Total	7440-47-3	**31**	290	mg/kg	15	mg/kg		19	mg/kg		**53**	**mg/kg**		NS			NS			NS			27	mg/kg		22	mg/kg		11	mg/kg		16	mg/kg	
SW6010	Cobalt	7440-48-4	NE	NE		ND< 11	mg/kg	U	ND< 11	mg/kg	U	ND< 12	mg/kg	U	NS			NS			NS			ND< 11	mg/kg	U	ND< 12	mg/kg	U	ND< 11	mg/kg	U	ND< 10	mg/kg	U
SW6010	Copper	7440-50-8	**50**	270	mg/kg	42	mg/kg		23	mg/kg		46	mg/kg		NS			NS			NS			**60**	**mg/kg**		39	mg/kg		22	mg/kg		26	mg/kg	
SW6010	Iron	7439-89-6	NE	NE		15000	mg/kg		17000	mg/kg		23000	mg/kg		NS			NS			NS			36000	mg/kg		25000	mg/kg		12000	mg/kg		17000	mg/kg	
SW6010	Lead	7439-92-1	**63**	400	mg/kg	48	mg/kg		15	mg/kg		30	mg/kg		NS			NS			NS			**250**	**mg/kg**		56	mg/kg		ND< 5.4	mg/kg	U	7.1	mg/kg	
SW6010	Magnesium	7439-95-4	NE	NE		12000	mg/kg		10000	mg/kg		1500	mg/kg		NS			NS			NS			3900	mg/kg		9600	mg/kg		13000	mg/kg		15000	mg/kg	
SW6010	Manganese	7439-96-5	1600	2000	mg/kg	350	mg/kg		520	mg/kg		110	mg/kg		NS			NS			NS			280	mg/kg		440	mg/kg		480	mg/kg		660	mg/kg	
SW6010	Nickel	7440-02-0	30	310	mg/kg	12	mg/kg		14	mg/kg		24	mg/kg		NS			NS			NS			25	mg/kg		20	mg/kg		9.2	mg/kg		14	mg/kg	
SW6010	Potassium	7440-09-7	NE	NE		3500	mg/kg		6400	mg/kg		1800	mg/kg		NS			NS			NS			3800	mg/kg		5400	mg/kg		4000	mg/kg		6000	mg/kg	
SW6010	Selenium	7782-49-2	3.9	180	mg/kg	ND< 2.2	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2.4	mg/kg	U	NS			NS			NS			ND< 2.2	mg/kg	U	ND< 2.3	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2	mg/kg	U
SW6010	Silver	7440-22-4	2	180	mg/kg	ND< 2.2	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2.4	mg/kg	U	NS			NS			NS			ND< 2.2	mg/kg	U	ND< 2.3	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2	mg/kg	U
SW6010	Sodium	7440-23-5	NE	NE		ND< 1100	mg/kg	U	ND< 1100	mg/kg	U	ND< 1200	mg/kg	U	NS			NS			NS			ND< 1100	mg/kg	U	ND< 1200	mg/kg	U	ND< 1100	mg/kg	U	ND< 1000	mg/kg	U
SW6010	Thallium	7440-28-0	NE	NE		ND< 2.2	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2.4	mg/kg	U	NS			NS			NS			ND< 2.2	mg/kg	U	ND< 2.3	mg/kg	U	ND< 2.2	mg/kg	U	ND< 2	mg/kg	U
SW6010	Vanadium	7440-62-2	NE	NE		23	mg/kg		41	mg/kg		35	mg/kg		NS			NS			NS			32	mg/kg		36	mg/kg		19	mg/kg		28	mg/kg	
SW6010	Zinc	7440-66-6	**109**	10000	mg/kg	93	mg/kg		58	mg/kg		100	mg/kg		NS			NS			NS			**150**	**mg/kg**		**180**	**mg/kg**		31	mg/kg		39	mg/kg	
SW7471B	Mercury	7439-97-6	**0.18**	0.81	mg/kg	0.18	mg/kg		ND< 0.036	mg/kg	U	**0.22**	**mg/kg**		NS			NS			NS			0.11	mg/kg		0.071	mg/kg		ND< 0.031	mg/kg	U	ND< 0.032	mg/kg	U

Notes:

Standards are for respective Soil Cleanup Objectives per NYSDEC Part 375 Unrestriced Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Use Soil Cleanup Objectives (RRSCOs);

All concentrations are in mg/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 3. Descriptions of Sample Analytical & Rationale
Project: 135-139 Baldwin Street, Johnson City, New York
PVES #560963

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

BORING LOGS

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-1**

TOTAL DEPTH: **16'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/21/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		ASPHALT: Brick and asphalt.		
		GC: Brown/gray sand; crushed rock throughout.		
		SW: Dark brown/black sand; moist; no odor.	Sampled from between 4-5'	0.1
		GC: Brown/gray sand; crushed rock throughout; moist.		
10				

PVE Sheffler

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SOIL BORING LOG

BOREHOLE NO.: **SB-2**

TOTAL DEPTH: **8'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/21/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F; refusal on rock.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		OL: Organic soil and litter.		
		GC: Brown/gray sand; crushed rock throughout.	Sampled from between 3-4'	0.0
		No recovery; crushed liner on rocks.		

PVE Sheffler

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SOIL BORING LOG

BOREHOLE NO.: **SB-3**

TOTAL DEPTH: **16'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/21/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		ASPHALT: Asphalt.		
		SW: Black sand and gravel.		
		COAL ASH: Coal ash/slag.	Sampled from between 1-2'	0.4
		GC: Brown sand and gravel; moist-wet.		
10		GC: Brown/gray sand and gravel; crushed rock throughout.		

PVE Sheffler

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SOIL BORING LOG

BOREHOLE NO.: **SB-4**

TOTAL DEPTH: **20'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20-6/21/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		OL: Organic soil and litter.		
		COAL ASH: Coal ash/slag.		
		GC: Brown/gray sand and gravel; crushed rock throughout.		
10				
		SP: Brown/red sand; moist; poorly graded.		
		GC: Brown/gray sand and gravel; crushed rock throughout.	Sampled from between 19-20'	0.0
20				

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-5**

TOTAL DEPTH: **18'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		GC: Brown/gray sand and gravel; crushed rock throughout.		
		GC: Gray/black sand and gravel.		
		GC: Dark brown sand and gravel; moist; possible brick fragments.		
10		GC: Gray sand and gravel; crushed rock throughout.	Sampled from between 17-18'	0.2

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-6**

TOTAL DEPTH: **11'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		OL: Organic soil and litter.		
		COAL ASH: Black sand and coal ash/slag.		
		GC: Brown/gray sand and gravel; shattered rock throughout.		
10			Sampled from between 10-11'	0.8

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-7**

TOTAL DEPTH: **10'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F; refusal on rock.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION		Sample Depth	PID (ppm)
00		OL: Organic soil and litter.			
		COAL: Black sand and coal fragments; little gravel.		Sampled from between 1-2'	0.5
		GC: Brown/gray sand and gravel; shattered rock throughout.			
10					

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-8**

TOTAL DEPTH: **11'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F; refusal on rock.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		SW: Brown sand and litter.		
		GC: Brown/gray sand and gravel; shattered rock throughout.	Sampled from between 3-4'	0.0
10				

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-9**

TOTAL DEPTH: **16'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		GC: Brown/gray sand and gravel; shattered rock throughout.		
		GC: Black sand and gravel.		
		GC: Brown/gray sand and grave.		
		SP: Brown sand poorly graded.		
		GC: Brown sand and gravel; shattered rock throughout.		
		GC: Brown/gray sand and gravel; shattered rock throughout; intermittent red sand layers.		
10				
		GC: Brown/gray sand and gravel; shattered rock throughout; moist.	Sampled from between 14-16'	1.0

PVE Sheffler

48 Springside Avenue
Poughkeepsie, New York
(845) 454-2544

SOIL BORING LOG

BOREHOLE NO.: **SB-10**

TOTAL DEPTH: **8'**

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT #:	**560963**	DRILLING CO.:	**Geologic**
SITE LOCATION:	**135-139 Baldwin Street**	RIG TYPE:	**Geoprobe 6620**
LOGGED BY:	**Conor Tarbell**	METHOD OF DRILLING:	**Direct Push**
PROJECT MANAGER:	**Christopher Brown**	SAMPLING METHODS:	**4' Macro Core**
DATES DRILLED:	**6/20/2016**	HAMMER WT./DROP	**N/A**
		DEPTH TO WATER	**N/A**

NOTES:
90 degrees F; refusal on rock.

Water level during drilling

DEPTH (FT)	SOIL SYMBOLS	SOIL DESCRIPTION	Sample Depth	PID (ppm)
00		GC: Brown/gray sand and gravel; shattered rock throughout.	Sampled from between 7-8'	1.2

ANALYTICAL

CENTEK LABORATORIES, LLC

143 Midler Park Drive * Syracuse, NY 13206
Phone (315) 431-9730 * Emergency 24/7 (315) 416-2752
NYSDOH ELAP Certificate No. 11830

Analytical Report

Conor Tarbell
PVE Sheffler
48 Springside Avenue
Poughkeepsie, NY 12603

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

Tuesday, June 21, 2016
Order No.: C1606047

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 can not be reproduced except in its entirety, without prior written authorization.

Sincerely,

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 silcon 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.

CENTEK LABORATORIES, LLC

Date: *28-Jun-16*

CLIENT: PVE Sheffler

Project: 135-139 Baldwin St Johnson City

Lab Order: C1606047

CASE NARRATIVE

Samples were analyzed using the methods outlined in the following references:

Centek Laboratories, LLC SOP TS-80
Compendium of Methods for the Determination of Toxic Organic Compounds, Compendium Method TO-15, January 1999

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.

135-139 BALDWIN ST.

Centek Chain of Custody

Centek Laboratories

143 Midler Park Drive
Syracuse, NY 13206
315-431-9730
www.CentekLabs.com

Vapor Intrusion & IAQ

Site Name: JOHNSON CITY, N.Y.
Project: 5609163
PO#:
Quote # Q-SP/130
Other: 5834

Detection Limit	Report Level
☐ 5ppbv	☑ Level I
☑ 1ug/M3	☐ Level II
☐ 1ug/M3 +TCE	☐ Cat "B" Like

NYSDEC EDD

TAT Turnaround Time:	Check One	Rush TAT Surcharge %	Due Date:
5 Business Days	☑	0%	
4 Business Days	☐	25%	
3 Business Days	☐	50%	
2 Business Days	☐	75%	
*Next Day by 5pm	☐	100%	
*Next Day by Noon	☐	150%	
*Same Day	☐	200%	

*For Same and Next Day TAT Please Notify Lab

Company: PVE SHEFFLER, LLC
Report to:
Address: 48 SPRINGSIDE AVENUE
City, State, Zip POUGHKEEPSIE, NY 12603
Email: CTARBELL@PVESHEFFLER.COM; ASPADAVECCHIA@PVESHEFFLER.COM
Phone: 845-454-2544

Company:
Check Here If Same: ☑
Invoice to:
Address:
City, State, Zip
Email:
Phone:

Sample ID	Date Sampled	Canister Number	Regulator Number	Analysis Request	Comments	Vacuum Start/Stop
SV-1 20160609	06-09-16/1150	327	53	TO-15		29"/1"
SV-2 20160609	06-09-16/1205	479	47			30"/1"
SV-3 20160609	06-09-16/1100	347	54			29"/0"
SV-4 20160609	06-09-16/1055	367	44			29"/0"
AI-1 20160609	06/09/16/1205	357	79			30"/3"
AI-2 20160609	06-09-2016/1055	130	308			29"/0"
AO-1 20160609	0609-2016/12:15	133	48			30"/2"

Chain of Custody	Print Name	Signature	Date/Time
Sampled by:	Conor Tarbell		0/9
Relinquished by:	Conor Tarbell		6/10
Received at Lab by:	Ian Cole		6/10/16

Courier: CIRCLE ONE
FedEx UPS Pickup/Dropoff

For LAB USE ONLY
Work Order # C1606047

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

CENTEK LABORATORIES, LLC

Sample Receipt Checklist

Client Name PVE SHEFFLER - POUGH

Date and Time Receive 6/14/2016

Work Order Numbe C1606047

Received by JDS

Checklist completed by 6-14-16 (Signature / Date)

Reviewed by WD 6/14/16 (Initials / Date)

Matrix:

Carrier name FedEx Ground

Shipping container/cooler in good condition?	Yes ☑	No ☐	Not Presen ☐
Custody seals intact on shippping container/cooler?	Yes ☐	No ☐	Not Presen ☑
Custody seals intact on sample bottles?	Yes ☐	No ☐	Not Presen ☑
Chain of custody present?	Yes ☑	No ☐	
Chain of custody signed when relinquished and received?	Yes ☑	No ☐	
Chain of custody agrees with sample labels?	Yes ☑	No ☐	
Samples in proper container/bottle?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	
All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature in compliance?	Yes ☑	No ☐	
Water - VOA vials have zero headspace?	No VOA vials submitted ☑	Yes ☐	No ☐
Water - pH acceptable upon receipt?	Yes ☐	No ☑	

Adjusted? _____ Checked b _____

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 _____

CENTEK LABORATORIES, LLC

Date: *28-Jun-16*

CLIENT: PVE Sheffler
Project: 135-139 Baldwin St Johnson City
Lab Order: C1606047

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Tag Number	Collection Date	Date Received
C1606047-001A	SV-1 20160609	327,53	6/9/2016	6/14/2016
C1606047-002A	SV-2 20160609	479,47	6/9/2016	6/14/2016
C1606047-003A	SV-3 20160609	347,54	6/9/2016	6/14/2016
C1606047-004A	SV-4 20160609	367,44	6/9/2016	6/14/2016
C1606047-005A	IA-1 20160609	357,79	6/9/2016	6/14/2016
C1606047-006A	IA-2 20160609	130,308	6/9/2016	6/14/2016
C1606047-007A	AO-1 20160609	133,48	6/9/2016	6/14/2016

Centek Laboratories, LLC

28-Jun-16

Lab Order: C1606047
Client: PVE Sheffler
Project: 135-139 Baldwin St Johnson City

DATES REPORT

Sample ID	Client Sample ID	Collection Date	Matrix	Test Name	TCLP Date	Prep Date	Analysis Date
C1606047-001A	SV-1 20160609	6/9/2016	Air	1ug/M3 by Method TO15			6/16/2016
				1ug/M3 by Method TO15			6/16/2016
				1ug/M3 by Method TO15			6/15/2016
C1606047-002A	SV-2 20160609			1ug/M3 by Method TO15			6/15/2016
				1ug/M3 by Method TO15			6/16/2016
				1ug/M3 by Method TO15			6/16/2016
C1606047-003A	SV-3 20160609			1ug/M3 by Method TO15			6/16/2016
				1ug/M3 by Method TO15			6/15/2016
				1ug/M3 by Method TO15			6/16/2016
C1606047-004A	SV-4 20160609			1ug/M3 by Method TO15			6/16/2016
				1ug/M3 by Method TO15			6/15/2016
C1606047-005A	IA-1 20160609			1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/15/2016
				1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/15/2016
C1606047-006A	IA-2 20160609			1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/15/2016
				1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/16/2016
C1606047-007A	AO-1 20160609			1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/15/2016
				1ug/m3 w/ 0.25ug/M3 CT-TCE-VC			6/15/2016

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-3			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	0.61	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2,4-Trimethylbenzene	0.81	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,3,5-Trimethylbenzene	0.41	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 8:08:00 PM
2,2,4-trimethylpentane	1.0	0.15		ppbV	1	6/15/2016 8:08:00 PM
4-ethyltoluene	0.23	0.15		ppbV	1	6/15/2016 8:08:00 PM
Acetone	12	3.0		ppbV	10	6/16/2016 12:37:00 AM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Benzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Bromomethane	0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Carbon disulfide	1.4	0.15		ppbV	1	6/15/2016 8:08:00 PM
Carbon tetrachloride	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Chloroform	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Chloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Cyclohexane	6.0	1.5		ppbV	10	6/16/2016 12:37:00 AM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 8:08:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Ethylbenzene	0.18	0.15		ppbV	1	6/15/2016 8:08:00 PM
Freon 11	1.3	0.15		ppbV	1	6/15/2016 8:08:00 PM
Freon 113	0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Freon 12	0.64	0.15		ppbV	1	6/15/2016 8:08:00 PM
Heptane	69	14		ppbV	90	6/16/2016 1:13:00 AM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Hexane	150	14		ppbV	90	6/16/2016 1:13:00 AM
Isopropyl alcohol	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
m&p-Xylene	0.73	0.30		ppbV	1	6/15/2016 8:08:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:08:00 PM
Methyl Ethyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:08:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:08:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Methylene chloride	5.5	1.5		ppbV	10	6/16/2016 12:37:00 AM
o-Xylene	0.43	0.15		ppbV	1	6/15/2016 8:08:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Styrene	0.53	0.15		ppbV	1	6/15/2016 8:08:00 PM
Tetrachloroethylene	0.16	0.15		ppbV	1	6/15/2016 8:08:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Toluene	2.0	0.15		ppbV	1	6/15/2016 8:08:00 PM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Trichloroethene	1.0	0.15		ppbV	1	6/15/2016 8:08:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Vinyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:08:00 PM
Surr: Bromofluorobenzene	100	70-130		%REC	1	6/15/2016 8:08:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-3			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	0.39	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2,4-Trimethylbenzene	1.0	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,3,5-Trimethylbenzene	0.55	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 8:49:00 PM
2,2,4-trimethylpentane	0.69	0.15		ppbV	1	6/15/2016 8:49:00 PM
4-ethyltoluene	0.34	0.15		ppbV	1	6/15/2016 8:49:00 PM
Acetone	34	12		ppbV	40	6/16/2016 2:26:00 AM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Benzene	2.2	1.5		ppbV	10	6/16/2016 1:50:00 AM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Bromomethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Carbon disulfide	5.1	1.5		ppbV	10	6/16/2016 1:50:00 AM
Carbon tetrachloride	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Chloroform	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Chloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Cyclohexane	8.5	1.5		ppbV	10	6/16/2016 1:50:00 AM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Ethyl acetate	0.78	0.25		ppbV	1	6/15/2016 8:49:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Ethylbenzene	0.27	0.15		ppbV	1	6/15/2016 8:49:00 PM
Freon 11	2.0	0.15		ppbV	1	6/15/2016 8:49:00 PM
Freon 113	0.11	0.15	J	ppbV	1	6/15/2016 8:49:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Freon 12	0.65	0.15		ppbV	1	6/15/2016 8:49:00 PM
Heptane	8.4	1.5		ppbV	10	6/16/2016 1:50:00 AM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Hexane	17	6.0		ppbV	40	6/16/2016 2:26:00 AM
Isopropyl alcohol	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
m&p-Xylene	1.0	0.30		ppbV	1	6/15/2016 8:49:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:49:00 PM
Methyl Ethyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:49:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 8:49:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Methylene chloride	5.1	1.5		ppbV	10	6/16/2016 1:50:00 AM
o-Xylene	0.57	0.15		ppbV	1	6/15/2016 8:49:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Styrene	0.62	0.15		ppbV	1	6/15/2016 8:49:00 PM
Tetrachloroethylene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Toluene	2.2	1.5		ppbV	10	6/16/2016 1:50:00 AM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Trichloroethene	0.44	0.15		ppbV	1	6/15/2016 8:49:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Vinyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 8:49:00 PM
Surr: Bromofluorobenzene	101	70-130		%REC	1	6/15/2016 8:49:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-2			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	0.49	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2,4-Trimethylbenzene	0.78	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,3,5-Trimethylbenzene	0.52	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 9:29:00 PM
2,2,4-trimethylpentane	3.3	1.5		ppbV	10	6/16/2016 3:03:00 AM
4-ethyltoluene	0.23	0.15		ppbV	1	6/15/2016 9:29:00 PM
Acetone	46	12		ppbV	40	6/16/2016 3:39:00 AM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Benzene	5.1	1.5		ppbV	10	6/16/2016 3:03:00 AM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Bromomethane	0.14	0.15	J	ppbV	1	6/15/2016 9:29:00 PM
Carbon disulfide	1.6	0.15		ppbV	1	6/15/2016 9:29:00 PM
Carbon tetrachloride	0.27	0.15		ppbV	1	6/15/2016 9:29:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Chloroform	0.52	0.15		ppbV	1	6/15/2016 9:29:00 PM
Chloromethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Cyclohexane	8.6	1.5		ppbV	10	6/16/2016 3:03:00 AM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 9:29:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Ethylbenzene	0.80	0.15		ppbV	1	6/15/2016 9:29:00 PM
Freon 11	10	1.5		ppbV	10	6/16/2016 3:03:00 AM
Freon 113	0.11	0.15	J	ppbV	1	6/15/2016 9:29:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Freon 12	0.63	0.15		ppbV	1	6/15/2016 9:29:00 PM
Heptane	4.5	1.5		ppbV	10	6/16/2016 3:03:00 AM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Hexane	20	1.5		ppbV	10	6/16/2016 3:03:00 AM
Isopropyl alcohol	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
m&p-Xylene	2.7	0.30		ppbV	1	6/15/2016 9:29:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 9:29:00 PM
Methyl Ethyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 9:29:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 9:29:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Methylene chloride	1.6	0.15		ppbV	1	6/15/2016 9:29:00 PM
o-Xylene	1.1	0.15		ppbV	1	6/15/2016 9:29:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Styrene	0.49	0.15		ppbV	1	6/15/2016 9:29:00 PM
Tetrachloroethylene	4.0	1.5		ppbV	10	6/16/2016 3:03:00 AM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Toluene	4.5	1.5		ppbV	10	6/16/2016 3:03:00 AM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Trichloroethene	0.14	0.15	J	ppbV	1	6/15/2016 9:29:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Vinyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 9:29:00 PM
Surr: Bromofluorobenzene	105	70-130		%REC	1	6/15/2016 9:29:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-2			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	0.36	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2,4-Trimethylbenzene	0.98	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,3,5-Trimethylbenzene	0.45	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 10:10:00 PM
2,2,4-trimethylpentane	4.6	1.5		ppbV	10	6/16/2016 4:16:00 AM
4-ethyltoluene	0.31	0.15		ppbV	1	6/15/2016 10:10:00 PM
Acetone	< 0.30	0.30		ppbV	1	6/15/2016 10:10:00 PM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Benzene	7.9	1.5		ppbV	10	6/16/2016 4:16:00 AM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Bromodichloromethane	0.62	0.15		ppbV	1	6/15/2016 10:10:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Bromomethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Carbon disulfide	0.35	0.15		ppbV	1	6/15/2016 10:10:00 PM
Carbon tetrachloride	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Chloroform	3.0	1.5		ppbV	10	6/16/2016 4:16:00 AM
Chloromethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Cyclohexane	7.7	1.5		ppbV	10	6/16/2016 4:16:00 AM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 10:10:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Ethylbenzene	1.6	0.15		ppbV	1	6/15/2016 10:10:00 PM
Freon 11	6.1	1.5		ppbV	10	6/16/2016 4:16:00 AM
Freon 113	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Freon 12	0.58	0.15		ppbV	1	6/15/2016 10:10:00 PM
Heptane	6.5	1.5		ppbV	10	6/16/2016 4:16:00 AM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Hexane	18	1.5		ppbV	10	6/16/2016 4:16:00 AM
Isopropyl alcohol	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
m&p-Xylene	3.3	3.0		ppbV	10	6/16/2016 4:16:00 AM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 10:10:00 PM
Methyl Ethyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 10:10:00 PM
Methyl Isobutyl Ketone	0.98	0.30		ppbV	1	6/15/2016 10:10:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Methylene chloride	0.16	0.15		ppbV	1	6/15/2016 10:10:00 PM
o-Xylene	1.9	0.15		ppbV	1	6/15/2016 10:10:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Styrene	0.54	0.15		ppbV	1	6/15/2016 10:10:00 PM
Tetrachloroethylene	1.5	0.15		ppbV	1	6/15/2016 10:10:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Toluene	14	1.5		ppbV	10	6/16/2016 4:16:00 AM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Trichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Vinyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 10:10:00 PM
Surr: Bromofluorobenzene	103	70-130		%REC	1	6/15/2016 10:10:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-3			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2,4-Trimethylbenzene	0.28	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,3,5-Trimethylbenzene	0.13	0.15	J	ppbV	1	6/15/2016 6:47:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 6:47:00 PM
2,2,4-trimethylpentane	0.17	0.15		ppbV	1	6/15/2016 6:47:00 PM
4-ethyltoluene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Acetone	3.4	3.0		ppbV	10	6/15/2016 11:23:00 PM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Benzene	0.16	0.15		ppbV	1	6/15/2016 6:47:00 PM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Bromomethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Carbon disulfide	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Carbon tetrachloride	0.10	0.040		ppbV	1	6/15/2016 6:47:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Chloroform	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Chloromethane	0.67	0.15		ppbV	1	6/15/2016 6:47:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Cyclohexane	0.38	0.15		ppbV	1	6/15/2016 6:47:00 PM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 6:47:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Ethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Freon 11	1.1	0.15		ppbV	1	6/15/2016 6:47:00 PM
Freon 113	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Freon 12	0.68	0.15		ppbV	1	6/15/2016 6:47:00 PM
Heptane	0.12	0.15	J	ppbV	1	6/15/2016 6:47:00 PM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Hexane	0.53	0.15		ppbV	1	6/15/2016 6:47:00 PM
Isopropyl alcohol	1.0	0.15		ppbV	1	6/15/2016 6:47:00 PM
m&p-Xylene	0.24	0.30	J	ppbV	1	6/15/2016 6:47:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 6:47:00 PM
Methyl Ethyl Ketone	0.23	0.30	J	ppbV	1	6/15/2016 6:47:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 6:47:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Methylene chloride	0.18	0.15		ppbV	1	6/15/2016 6:47:00 PM
o-Xylene	0.13	0.15	J	ppbV	1	6/15/2016 6:47:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Styrene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Tetrachloroethylene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Toluene	0.29	0.15		ppbV	1	6/15/2016 6:47:00 PM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Trichloroethene	< 0.040	0.040		ppbV	1	6/15/2016 6:47:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 6:47:00 PM
Vinyl chloride	< 0.040	0.040		ppbV	1	6/15/2016 6:47:00 PM
Surr: Bromofluorobenzene	95.0	70-130		%REC	1	6/15/2016 6:47:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

CLIENT:	PVE Sheffler	**Client Sample ID:**	IA-2 20160609
Lab Order:	C1606047	**Tag Number:**	130,308
Project:	135-139 Baldwin St Johnson City	**Collection Date:**	6/9/2016
Lab ID:	C1606047-006A	**Matrix:**	AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-2			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2,4-Trimethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,3,5-Trimethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 7:28:00 PM
2,2,4-trimethylpentane	0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
4-ethyltoluene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Acetone	3.5	3.0		ppbV	10	6/16/2016
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Benzene	0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Bromomethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Carbon disulfide	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Carbon tetrachloride	0.10	0.040		ppbV	1	6/15/2016 7:28:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Chloroform	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Chloromethane	0.79	0.15		ppbV	1	6/15/2016 7:28:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Cyclohexane	0.39	0.15		ppbV	1	6/15/2016 7:28:00 PM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 7:28:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

CLIENT:	PVE Sheffler	**Client Sample ID:**	IA-2 20160609
Lab Order:	C1606047	**Tag Number:**	130,308
Project:	135-139 Baldwin St Johnson City	**Collection Date:**	6/9/2016
Lab ID:	C1606047-006A	**Matrix:**	AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Ethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Freon 11	0.46	0.15		ppbV	1	6/15/2016 7:28:00 PM
Freon 113	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Freon 12	0.68	0.15		ppbV	1	6/15/2016 7:28:00 PM
Heptane	0.13	0.15	J	ppbV	1	6/15/2016 7:28:00 PM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Hexane	0.52	0.15		ppbV	1	6/15/2016 7:28:00 PM
Isopropyl alcohol	1.6	0.15		ppbV	1	6/15/2016 7:28:00 PM
m&p-Xylene	< 0.30	0.30		ppbV	1	6/15/2016 7:28:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 7:28:00 PM
Methyl Ethyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 7:28:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 7:28:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Methylene chloride	0.25	0.15		ppbV	1	6/15/2016 7:28:00 PM
o-Xylene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Styrene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Tetrachloroethylene	0.25	0.15		ppbV	1	6/15/2016 7:28:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Toluene	0.27	0.15		ppbV	1	6/15/2016 7:28:00 PM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Trichloroethene	< 0.040	0.040		ppbV	1	6/15/2016 7:28:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 7:28:00 PM
Vinyl chloride	< 0.040	0.040		ppbV	1	6/15/2016 7:28:00 PM
Surr: Bromofluorobenzene	95.0	70-130		%REC	1	6/15/2016 7:28:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
FIELD PARAMETERS		**FLD**				Analyst:
Lab Vacuum In	-3			"Hg		6/14/2016
Lab Vacuum Out	-30			"Hg		6/14/2016
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,1,2,2-Tetrachloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,1,2-Trichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,1-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,1-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2,4-Trichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2,4-Trimethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2-Dibromoethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2-Dichloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,2-Dichloropropane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,3,5-Trimethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,3-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,4-Dichlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
1,4-Dioxane	< 0.30	0.30		ppbV	1	6/15/2016 6:07:00 PM
2,2,4-trimethylpentane	0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
4-ethyltoluene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Acetone	6.1	3.0		ppbV	10	6/15/2016 10:46:00 PM
Allyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Benzene	0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Benzyl chloride	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Bromodichloromethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Bromoform	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Bromomethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Carbon disulfide	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Carbon tetrachloride	0.11	0.040		ppbV	1	6/15/2016 6:07:00 PM
Chlorobenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Chloroethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Chloroform	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Chloromethane	0.77	0.15		ppbV	1	6/15/2016 6:07:00 PM
cis-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
cis-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Cyclohexane	0.45	0.15		ppbV	1	6/15/2016 6:07:00 PM
Dibromochloromethane	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Ethyl acetate	< 0.25	0.25		ppbV	1	6/15/2016 6:07:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Ethylbenzene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Freon 11	0.42	0.15		ppbV	1	6/15/2016 6:07:00 PM
Freon 113	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Freon 114	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Freon 12	0.68	0.15		ppbV	1	6/15/2016 6:07:00 PM
Heptane	0.12	0.15	J	ppbV	1	6/15/2016 6:07:00 PM
Hexachloro-1,3-butadiene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Hexane	0.49	0.15		ppbV	1	6/15/2016 6:07:00 PM
Isopropyl alcohol	1.2	0.15		ppbV	1	6/15/2016 6:07:00 PM
m&p-Xylene	< 0.30	0.30		ppbV	1	6/15/2016 6:07:00 PM
Methyl Butyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 6:07:00 PM
Methyl Ethyl Ketone	0.21	0.30	J	ppbV	1	6/15/2016 6:07:00 PM
Methyl Isobutyl Ketone	< 0.30	0.30		ppbV	1	6/15/2016 6:07:00 PM
Methyl tert-butyl ether	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Methylene chloride	0.18	0.15		ppbV	1	6/15/2016 6:07:00 PM
o-Xylene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Propylene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Styrene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Tetrachloroethylene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Tetrahydrofuran	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Toluene	0.28	0.15		ppbV	1	6/15/2016 6:07:00 PM
trans-1,2-Dichloroethene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
trans-1,3-Dichloropropene	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Trichloroethene	< 0.040	0.040		ppbV	1	6/15/2016 6:07:00 PM
Vinyl acetate	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Vinyl Bromide	< 0.15	0.15		ppbV	1	6/15/2016 6:07:00 PM
Vinyl chloride	< 0.040	0.040		ppbV	1	6/15/2016 6:07:00 PM
Surr: Bromofluorobenzene	97.0	70-130		%REC	1	6/15/2016 6:07:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	3.3	0.82		ug/m3	1	6/15/2016 8:08:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 8:08:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 8:08:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 8:08:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:08:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 8:08:00 PM
1,2,4-Trimethylbenzene	4.0	0.74		ug/m3	1	6/15/2016 8:08:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 8:08:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:08:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 8:08:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 8:08:00 PM
1,3,5-Trimethylbenzene	2.0	0.74		ug/m3	1	6/15/2016 8:08:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 8:08:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:08:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:08:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 8:08:00 PM
2,2,4-trimethylpentane	4.8	0.70		ug/m3	1	6/15/2016 8:08:00 PM
4-ethyltoluene	1.1	0.74		ug/m3	1	6/15/2016 8:08:00 PM
Acetone	29	7.1		ug/m3	10	6/16/2016 12:37:00 AM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 8:08:00 PM
Benzene	< 0.48	0.48		ug/m3	1	6/15/2016 8:08:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 8:08:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 8:08:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 8:08:00 PM
Bromomethane	0.58	0.58		ug/m3	1	6/15/2016 8:08:00 PM
Carbon disulfide	4.2	0.47		ug/m3	1	6/15/2016 8:08:00 PM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	6/15/2016 8:08:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 8:08:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 8:08:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	6/15/2016 8:08:00 PM
Chloromethane	< 0.31	0.31		ug/m3	1	6/15/2016 8:08:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:08:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 8:08:00 PM
Cyclohexane	21	5.2		ug/m3	10	6/16/2016 12:37:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 8:08:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 8:08:00 PM
Ethylbenzene	0.78	0.65		ug/m3	1	6/15/2016 8:08:00 PM
Freon 11	7.2	0.84		ug/m3	1	6/15/2016 8:08:00 PM
Freon 113	1.1	1.1		ug/m3	1	6/15/2016 8:08:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 8:08:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	3.2	0.74		ug/m3	1	6/15/2016 8:08:00 PM
Heptane	280	57		ug/m3	90	6/16/2016 1:13:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 8:08:00 PM
Hexane	540	49		ug/m3	90	6/16/2016 1:13:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	6/15/2016 8:08:00 PM
m&p-Xylene	3.2	1.3		ug/m3	1	6/15/2016 8:08:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 8:08:00 PM
Methyl Ethyl Ketone	< 0.88	0.88		ug/m3	1	6/15/2016 8:08:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 8:08:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 8:08:00 PM
Methylene chloride	19	5.2		ug/m3	10	6/16/2016 12:37:00 AM
o-Xylene	1.9	0.65		ug/m3	1	6/15/2016 8:08:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 8:08:00 PM
Styrene	2.3	0.64		ug/m3	1	6/15/2016 8:08:00 PM
Tetrachloroethylene	1.1	1.0		ug/m3	1	6/15/2016 8:08:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 8:08:00 PM
Toluene	7.6	0.57		ug/m3	1	6/15/2016 8:08:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:08:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 8:08:00 PM
Trichloroethene	5.4	0.81		ug/m3	1	6/15/2016 8:08:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 8:08:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 8:08:00 PM
Vinyl chloride	< 0.38	0.38		ug/m3	1	6/15/2016 8:08:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	2.1	0.82		ug/m3	1	6/15/2016 8:49:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 8:49:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 8:49:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 8:49:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:49:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 8:49:00 PM
1,2,4-Trimethylbenzene	5.1	0.74		ug/m3	1	6/15/2016 8:49:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 8:49:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:49:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 8:49:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 8:49:00 PM
1,3,5-Trimethylbenzene	2.7	0.74		ug/m3	1	6/15/2016 8:49:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 8:49:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:49:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 8:49:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 8:49:00 PM
2,2,4-trimethylpentane	3.2	0.70		ug/m3	1	6/15/2016 8:49:00 PM
4-ethyltoluene	1.7	0.74		ug/m3	1	6/15/2016 8:49:00 PM
Acetone	80	28		ug/m3	40	6/16/2016 2:26:00 AM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 8:49:00 PM
Benzene	7.0	4.8		ug/m3	10	6/16/2016 1:50:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 8:49:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 8:49:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 8:49:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	6/15/2016 8:49:00 PM
Carbon disulfide	16	4.7		ug/m3	10	6/16/2016 1:50:00 AM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	6/15/2016 8:49:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 8:49:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 8:49:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	6/15/2016 8:49:00 PM
Chloromethane	< 0.31	0.31		ug/m3	1	6/15/2016 8:49:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:49:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 8:49:00 PM
Cyclohexane	29	5.2		ug/m3	10	6/16/2016 1:50:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 8:49:00 PM
Ethyl acetate	2.8	0.90		ug/m3	1	6/15/2016 8:49:00 PM
Ethylbenzene	1.2	0.65		ug/m3	1	6/15/2016 8:49:00 PM
Freon 11	11	0.84		ug/m3	1	6/15/2016 8:49:00 PM
Freon 113	0.84	1.1	J	ug/m3	1	6/15/2016 8:49:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 8:49:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	3.2	0.74		ug/m3	1	6/15/2016 8:49:00 PM
Heptane	34	6.1		ug/m3	10	6/16/2016 1:50:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 8:49:00 PM
Hexane	61	21		ug/m3	40	6/16/2016 2:26:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	6/15/2016 8:49:00 PM
m&p-Xylene	4.4	1.3		ug/m3	1	6/15/2016 8:49:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 8:49:00 PM
Methyl Ethyl Ketone	< 0.88	0.88		ug/m3	1	6/15/2016 8:49:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 8:49:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 8:49:00 PM
Methylene chloride	18	5.2		ug/m3	10	6/16/2016 1:50:00 AM
o-Xylene	2.5	0.65		ug/m3	1	6/15/2016 8:49:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 8:49:00 PM
Styrene	2.6	0.64		ug/m3	1	6/15/2016 8:49:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	6/15/2016 8:49:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 8:49:00 PM
Toluene	8.3	5.7		ug/m3	10	6/16/2016 1:50:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 8:49:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 8:49:00 PM
Trichloroethene	2.4	0.81		ug/m3	1	6/15/2016 8:49:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 8:49:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 8:49:00 PM
Vinyl chloride	< 0.38	0.38		ug/m3	1	6/15/2016 8:49:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	2.7	0.82		ug/m3	1	6/15/2016 9:29:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 9:29:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 9:29:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 9:29:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 9:29:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 9:29:00 PM
1,2,4-Trimethylbenzene	3.8	0.74		ug/m3	1	6/15/2016 9:29:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 9:29:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 9:29:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 9:29:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 9:29:00 PM
1,3,5-Trimethylbenzene	2.6	0.74		ug/m3	1	6/15/2016 9:29:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 9:29:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 9:29:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 9:29:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 9:29:00 PM
2,2,4-trimethylpentane	15	7.0		ug/m3	10	6/16/2016 3:03:00 AM
4-ethyltoluene	1.1	0.74		ug/m3	1	6/15/2016 9:29:00 PM
Acetone	110	28		ug/m3	40	6/16/2016 3:39:00 AM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 9:29:00 PM
Benzene	16	4.8		ug/m3	10	6/16/2016 3:03:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 9:29:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 9:29:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 9:29:00 PM
Bromomethane	0.54	0.58	J	ug/m3	1	6/15/2016 9:29:00 PM
Carbon disulfide	5.1	0.47		ug/m3	1	6/15/2016 9:29:00 PM
Carbon tetrachloride	1.7	0.94		ug/m3	1	6/15/2016 9:29:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 9:29:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 9:29:00 PM
Chloroform	2.5	0.73		ug/m3	1	6/15/2016 9:29:00 PM
Chloromethane	< 0.31	0.31		ug/m3	1	6/15/2016 9:29:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 9:29:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 9:29:00 PM
Cyclohexane	30	5.2		ug/m3	10	6/16/2016 3:03:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 9:29:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 9:29:00 PM
Ethylbenzene	3.5	0.65		ug/m3	1	6/15/2016 9:29:00 PM
Freon 11	58	8.4		ug/m3	10	6/16/2016 3:03:00 AM
Freon 113	0.84	1.1	J	ug/m3	1	6/15/2016 9:29:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 9:29:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	3.1	0.74		ug/m3	1	6/15/2016 9:29:00 PM
Heptane	18	6.1		ug/m3	10	6/16/2016 3:03:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 9:29:00 PM
Hexane	70	5.3		ug/m3	10	6/16/2016 3:03:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	6/15/2016 9:29:00 PM
m&p-Xylene	12	1.3		ug/m3	1	6/15/2016 9:29:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 9:29:00 PM
Methyl Ethyl Ketone	< 0.88	0.88		ug/m3	1	6/15/2016 9:29:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 9:29:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 9:29:00 PM
Methylene chloride	5.6	0.52		ug/m3	1	6/15/2016 9:29:00 PM
o-Xylene	4.9	0.65		ug/m3	1	6/15/2016 9:29:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 9:29:00 PM
Styrene	2.1	0.64		ug/m3	1	6/15/2016 9:29:00 PM
Tetrachloroethylene	27	10		ug/m3	10	6/16/2016 3:03:00 AM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 9:29:00 PM
Toluene	17	5.7		ug/m3	10	6/16/2016 3:03:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 9:29:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 9:29:00 PM
Trichloroethene	0.75	0.81	J	ug/m3	1	6/15/2016 9:29:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 9:29:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 9:29:00 PM
Vinyl chloride	< 0.38	0.38		ug/m3	1	6/15/2016 9:29:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	2.0	0.82		ug/m3	1	6/15/2016 10:10:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 10:10:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 10:10:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 10:10:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 10:10:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 10:10:00 PM
1,2,4-Trimethylbenzene	4.8	0.74		ug/m3	1	6/15/2016 10:10:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 10:10:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 10:10:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 10:10:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 10:10:00 PM
1,3,5-Trimethylbenzene	2.2	0.74		ug/m3	1	6/15/2016 10:10:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 10:10:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 10:10:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 10:10:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 10:10:00 PM
2,2,4-trimethylpentane	21	7.0		ug/m3	10	6/16/2016 4:16:00 AM
4-ethyltoluene	1.5	0.74		ug/m3	1	6/15/2016 10:10:00 PM
Acetone	< 0.71	0.71		ug/m3	1	6/15/2016 10:10:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 10:10:00 PM
Benzene	25	4.8		ug/m3	10	6/16/2016 4:16:00 AM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 10:10:00 PM
Bromodichloromethane	4.2	1.0		ug/m3	1	6/15/2016 10:10:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 10:10:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	6/15/2016 10:10:00 PM
Carbon disulfide	1.1	0.47		ug/m3	1	6/15/2016 10:10:00 PM
Carbon tetrachloride	< 0.94	0.94		ug/m3	1	6/15/2016 10:10:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 10:10:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 10:10:00 PM
Chloroform	15	7.3		ug/m3	10	6/16/2016 4:16:00 AM
Chloromethane	< 0.31	0.31		ug/m3	1	6/15/2016 10:10:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 10:10:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 10:10:00 PM
Cyclohexane	26	5.2		ug/m3	10	6/16/2016 4:16:00 AM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 10:10:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 10:10:00 PM
Ethylbenzene	7.0	0.65		ug/m3	1	6/15/2016 10:10:00 PM
Freon 11	34	8.4		ug/m3	10	6/16/2016 4:16:00 AM
Freon 113	< 1.1	1.1		ug/m3	1	6/15/2016 10:10:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 10:10:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 BY METHOD TO15		**TO-15**				Analyst: **RJP**
Freon 12	2.9	0.74		ug/m3	1	6/15/2016 10:10:00 PM
Heptane	27	6.1		ug/m3	10	6/16/2016 4:16:00 AM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 10:10:00 PM
Hexane	64	5.3		ug/m3	10	6/16/2016 4:16:00 AM
Isopropyl alcohol	< 0.37	0.37		ug/m3	1	6/15/2016 10:10:00 PM
m&p-Xylene	14	13		ug/m3	10	6/16/2016 4:16:00 AM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 10:10:00 PM
Methyl Ethyl Ketone	< 0.88	0.88		ug/m3	1	6/15/2016 10:10:00 PM
Methyl Isobutyl Ketone	4.0	1.2		ug/m3	1	6/15/2016 10:10:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 10:10:00 PM
Methylene chloride	0.56	0.52		ug/m3	1	6/15/2016 10:10:00 PM
o-Xylene	8.2	0.65		ug/m3	1	6/15/2016 10:10:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 10:10:00 PM
Styrene	2.3	0.64		ug/m3	1	6/15/2016 10:10:00 PM
Tetrachloroethylene	10	1.0		ug/m3	1	6/15/2016 10:10:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 10:10:00 PM
Toluene	54	5.7		ug/m3	10	6/16/2016 4:16:00 AM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 10:10:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 10:10:00 PM
Trichloroethene	< 0.81	0.81		ug/m3	1	6/15/2016 10:10:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 10:10:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 10:10:00 PM
Vinyl chloride	< 0.38	0.38		ug/m3	1	6/15/2016 10:10:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 6:47:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 6:47:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 6:47:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 6:47:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:47:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 6:47:00 PM
1,2,4-Trimethylbenzene	1.4	0.74		ug/m3	1	6/15/2016 6:47:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 6:47:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:47:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 6:47:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 6:47:00 PM
1,3,5-Trimethylbenzene	0.64	0.74	J	ug/m3	1	6/15/2016 6:47:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 6:47:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:47:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:47:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 6:47:00 PM
2,2,4-trimethylpentane	0.79	0.70		ug/m3	1	6/15/2016 6:47:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	6/15/2016 6:47:00 PM
Acetone	8.1	7.1		ug/m3	10	6/15/2016 11:23:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 6:47:00 PM
Benzene	0.51	0.48		ug/m3	1	6/15/2016 6:47:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 6:47:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 6:47:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 6:47:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	6/15/2016 6:47:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	6/15/2016 6:47:00 PM
Carbon tetrachloride	0.63	0.25		ug/m3	1	6/15/2016 6:47:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 6:47:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 6:47:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	6/15/2016 6:47:00 PM
Chloromethane	1.4	0.31		ug/m3	1	6/15/2016 6:47:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:47:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 6:47:00 PM
Cyclohexane	1.3	0.52		ug/m3	1	6/15/2016 6:47:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 6:47:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 6:47:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	6/15/2016 6:47:00 PM
Freon 11	6.0	0.84		ug/m3	1	6/15/2016 6:47:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	6/15/2016 6:47:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 6:47:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Freon 12	3.4	0.74		ug/m3	1	6/15/2016 6:47:00 PM
Heptane	0.49	0.61	J	ug/m3	1	6/15/2016 6:47:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 6:47:00 PM
Hexane	1.9	0.53		ug/m3	1	6/15/2016 6:47:00 PM
Isopropyl alcohol	2.6	0.37		ug/m3	1	6/15/2016 6:47:00 PM
m&p-Xylene	1.0	1.3	J	ug/m3	1	6/15/2016 6:47:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 6:47:00 PM
Methyl Ethyl Ketone	0.68	0.88	J	ug/m3	1	6/15/2016 6:47:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 6:47:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 6:47:00 PM
Methylene chloride	0.63	0.52		ug/m3	1	6/15/2016 6:47:00 PM
o-Xylene	0.56	0.65	J	ug/m3	1	6/15/2016 6:47:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 6:47:00 PM
Styrene	< 0.64	0.64		ug/m3	1	6/15/2016 6:47:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	6/15/2016 6:47:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 6:47:00 PM
Toluene	1.1	0.57		ug/m3	1	6/15/2016 6:47:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:47:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 6:47:00 PM
Trichloroethene	< 0.21	0.21		ug/m3	1	6/15/2016 6:47:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 6:47:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 6:47:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	6/15/2016 6:47:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

CLIENT:	PVE Sheffler	**Client Sample ID:**	IA-2 20160609
Lab Order:	C1606047	**Tag Number:**	130,308
Project:	135-139 Baldwin St Johnson City	**Collection Date:**	6/9/2016
Lab ID:	C1606047-006A	**Matrix:**	AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 7:28:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 7:28:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 7:28:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 7:28:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 7:28:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 7:28:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	6/15/2016 7:28:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 7:28:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 7:28:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 7:28:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 7:28:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	6/15/2016 7:28:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 7:28:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 7:28:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 7:28:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 7:28:00 PM
2,2,4-trimethylpentane	0.70	0.70		ug/m3	1	6/15/2016 7:28:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	6/15/2016 7:28:00 PM
Acetone	8.3	7.1		ug/m3	10	6/16/2016
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 7:28:00 PM
Benzene	0.48	0.48		ug/m3	1	6/15/2016 7:28:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 7:28:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 7:28:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 7:28:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	6/15/2016 7:28:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	6/15/2016 7:28:00 PM
Carbon tetrachloride	0.63	0.25		ug/m3	1	6/15/2016 7:28:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 7:28:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 7:28:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	6/15/2016 7:28:00 PM
Chloromethane	1.6	0.31		ug/m3	1	6/15/2016 7:28:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 7:28:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 7:28:00 PM
Cyclohexane	1.3	0.52		ug/m3	1	6/15/2016 7:28:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 7:28:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 7:28:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	6/15/2016 7:28:00 PM
Freon 11	2.6	0.84		ug/m3	1	6/15/2016 7:28:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	6/15/2016 7:28:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 7:28:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

CLIENT:	PVE Sheffler	**Client Sample ID:**	IA-2 20160609
Lab Order:	C1606047	**Tag Number:**	130,308
Project:	135-139 Baldwin St Johnson City	**Collection Date:**	6/9/2016
Lab ID:	C1606047-006A	**Matrix:**	AIR

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Freon 12	3.4	0.74		ug/m3	1	6/15/2016 7:28:00 PM
Heptane	0.53	0.61	J	ug/m3	1	6/15/2016 7:28:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 7:28:00 PM
Hexane	1.8	0.53		ug/m3	1	6/15/2016 7:28:00 PM
Isopropyl alcohol	4.1	0.37		ug/m3	1	6/15/2016 7:28:00 PM
m&p-Xylene	< 1.3	1.3		ug/m3	1	6/15/2016 7:28:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 7:28:00 PM
Methyl Ethyl Ketone	< 0.88	0.88		ug/m3	1	6/15/2016 7:28:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 7:28:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 7:28:00 PM
Methylene chloride	0.87	0.52		ug/m3	1	6/15/2016 7:28:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	6/15/2016 7:28:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 7:28:00 PM
Styrene	< 0.64	0.64		ug/m3	1	6/15/2016 7:28:00 PM
Tetrachloroethylene	1.7	1.0		ug/m3	1	6/15/2016 7:28:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 7:28:00 PM
Toluene	1.0	0.57		ug/m3	1	6/15/2016 7:28:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 7:28:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 7:28:00 PM
Trichloroethene	< 0.21	0.21		ug/m3	1	6/15/2016 7:28:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 7:28:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 7:28:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	6/15/2016 7:28:00 PM

Qualifiers:				
	**	Quantitation Limit	.	Results reported are not blank corrected
	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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
1,1,1-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 6:07:00 PM
1,1,2,2-Tetrachloroethane	< 1.0	1.0		ug/m3	1	6/15/2016 6:07:00 PM
1,1,2-Trichloroethane	< 0.82	0.82		ug/m3	1	6/15/2016 6:07:00 PM
1,1-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 6:07:00 PM
1,1-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:07:00 PM
1,2,4-Trichlorobenzene	< 1.1	1.1		ug/m3	1	6/15/2016 6:07:00 PM
1,2,4-Trimethylbenzene	< 0.74	0.74		ug/m3	1	6/15/2016 6:07:00 PM
1,2-Dibromoethane	< 1.2	1.2		ug/m3	1	6/15/2016 6:07:00 PM
1,2-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:07:00 PM
1,2-Dichloroethane	< 0.61	0.61		ug/m3	1	6/15/2016 6:07:00 PM
1,2-Dichloropropane	< 0.69	0.69		ug/m3	1	6/15/2016 6:07:00 PM
1,3,5-Trimethylbenzene	< 0.74	0.74		ug/m3	1	6/15/2016 6:07:00 PM
1,3-butadiene	< 0.33	0.33		ug/m3	1	6/15/2016 6:07:00 PM
1,3-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:07:00 PM
1,4-Dichlorobenzene	< 0.90	0.90		ug/m3	1	6/15/2016 6:07:00 PM
1,4-Dioxane	< 1.1	1.1		ug/m3	1	6/15/2016 6:07:00 PM
2,2,4-trimethylpentane	0.70	0.70		ug/m3	1	6/15/2016 6:07:00 PM
4-ethyltoluene	< 0.74	0.74		ug/m3	1	6/15/2016 6:07:00 PM
Acetone	14	7.1		ug/m3	10	6/15/2016 10:46:00 PM
Allyl chloride	< 0.47	0.47		ug/m3	1	6/15/2016 6:07:00 PM
Benzene	0.48	0.48		ug/m3	1	6/15/2016 6:07:00 PM
Benzyl chloride	< 0.86	0.86		ug/m3	1	6/15/2016 6:07:00 PM
Bromodichloromethane	< 1.0	1.0		ug/m3	1	6/15/2016 6:07:00 PM
Bromoform	< 1.6	1.6		ug/m3	1	6/15/2016 6:07:00 PM
Bromomethane	< 0.58	0.58		ug/m3	1	6/15/2016 6:07:00 PM
Carbon disulfide	< 0.47	0.47		ug/m3	1	6/15/2016 6:07:00 PM
Carbon tetrachloride	0.69	0.25		ug/m3	1	6/15/2016 6:07:00 PM
Chlorobenzene	< 0.69	0.69		ug/m3	1	6/15/2016 6:07:00 PM
Chloroethane	< 0.40	0.40		ug/m3	1	6/15/2016 6:07:00 PM
Chloroform	< 0.73	0.73		ug/m3	1	6/15/2016 6:07:00 PM
Chloromethane	1.6	0.31		ug/m3	1	6/15/2016 6:07:00 PM
cis-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:07:00 PM
cis-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 6:07:00 PM
Cyclohexane	1.5	0.52		ug/m3	1	6/15/2016 6:07:00 PM
Dibromochloromethane	< 1.3	1.3		ug/m3	1	6/15/2016 6:07:00 PM
Ethyl acetate	< 0.90	0.90		ug/m3	1	6/15/2016 6:07:00 PM
Ethylbenzene	< 0.65	0.65		ug/m3	1	6/15/2016 6:07:00 PM
Freon 11	2.4	0.84		ug/m3	1	6/15/2016 6:07:00 PM
Freon 113	< 1.1	1.1		ug/m3	1	6/15/2016 6:07:00 PM
Freon 114	< 1.0	1.0		ug/m3	1	6/15/2016 6:07:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

Centek Laboratories, LLC

Date: *21-Jun-16*

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

Analyses	Result	**Limit	Qual	Units	DF	Date Analyzed
1UG/M3 W/ 0.25UG/M3 CT-TCE-VC		**TO-15**				Analyst: **RJP**
Freon 12	3.4	0.74		ug/m3	1	6/15/2016 6:07:00 PM
Heptane	0.49	0.61	J	ug/m3	1	6/15/2016 6:07:00 PM
Hexachloro-1,3-butadiene	< 1.6	1.6		ug/m3	1	6/15/2016 6:07:00 PM
Hexane	1.7	0.53		ug/m3	1	6/15/2016 6:07:00 PM
Isopropyl alcohol	2.9	0.37		ug/m3	1	6/15/2016 6:07:00 PM
m&p-Xylene	< 1.3	1.3		ug/m3	1	6/15/2016 6:07:00 PM
Methyl Butyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 6:07:00 PM
Methyl Ethyl Ketone	0.62	0.88	J	ug/m3	1	6/15/2016 6:07:00 PM
Methyl Isobutyl Ketone	< 1.2	1.2		ug/m3	1	6/15/2016 6:07:00 PM
Methyl tert-butyl ether	< 0.54	0.54		ug/m3	1	6/15/2016 6:07:00 PM
Methylene chloride	0.63	0.52		ug/m3	1	6/15/2016 6:07:00 PM
o-Xylene	< 0.65	0.65		ug/m3	1	6/15/2016 6:07:00 PM
Propylene	< 0.26	0.26		ug/m3	1	6/15/2016 6:07:00 PM
Styrene	< 0.64	0.64		ug/m3	1	6/15/2016 6:07:00 PM
Tetrachloroethylene	< 1.0	1.0		ug/m3	1	6/15/2016 6:07:00 PM
Tetrahydrofuran	< 0.44	0.44		ug/m3	1	6/15/2016 6:07:00 PM
Toluene	1.1	0.57		ug/m3	1	6/15/2016 6:07:00 PM
trans-1,2-Dichloroethene	< 0.59	0.59		ug/m3	1	6/15/2016 6:07:00 PM
trans-1,3-Dichloropropene	< 0.68	0.68		ug/m3	1	6/15/2016 6:07:00 PM
Trichloroethene	< 0.21	0.21		ug/m3	1	6/15/2016 6:07:00 PM
Vinyl acetate	< 0.53	0.53		ug/m3	1	6/15/2016 6:07:00 PM
Vinyl Bromide	< 0.66	0.66		ug/m3	1	6/15/2016 6:07:00 PM
Vinyl chloride	< 0.10	0.10		ug/m3	1	6/15/2016 6:07:00 PM

Qualifiers:

**	Quantitation Limit	.	Results reported are not blank corrected
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		

EnviroTest Laboratories Inc.

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 Ruthven

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

cc: Tara Alvarado

NYSDOH ELAP does not certify for all parameters. EnviroTest Laboratories does hold certification for all analytes where certification is offered by ELAP unless otherwise specified in the Certification Information section of this report. Pursuant to NELAP, this report may not be reproduced, except in full, without written approval of the laboratory. EnviroTest Laboratories Inc. certifies that the analytical results contained herein apply only to the samples tested as received by our laboratory. All questions regarding this report should be directed to the EnviroTest Customer Service Representative.

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

METHOD SUMMARY

Client: PVE Sheffler

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

Description	Lab Location	Method	Preparation Method
Matrix: Solid			
Inductively Coupled Plasma - Atomic Emission Spectrometry	EnvTest	SW846 6010C	
Microwave Assisted Acid Digestion of Sediments,	EnvTest		SW846 3051A
Hg in Solids & Semi-solids	EnvTest	SW846 7471B	
Mercury in Solid or Semi-Solid Waste (Manual Cold	EnvTest		SW846 7471B
Volatile Organic Compounds by GC/MS	EnvTest	SW846 8260C	
Closed System Purge & Trap Low Level	EnvTest		EPA 5035-L
Semivolatile Compounds by GC/MS	EnvTest	SW846 8270D	
Microwave Extraction	EnvTest		SW846 3546

Lab References:

EnvTest = EnviroTest

Method References:

EPA = US Environmental Protection Agency

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

METHOD / ANALYST SUMMARY

Client: PVE Sheffler

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

Method	Analyst	Analyst ID
SW846 8260C	Andersen, Eric C	ECA
SW846 8270D	Labare, Alicia M	AML
SW846 6010C	Sirico, Derek	DS
SW846 7471B	Sirico, Derek	DS
SM SM2540B PSOL	Sirico, Derek	DS

SAMPLE SUMMARY

Client: PVE Sheffler

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

Lab Sample ID	Client Sample ID	Client Matrix	Date/Time Sampled	Date/Time Received
420-106156-1	SB - 1 20160620	Solid	06/21/2016 1140	06/21/2016 1528
420-106156-2	SB - 2 20160620	Solid	06/21/2016 1230	06/21/2016 1528
420-106156-3	SB - 3 20160620	Solid	06/21/2016 1045	06/21/2016 1528
420-106156-4	SB - 4 20160620	Solid	06/21/2016 0940	06/21/2016 1528
420-106156-5	SB - 5 20160620	Solid	06/20/2016 1445	06/21/2016 1528
420-106156-6	SB - 6 20160620	Solid	06/20/2016 1600	06/21/2016 1528
420-106156-7	SB - 7 20160620	Solid	06/20/2016 1515	06/21/2016 1528
420-106156-8	SB - 8 20160620	Solid	06/20/2016 1235	06/21/2016 1528
420-106156-9	SB - 9 20160620	Solid	06/20/2016 1025	06/21/2016 1528
420-106156-10	SB - 10 20160620	Solid	06/20/2016 0935	06/21/2016 1528

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 - 1 20160620**
Lab Sample ID: **420-106156-1**

Date Sampled: 06/21/2016 1140
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 91

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 1905	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	91	U	ug/Kg Dry	91	350	1.0
Acenaphthylene	120	J	ug/Kg Dry	80	350	1.0
Anthracene	120	J	ug/Kg Dry	87	350	1.0
Benzo[a]anthracene	1200		ug/Kg Dry	65	350	1.0
Benzo[a]pyrene	970		ug/Kg Dry	53	350	1.0
Benzo[b]fluoranthene	1800		ug/Kg Dry	76	350	1.0
Benzo[g,h,i]perylene	470		ug/Kg Dry	74	350	1.0
Benzo[k]fluoranthene	870		ug/Kg Dry	61	350	1.0
Chrysene	1400		ug/Kg Dry	68	350	1.0
Dibenz(a,h)anthracene	150	J	ug/Kg Dry	68	350	1.0
Fluoranthene	1600		ug/Kg Dry	68	350	1.0
Fluorene	81	U	ug/Kg Dry	81	350	1.0
Indeno[1,2,3-cd]pyrene	520		ug/Kg Dry	69	350	1.0
Naphthalene	220	J	ug/Kg Dry	79	350	1.0
Phenanthrene	460		ug/Kg Dry	93	350	1.0
Pyrene	1900		ug/Kg Dry	76	350	1.0

Surrogate			Acceptance Limits
Terphenyl-d14	93	%	10 - 120
2-Fluorobiphenyl	72	%	10 - 120
Nitrobenzene-d5	56	%	10 - 120

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 - 1 20160620**
Lab Sample ID: **420-106156-1**

Date Sampled: 06/21/2016 1140
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 91

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:		06/27/2016 1142	
Prep Method: 5035-L			Date Prepared:		06/27/2016 1142	
1,1,1-Trichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1,2-Trichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1-Dichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2,4-Trichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2,4-Trimethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichloropropane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,3,5-Trimethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,3-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,4-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Butanone (MEK)	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Chloroethyl vinyl ether	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Chlorotoluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Hexanone	1.0	U	ug/Kg Dry	1.0	1.0	1.0
4-Methyl-2-pentanone (MIBK)	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Benzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Benzyl chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromodichloromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromoform	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Carbon disulfide	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Carbon tetrachloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorobromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorodibromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloroform	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
cis-1,2-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
cis-1,3-Dichloropropene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Dibromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Dichlorodifluoromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Ethyl methacrylate	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Ethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Hexachlorobutadiene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Isopropylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0

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 - 1 20160620**
Lab Sample ID: **420-106156-1**

Date Sampled: 06/21/2016 1140
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 91

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Methylene Chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
m-Xylene & p-Xylene	2.1	U	ug/Kg Dry	2.1	2.1	1.0
Naphthalene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
n-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
N-Propylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
o-Xylene	2.1	U	ug/Kg Dry	2.1	2.1	1.0
p-Isopropyltoluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
sec-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Styrene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
tert-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Tetrachloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Toluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
trans-1,2-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
trans-1,3-Dichloropropene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Trichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Trichlorofluoromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Vinyl acetate	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Vinyl chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Xylenes, Total	2.1	U	ug/Kg Dry	2.1	2.1	1.0
1,1,1,2-Tetrachloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Acetone	5.2	U	ug/Kg Dry	5.2	5.2	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	115	%	72 - 143
4-Bromofluorobenzene	72	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	100	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1152
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Al	9900		mg/Kg Dry	44	44	2.0
As	9.3		mg/Kg Dry	2.2	2.2	2.0
Be	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Ca	55000		mg/Kg Dry	1100	1100	2.0
Cd	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Co	11	U	mg/Kg Dry	11	11	2.0
Cr	15		mg/Kg Dry	2.2	2.2	2.0
Cu	42		mg/Kg Dry	5.5	5.5	2.0
Fe	15000		mg/Kg Dry	22	22	2.0
K	3500		mg/Kg Dry	1100	1100	2.0
Mg	12000		mg/Kg Dry	1100	1100	2.0

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

Client Sample ID: **SB - 1 20160620**
Lab Sample ID: **420-106156-1**

Date Sampled: 06/21/2016 1140
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 91

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1100	U	mg/Kg Dry	1100	1100	2.0
Ni	12		mg/Kg Dry	8.8	8.8	2.0
Pb	48		mg/Kg Dry	5.5	5.5	2.0
Mn	350		mg/Kg Dry	3.3	3.3	2.0
Sb	13	U	mg/Kg Dry	13	13	2.0
Se	2.2	U	mg/Kg Dry	2.2	2.2	2.0
V	23		mg/Kg Dry	11	11	2.0
Tl	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Zn	93		mg/Kg Dry	4.4	4.4	2.0
Ba	53		mg/Kg Dry	44	44	2.0

Method: **7471B** Date Analyzed: 06/28/2016 1252
Prep Method: **7471B** Date Prepared: 06/27/2016 1130

Mercury	0.18		mg/Kg Dry	0.036	0.036	1.0

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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

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 1938	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	92	U	ug/Kg Dry	92	360	1.0
Acenaphthylene	81	U	ug/Kg Dry	81	360	1.0
Anthracene	89	U	ug/Kg Dry	89	360	1.0
Benzo[a]anthracene	66	U	ug/Kg Dry	66	360	1.0
Benzo[a]pyrene	54	U	ug/Kg Dry	54	360	1.0
Benzo[b]fluoranthene	77	U	ug/Kg Dry	77	360	1.0
Benzo[g,h,i]perylene	75	U	ug/Kg Dry	75	360	1.0
Benzo[k]fluoranthene	62	U	ug/Kg Dry	62	360	1.0
Chrysene	69	U	ug/Kg Dry	69	360	1.0
Dibenz(a,h)anthracene	69	U	ug/Kg Dry	69	360	1.0
Fluoranthene	76	J	ug/Kg Dry	69	360	1.0
Fluorene	82	U	ug/Kg Dry	82	360	1.0
Indeno[1,2,3-cd]pyrene	70	U	ug/Kg Dry	70	360	1.0
Naphthalene	80	U	ug/Kg Dry	80	360	1.0
Phenanthrene	94	U	ug/Kg Dry	94	360	1.0
Pyrene	110	J	ug/Kg Dry	77	360	1.0

Surrogate			Acceptance Limits
Terphenyl-d14	88	%	10 - 120
2-Fluorobiphenyl	56	%	10 - 120
Nitrobenzene-d5	42	%	10 - 120

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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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1218		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1218		
1,1,1-Trichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1,2-Trichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1-Dichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,1-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2,4-Trichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2,4-Trimethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,2-Dichloropropane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,3,5-Trimethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,3-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
1,4-Dichlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Butanone (MEK)	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Chloroethyl vinyl ether	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Chlorotoluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
2-Hexanone	1.0	U	ug/Kg Dry	1.0	1.0	1.0
4-Methyl-2-pentanone (MIBK)	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Benzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Benzyl chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromodichloromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromoform	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Bromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Carbon disulfide	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Carbon tetrachloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorobenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorobromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chlorodibromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloroform	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Chloromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
cis-1,2-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
cis-1,3-Dichloropropene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Dibromomethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Dichlorodifluoromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Ethyl methacrylate	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Ethylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Hexachlorobutadiene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Isopropylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0

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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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Methylene Chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
m-Xylene & p-Xylene	2.0	U	ug/Kg Dry	2.0	2.0	1.0
Naphthalene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
n-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
N-Propylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
o-Xylene	2.0	U	ug/Kg Dry	2.0	2.0	1.0
p-Isopropyltoluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
sec-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Styrene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
tert-Butylbenzene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Tetrachloroethene	2.4		ug/Kg Dry	1.0	1.0	1.0
Toluene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
trans-1,2-Dichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
trans-1,3-Dichloropropene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Trichloroethene	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Trichlorofluoromethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Vinyl acetate	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Vinyl chloride	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Xylenes, Total	2.0	U	ug/Kg Dry	2.0	2.0	1.0
1,1,1,2-Tetrachloroethane	1.0	U	ug/Kg Dry	1.0	1.0	1.0
Acetone	14		ug/Kg Dry	5.1	5.1	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	96	%	72 - 143
4-Bromofluorobenzene	91	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	99	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1241
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Al	18000		mg/Kg Dry	43	43	2.0
As	6.4		mg/Kg Dry	2.2	2.2	2.0
Be	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Ca	74000		mg/Kg Dry	1100	1100	2.0
Cd	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Co	11	U	mg/Kg Dry	11	11	2.0
Cr	19		mg/Kg Dry	2.2	2.2	2.0
Cu	23		mg/Kg Dry	5.4	5.4	2.0
Fe	17000		mg/Kg Dry	22	22	2.0
K	6400		mg/Kg Dry	1100	1100	2.0
Mg	10000		mg/Kg Dry	1100	1100	2.0

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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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1100	U	mg/Kg Dry	1100	1100	2.0
Ni	14		mg/Kg Dry	8.6	8.6	2.0
Pb	15		mg/Kg Dry	5.4	5.4	2.0
Mn	520		mg/Kg Dry	3.2	3.2	2.0
Sb	13	U	mg/Kg Dry	13	13	2.0
Se	2.2	U	mg/Kg Dry	2.2	2.2	2.0
V	41		mg/Kg Dry	11	11	2.0
Tl	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Zn	58		mg/Kg Dry	4.3	4.3	2.0
Ba	79		mg/Kg Dry	43	43	2.0

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

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

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

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 2009	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	110	J	ug/Kg Dry	100	390	1.0
Acenaphthylene	930		ug/Kg Dry	89	390	1.0
Anthracene	1400		ug/Kg Dry	97	390	1.0
Benzo[a]anthracene	1900		ug/Kg Dry	72	390	1.0
Benzo[a]pyrene	1000		ug/Kg Dry	59	390	1.0
Benzo[b]fluoranthene	2400		ug/Kg Dry	85	390	1.0
Benzo[g,h,i]perylene	220	J	ug/Kg Dry	82	390	1.0
Benzo[k]fluoranthene	1400		ug/Kg Dry	68	390	1.0
Chrysene	2000		ug/Kg Dry	76	390	1.0
Dibenz(a,h)anthracene	90	J	ug/Kg Dry	76	390	1.0
Fluorene	630		ug/Kg Dry	90	390	1.0
Indeno[1,2,3-cd]pyrene	260	J	ug/Kg Dry	77	390	1.0
Naphthalene	370	J	ug/Kg Dry	87	390	1.0
Phenanthrene	3800		ug/Kg Dry	100	390	1.0

Surrogate			Acceptance Limits
Terphenyl-d14	92	%	10 - 120
2-Fluorobiphenyl	55	%	10 - 120
Nitrobenzene-d5	38	%	10 - 120

Method: 8270D			Date Analyzed:		06/24/2016 1205	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Fluoranthene	4700	D	ug/Kg Dry	150	790	2.0
Pyrene	3200	D	ug/Kg Dry	170	790	2.0

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

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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1255		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1255		
1,1,1-Trichloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,1,2-Trichloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,1-Dichloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,1-Dichloroethene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,2,4-Trichlorobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,2,4-Trimethylbenzene	1.9		ug/Kg Dry	1.8	1.8	1.0
1,2-Dichlorobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,2-Dichloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,2-Dichloropropane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,3,5-Trimethylbenzene	2.5		ug/Kg Dry	1.8	1.8	1.0
1,3-Dichlorobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,4-Dichlorobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
2-Butanone (MEK)	1.8	U	ug/Kg Dry	1.8	1.8	1.0
2-Chloroethyl vinyl ether	1.8	U	ug/Kg Dry	1.8	1.8	1.0
2-Chlorotoluene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
2-Hexanone	1.8	U	ug/Kg Dry	1.8	1.8	1.0
4-Methyl-2-pentanone (MIBK)	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Benzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Benzyl chloride	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Bromobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Bromodichloromethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Bromoform	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Bromomethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Carbon disulfide	2.7		ug/Kg Dry	1.8	1.8	1.0
Carbon tetrachloride	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chlorobenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chlorobromomethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chlorodibromomethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chloroform	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Chloromethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
cis-1,2-Dichloroethene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
cis-1,3-Dichloropropene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Dibromomethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Dichlorodifluoromethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Ethyl methacrylate	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Ethylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Hexachlorobutadiene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Isopropylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0

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

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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Methylene Chloride	1.8	U	ug/Kg Dry	1.8	1.8	1.0
m-Xylene & p-Xylene	3.7	U	ug/Kg Dry	3.7	3.7	1.0
Naphthalene	33		ug/Kg Dry	1.8	1.8	1.0
n-Butylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
N-Propylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
o-Xylene	3.7	U	ug/Kg Dry	3.7	3.7	1.0
p-Isopropyltoluene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
sec-Butylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Styrene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
tert-Butylbenzene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Tetrachloroethene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Toluene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
trans-1,2-Dichloroethene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
trans-1,3-Dichloropropene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Trichloroethene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Trichlorofluoromethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Vinyl acetate	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Vinyl chloride	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Xylenes, Total	3.7	U	ug/Kg Dry	3.7	3.7	1.0
1,1,1,2-Tetrachloroethane	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Acetone	32		ug/Kg Dry	9.2	9.2	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	100	%	72 - 143
4-Bromofluorobenzene	89	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	95	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1246
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.4	U	mg/Kg Dry	2.4	2.4	2.0
Al	8400		mg/Kg Dry	48	48	2.0
As	6.8		mg/Kg Dry	2.4	2.4	2.0
Be	2.9		mg/Kg Dry	1.2	1.2	2.0
Ca	9900		mg/Kg Dry	1200	1200	2.0
Cd	1.2	U	mg/Kg Dry	1.2	1.2	2.0
Co	12	U	mg/Kg Dry	12	12	2.0
Cr	53		mg/Kg Dry	2.4	2.4	2.0
Cu	46		mg/Kg Dry	6.0	6.0	2.0
Fe	23000		mg/Kg Dry	24	24	2.0
K	1800		mg/Kg Dry	1200	1200	2.0
Mg	1500		mg/Kg Dry	1200	1200	2.0

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

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

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1200	U	mg/Kg Dry	1200	1200	2.0
Ni	24		mg/Kg Dry	9.6	9.6	2.0
Pb	30		mg/Kg Dry	6.0	6.0	2.0
Mn	110		mg/Kg Dry	3.6	3.6	2.0
Sb	14	U	mg/Kg Dry	14	14	2.0
Se	2.4	U	mg/Kg Dry	2.4	2.4	2.0
V	35		mg/Kg Dry	12	12	2.0
Tl	2.4	U	mg/Kg Dry	2.4	2.4	2.0
Zn	100		mg/Kg Dry	4.8	4.8	2.0
Ba	120		mg/Kg Dry	48	48	2.0

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

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

Client Sample ID: **SB - 4 20160620**
Lab Sample ID: **420-106156-4**

Date Sampled: 06/21/2016 0940
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1331		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1331		
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
Toluene-d8 (Surr)	94	%	72 - 143
1,2-Dichloroethane-d4 (Surr)	93	%	73 - 128
4-Bromofluorobenzene	99	%	49 - 138

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

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

Client Sample ID: **SB - 4 20160620**
Lab Sample ID: **420-106156-4**

Date Sampled: 06/21/2016 0940
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier	Unit	MDL	RL	Dilution
Surrogate				Acceptance Limits	
Terphenyl-d14	115	%		10 - 120	
2-Fluorobiphenyl	67	%		10 - 120	
Nitrobenzene-d5	54	%		10 - 120	

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

Client Sample ID: **SB - 5 20160620**
Lab Sample ID: **420-106156-5**

Date Sampled: 06/20/2016 1445
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 96

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1407		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1407		
Benzene	0.019	U	ug/Kg Dry	0.019	0.95	1.0
n-Butylbenzene	0.022	U	ug/Kg Dry	0.022	0.95	1.0
sec-Butylbenzene	0.066	U	ug/Kg Dry	0.066	0.95	1.0
tert-Butylbenzene	0.043	U	ug/Kg Dry	0.043	0.95	1.0
Ethylbenzene	0.037	U	ug/Kg Dry	0.037	0.95	1.0
n-Propylbenzene	0.059	U	ug/Kg Dry	0.059	0.95	1.0
Isopropylbenzene	0.043	U	ug/Kg Dry	0.043	0.95	1.0
p-Isopropyltoluene	0.077	U	ug/Kg Dry	0.077	0.95	1.0
Naphthalene	0.026	U	ug/Kg Dry	0.026	0.95	1.0
Toluene	0.019	U	ug/Kg Dry	0.019	0.95	1.0
1,2,4-Trimethylbenzene	0.050	U	ug/Kg Dry	0.050	0.95	1.0
1,3,5-Trimethylbenzene	0.050	U	ug/Kg Dry	0.050	0.95	1.0
m-Xylene & p-Xylene	0.085	U	ug/Kg Dry	0.085	1.9	1.0
o-Xylene	0.025	U	ug/Kg Dry	0.025	1.9	1.0
Methyl tert-butyl ether	0.014	U	ug/Kg Dry	0.014	0.95	1.0

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

Method: 8270D			Date Analyzed:	06/23/2016 2112		
Prep Method: 3546			Date Prepared:	06/23/2016 0907		
Acenaphthene	87	U	ug/Kg Dry	87	340	1.0
Acenaphthylene	77	U	ug/Kg Dry	77	340	1.0
Anthracene	84	U	ug/Kg Dry	84	340	1.0
Benzo[a]anthracene	62	U	ug/Kg Dry	62	340	1.0
Benzo[a]pyrene	51	U	ug/Kg Dry	51	340	1.0
Benzo[b]fluoranthene	73	U	ug/Kg Dry	73	340	1.0
Benzo[g,h,i]perylene	71	U	ug/Kg Dry	71	340	1.0
Benzo[k]fluoranthene	59	U	ug/Kg Dry	59	340	1.0
Chrysene	65	U	ug/Kg Dry	65	340	1.0
Dibenz(a,h)anthracene	66	U	ug/Kg Dry	66	340	1.0
Fluoranthene	66	U	ug/Kg Dry	66	340	1.0
Fluorene	78	U	ug/Kg Dry	78	340	1.0
Indeno[1,2,3-cd]pyrene	67	U	ug/Kg Dry	67	340	1.0
Naphthalene	76	U	ug/Kg Dry	76	340	1.0
Phenanthrene	90	U	ug/Kg Dry	90	340	1.0
Pyrene	73	U	ug/Kg Dry	73	340	1.0

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

Client Sample ID: **SB - 5 20160620**
Lab Sample ID: **420-106156-5**

Date Sampled: 06/20/2016 1445
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 96

Analyte	Result/Qualifier	Unit	MDL	RL	Dilution
Surrogate				Acceptance Limits	
Terphenyl-d14	118	%		10 - 120	
2-Fluorobiphenyl	67	%		10 - 120	
Nitrobenzene-d5	57	%		10 - 120	

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

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

Date Sampled: 06/20/2016 1600
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 96

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1444		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1444		
Benzene	0.014	U	ug/Kg Dry	0.014	0.68	1.0
n-Butylbenzene	0.016	U	ug/Kg Dry	0.016	0.68	1.0
sec-Butylbenzene	0.048	U	ug/Kg Dry	0.048	0.68	1.0
tert-Butylbenzene	0.031	U	ug/Kg Dry	0.031	0.68	1.0
Ethylbenzene	0.058	J	ug/Kg Dry	0.027	0.68	1.0
n-Propylbenzene	0.042	U	ug/Kg Dry	0.042	0.68	1.0
Isopropylbenzene	0.031	U	ug/Kg Dry	0.031	0.68	1.0
p-Isopropyltoluene	0.056	U	ug/Kg Dry	0.056	0.68	1.0
Naphthalene	0.018	U	ug/Kg Dry	0.018	0.68	1.0
Toluene	1.5		ug/Kg Dry	0.014	0.68	1.0
1,2,4-Trimethylbenzene	0.036	U	ug/Kg Dry	0.036	0.68	1.0
1,3,5-Trimethylbenzene	0.036	U	ug/Kg Dry	0.036	0.68	1.0
m-Xylene & p-Xylene	0.52	J	ug/Kg Dry	0.062	1.4	1.0
o-Xylene	0.018	U	ug/Kg Dry	0.018	1.4	1.0
Methyl tert-butyl ether	0.010	U	ug/Kg Dry	0.010	0.68	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	93	%	72 - 143
1,2-Dichloroethane-d4 (Surr)	88	%	73 - 128
4-Bromofluorobenzene	95	%	49 - 138

Method: 8270D			Date Analyzed:	06/23/2016 2144		
Prep Method: 3546			Date Prepared:	06/23/2016 0907		
Acenaphthene	86	U	ug/Kg Dry	86	340	1.0
Acenaphthylene	76	U	ug/Kg Dry	76	340	1.0
Anthracene	83	U	ug/Kg Dry	83	340	1.0
Benzo[a]anthracene	61	U	ug/Kg Dry	61	340	1.0
Benzo[a]pyrene	50	U	ug/Kg Dry	50	340	1.0
Benzo[b]fluoranthene	72	U	ug/Kg Dry	72	340	1.0
Benzo[g,h,i]perylene	70	U	ug/Kg Dry	70	340	1.0
Benzo[k]fluoranthene	58	U	ug/Kg Dry	58	340	1.0
Chrysene	64	U	ug/Kg Dry	64	340	1.0
Dibenz(a,h)anthracene	64	U	ug/Kg Dry	64	340	1.0
Fluoranthene	64	U	ug/Kg Dry	64	340	1.0
Fluorene	76	U	ug/Kg Dry	76	340	1.0
Indeno[1,2,3-cd]pyrene	66	U	ug/Kg Dry	66	340	1.0
Naphthalene	74	U	ug/Kg Dry	74	340	1.0
Phenanthrene	88	U	ug/Kg Dry	88	340	1.0
Pyrene	72	U	ug/Kg Dry	72	340	1.0

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

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

Date Sampled: 06/20/2016 1600
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 96

Analyte	Result/Qualifier	Unit	MDL	RL	Dilution
Surrogate				Acceptance Limits	
Terphenyl-d14	114	%		10 - 120	
2-Fluorobiphenyl	61	%		10 - 120	
Nitrobenzene-d5	51	%		10 - 120	

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

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

Date Sampled: 06/20/2016 1515
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 88

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1520		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1520		
Benzene	0.030	U	ug/Kg Dry	0.030	1.5	1.0
n-Butylbenzene	0.034	U	ug/Kg Dry	0.034	1.5	1.0
sec-Butylbenzene	0.10	U	ug/Kg Dry	0.10	1.5	1.0
tert-Butylbenzene	0.067	U	ug/Kg Dry	0.067	1.5	1.0
Ethylbenzene	0.058	U	ug/Kg Dry	0.058	1.5	1.0
n-Propylbenzene	0.092	U	ug/Kg Dry	0.092	1.5	1.0
Isopropylbenzene	0.067	U	ug/Kg Dry	0.067	1.5	1.0
p-Isopropyltoluene	0.12	U	ug/Kg Dry	0.12	1.5	1.0
Naphthalene	0.040	U	ug/Kg Dry	0.040	1.5	1.0
Toluene	0.030	U	ug/Kg Dry	0.030	1.5	1.0
1,2,4-Trimethylbenzene	0.079	U	ug/Kg Dry	0.079	1.5	1.0
1,3,5-Trimethylbenzene	0.079	U	ug/Kg Dry	0.079	1.5	1.0
m-Xylene & p-Xylene	0.13	U	ug/Kg Dry	0.13	3.0	1.0
o-Xylene	0.039	U	ug/Kg Dry	0.039	3.0	1.0
Methyl tert-butyl ether	0.022	U	ug/Kg Dry	0.022	1.5	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	116	%	72 - 143
1,2-Dichloroethane-d4 (Surr)	99	%	73 - 128
4-Bromofluorobenzene	63	%	49 - 138

Method: 8270D			Date Analyzed:	06/23/2016 2216		
Prep Method: 3546			Date Prepared:	06/23/2016 0907		
Acenaphthene	95	U	ug/Kg Dry	95	370	1.0
Acenaphthylene	520		ug/Kg Dry	84	370	1.0
Anthracene	420		ug/Kg Dry	92	370	1.0
Benzo[a]anthracene	2100		ug/Kg Dry	68	370	1.0
Benzo[a]pyrene	1800		ug/Kg Dry	56	370	1.0
Benzo[g,h,i]perylene	390		ug/Kg Dry	77	370	1.0
Benzo[k]fluoranthene	2500		ug/Kg Dry	64	370	1.0
Chrysene	2700		ug/Kg Dry	71	370	1.0
Dibenz(a,h)anthracene	180	J	ug/Kg Dry	71	370	1.0
Fluorene	100	J	ug/Kg Dry	85	370	1.0
Indeno[1,2,3-cd]pyrene	430		ug/Kg Dry	73	370	1.0
Naphthalene	200	J	ug/Kg Dry	82	370	1.0
Phenanthrene	2100		ug/Kg Dry	97	370	1.0

Surrogate			Acceptance Limits
Terphenyl-d14	111	%	10 - 120
2-Fluorobiphenyl	55	%	10 - 120

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

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

Date Sampled: 06/20/2016 1515
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 88

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Surrogate					Acceptance Limits	
Nitrobenzene-d5	42		%		10 - 120	
Method: 8270D			Date Analyzed:		06/24/2016 1228	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Benzo[b]fluoranthene	2800	D	ug/Kg Dry	160	740	2.0
Fluoranthene	4400	D	ug/Kg Dry	140	740	2.0
Pyrene	3400	D	ug/Kg Dry	160	740	2.0

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

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

Date Sampled: 06/20/2016 1515
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 88

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 6010C			Date Analyzed:	06/27/2016 1255		
Prep Method: 3051A			Date Prepared:	06/24/2016 1415		
Ag	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Al	14000		mg/Kg Dry	45	45	2.0
As	14		mg/Kg Dry	2.2	2.2	2.0
Be	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Ca	19000		mg/Kg Dry	1100	1100	2.0
Cd	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Co	11	U	mg/Kg Dry	11	11	2.0
Cr	27		mg/Kg Dry	2.2	2.2	2.0
Cu	60		mg/Kg Dry	5.6	5.6	2.0
Fe	36000		mg/Kg Dry	22	22	2.0
K	3800		mg/Kg Dry	1100	1100	2.0
Mg	3900		mg/Kg Dry	1100	1100	2.0
Na	1100	U	mg/Kg Dry	1100	1100	2.0
Ni	25		mg/Kg Dry	9.0	9.0	2.0
Pb	250		mg/Kg Dry	5.6	5.6	2.0
Mn	280		mg/Kg Dry	3.4	3.4	2.0
Sb	13	U	mg/Kg Dry	13	13	2.0
Se	2.2	U	mg/Kg Dry	2.2	2.2	2.0
V	32		mg/Kg Dry	11	11	2.0
Tl	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Zn	150		mg/Kg Dry	4.5	4.5	2.0
Ba	230		mg/Kg Dry	45	45	2.0
Method: 7471B			Date Analyzed:	06/28/2016 1259		
Prep Method: 7471B			Date Prepared:	06/27/2016 1130		
Mercury	0.11		mg/Kg Dry	0.037	0.037	1.0

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

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

Date Sampled: 06/20/2016 1235
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 85

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 2248	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	99	U	ug/Kg Dry	99	390	1.0
Acenaphthylene	87	U	ug/Kg Dry	87	390	1.0
Anthracene	130	J	ug/Kg Dry	96	390	1.0
Benzo[a]anthracene	340	J	ug/Kg Dry	71	390	1.0
Benzo[a]pyrene	290	J	ug/Kg Dry	58	390	1.0
Benzo[b]fluoranthene	550		ug/Kg Dry	83	390	1.0
Benzo[g,h,i]perylene	81	U	ug/Kg Dry	81	390	1.0
Benzo[k]fluoranthene	300	J	ug/Kg Dry	67	390	1.0
Chrysene	460		ug/Kg Dry	74	390	1.0
Dibenz(a,h)anthracene	74	U	ug/Kg Dry	74	390	1.0
Fluoranthene	700		ug/Kg Dry	74	390	1.0
Fluorene	88	U	ug/Kg Dry	88	390	1.0
Indeno[1,2,3-cd]pyrene	94	J	ug/Kg Dry	76	390	1.0
Naphthalene	200	J	ug/Kg Dry	86	390	1.0
Phenanthrene	650		ug/Kg Dry	100	390	1.0
Pyrene	1100		ug/Kg Dry	83	390	1.0

Surrogate				Acceptance Limits
Terphenyl-d14	133	X	%	10 - 120
2-Fluorobiphenyl	61		%	10 - 120
Nitrobenzene-d5	53		%	10 - 120

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

Date Sampled: 06/20/2016 1235
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 85

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:		06/27/2016 1556	
Prep Method: 5035-L			Date Prepared:		06/27/2016 1556	
1,1,1-Trichloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,1,2-Trichloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,1-Dichloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,1-Dichloroethene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,2,4-Trichlorobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,2,4-Trimethylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,2-Dichlorobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,2-Dichloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,2-Dichloropropane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,3,5-Trimethylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,3-Dichlorobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
1,4-Dichlorobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
2-Butanone (MEK)	1.2	U	ug/Kg Dry	1.2	1.2	1.0
2-Chloroethyl vinyl ether	1.2	U	ug/Kg Dry	1.2	1.2	1.0
2-Chlorotoluene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
2-Hexanone	1.2	U	ug/Kg Dry	1.2	1.2	1.0
4-Methyl-2-pentanone (MIBK)	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Benzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Benzyl chloride	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Bromobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Bromodichloromethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Bromoform	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Bromomethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Carbon disulfide	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Carbon tetrachloride	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chlorobenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chlorobromomethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chlorodibromomethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chloroform	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Chloromethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
cis-1,2-Dichloroethene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
cis-1,3-Dichloropropene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Dibromomethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Dichlorodifluoromethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Ethyl methacrylate	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Ethylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Hexachlorobutadiene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Isopropylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0

Christopher B. Brown
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Job Number: 420-106156-1
Sdg Number: 135-139 Baldwin Street

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

Date Sampled: 06/20/2016 1235
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 85

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Methylene Chloride	1.2	U	ug/Kg Dry	1.2	1.2	1.0
m-Xylene & p-Xylene	2.5	U	ug/Kg Dry	2.5	2.5	1.0
Naphthalene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
n-Butylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
N-Propylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
o-Xylene	2.5	U	ug/Kg Dry	2.5	2.5	1.0
p-Isopropyltoluene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
sec-Butylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Styrene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
tert-Butylbenzene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Tetrachloroethene	1.3		ug/Kg Dry	1.2	1.2	1.0
Toluene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
trans-1,2-Dichloroethene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
trans-1,3-Dichloropropene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Trichloroethene	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Trichlorofluoromethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Vinyl acetate	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Vinyl chloride	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Xylenes, Total	2.5	U	ug/Kg Dry	2.5	2.5	1.0
1,1,1,2-Tetrachloroethane	1.2	U	ug/Kg Dry	1.2	1.2	1.0
Acetone	6.1	U	ug/Kg Dry	6.1	6.1	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	106	%	72 - 143
4-Bromofluorobenzene	80	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	96	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1305
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.3	U	mg/Kg Dry	2.3	2.3	2.0
Al	16000		mg/Kg Dry	46	46	2.0
As	9.1		mg/Kg Dry	2.3	2.3	2.0
Be	1.2	U	mg/Kg Dry	1.2	1.2	2.0
Ca	28000		mg/Kg Dry	1200	1200	2.0
Cd	1.2	U	mg/Kg Dry	1.2	1.2	2.0
Co	12	U	mg/Kg Dry	12	12	2.0
Cr	22		mg/Kg Dry	2.3	2.3	2.0
Cu	39		mg/Kg Dry	5.8	5.8	2.0
Fe	25000		mg/Kg Dry	23	23	2.0
K	5400		mg/Kg Dry	1200	1200	2.0
Mg	9600		mg/Kg Dry	1200	1200	2.0

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

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

Date Sampled: 06/20/2016 1235
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 85

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1200	U	mg/Kg Dry	1200	1200	2.0
Ni	20		mg/Kg Dry	9.3	9.3	2.0
Pb	56		mg/Kg Dry	5.8	5.8	2.0
Mn	440		mg/Kg Dry	3.5	3.5	2.0
Sb	14	U	mg/Kg Dry	14	14	2.0
Se	2.3	U	mg/Kg Dry	2.3	2.3	2.0
V	36		mg/Kg Dry	12	12	2.0
Tl	2.3	U	mg/Kg Dry	2.3	2.3	2.0
Zn	180		mg/Kg Dry	4.6	4.6	2.0
Ba	150		mg/Kg Dry	46	46	2.0

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

Mercury	0.071		mg/Kg Dry	0.035	0.035	1.0

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

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

Date Sampled: 06/20/2016 1025
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 2320	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	87	U	ug/Kg Dry	87	340	1.0
Acenaphthylene	76	U	ug/Kg Dry	76	340	1.0
Anthracene	84	U	ug/Kg Dry	84	340	1.0
Benzo[a]anthracene	62	U	ug/Kg Dry	62	340	1.0
Benzo[a]pyrene	51	U	ug/Kg Dry	51	340	1.0
Benzo[b]fluoranthene	73	U	ug/Kg Dry	73	340	1.0
Benzo[g,h,i]perylene	71	U	ug/Kg Dry	71	340	1.0
Benzo[k]fluoranthene	58	U	ug/Kg Dry	58	340	1.0
Chrysene	65	U	ug/Kg Dry	65	340	1.0
Dibenz(a,h)anthracene	65	U	ug/Kg Dry	65	340	1.0
Fluoranthene	65	U	ug/Kg Dry	65	340	1.0
Fluorene	77	U	ug/Kg Dry	77	340	1.0
Indeno[1,2,3-cd]pyrene	66	U	ug/Kg Dry	66	340	1.0
Naphthalene	75	U	ug/Kg Dry	75	340	1.0
Phenanthrene	89	U	ug/Kg Dry	89	340	1.0
Pyrene	73	U	ug/Kg Dry	73	340	1.0

Surrogate				Acceptance Limits
Terphenyl-d14	121	X	%	10 - 120
2-Fluorobiphenyl	54		%	10 - 120
Nitrobenzene-d5	45		%	10 - 120

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

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

Date Sampled: 06/20/2016 1025
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1633		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1633		
1,1,1-Trichloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,1,2-Trichloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,1-Dichloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,1-Dichloroethene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,2,4-Trichlorobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,2,4-Trimethylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,2-Dichlorobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,2-Dichloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,2-Dichloropropane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,3,5-Trimethylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,3-Dichlorobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
1,4-Dichlorobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
2-Butanone (MEK)	1.1	U	ug/Kg Dry	1.1	1.1	1.0
2-Chloroethyl vinyl ether	1.1	U	ug/Kg Dry	1.1	1.1	1.0
2-Chlorotoluene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
2-Hexanone	1.1	U	ug/Kg Dry	1.1	1.1	1.0
4-Methyl-2-pentanone (MIBK)	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Benzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Benzyl chloride	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Bromobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Bromodichloromethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Bromoform	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Bromomethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Carbon disulfide	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Carbon tetrachloride	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chlorobenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chlorobromomethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chlorodibromomethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chloroform	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Chloromethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
cis-1,2-Dichloroethene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
cis-1,3-Dichloropropene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Dibromomethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Dichlorodifluoromethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Ethyl methacrylate	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Ethylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Hexachlorobutadiene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Isopropylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0

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

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

Date Sampled: 06/20/2016 1025
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Methylene Chloride	1.1	U	ug/Kg Dry	1.1	1.1	1.0
m-Xylene & p-Xylene	2.2	U	ug/Kg Dry	2.2	2.2	1.0
Naphthalene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
n-Butylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
N-Propylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
o-Xylene	2.2	U	ug/Kg Dry	2.2	2.2	1.0
p-Isopropyltoluene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
sec-Butylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Styrene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
tert-Butylbenzene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Tetrachloroethene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Toluene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
trans-1,2-Dichloroethene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
trans-1,3-Dichloropropene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Trichloroethene	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Trichlorofluoromethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Vinyl acetate	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Vinyl chloride	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Xylenes, Total	2.2	U	ug/Kg Dry	2.2	2.2	1.0
1,1,1,2-Tetrachloroethane	1.1	U	ug/Kg Dry	1.1	1.1	1.0
Acetone	5.4	U	ug/Kg Dry	5.4	5.4	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	93	%	72 - 143
4-Bromofluorobenzene	100	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	97	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1310
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Al	8400		mg/Kg Dry	43	43	2.0
As	4.0		mg/Kg Dry	2.2	2.2	2.0
Be	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Ca	100000		mg/Kg Dry	1100	1100	2.0
Cd	1.1	U	mg/Kg Dry	1.1	1.1	2.0
Co	11	U	mg/Kg Dry	11	11	2.0
Cr	11		mg/Kg Dry	2.2	2.2	2.0
Cu	22		mg/Kg Dry	5.4	5.4	2.0
Fe	12000		mg/Kg Dry	22	22	2.0
K	4000		mg/Kg Dry	1100	1100	2.0
Mg	13000		mg/Kg Dry	1100	1100	2.0

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

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

Date Sampled: 06/20/2016 1025
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 93

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1100	U	mg/Kg Dry	1100	1100	2.0
Ni	9.2		mg/Kg Dry	8.6	8.6	2.0
Pb	5.4	U	mg/Kg Dry	5.4	5.4	2.0
Mn	480		mg/Kg Dry	3.2	3.2	2.0
Sb	13	U	mg/Kg Dry	13	13	2.0
Se	2.2	U	mg/Kg Dry	2.2	2.2	2.0
V	19		mg/Kg Dry	11	11	2.0
Tl	2.2	U	mg/Kg Dry	2.2	2.2	2.0
Zn	31		mg/Kg Dry	4.3	4.3	2.0
Ba	50		mg/Kg Dry	43	43	2.0

Method: **7471B** Date Analyzed: 06/28/2016 1303
Prep Method: **7471B** Date Prepared: 06/27/2016 1130

Mercury	0.031	U	mg/Kg Dry	0.031	0.031	1.0

Christopher B. Brown
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Job Number: 420-106156-1
Sdg Number: 135-139 Baldwin Street

Client Sample ID: **SB - 10 20160620**
Lab Sample ID: **420-106156-10**

Date Sampled: 06/20/2016 0935
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 99

Analyte	Result/Qualifier		Unit	MDL	RL	Dilution
Method: 8270D			Date Analyzed:		06/23/2016 2353	
Prep Method: 3546			Date Prepared:		06/23/2016 0907	
Acenaphthene	85	U	ug/Kg Dry	85	330	1.0
Acenaphthylene	75	U	ug/Kg Dry	75	330	1.0
Anthracene	82	U	ug/Kg Dry	82	330	1.0
Benzo[a]anthracene	61	U	ug/Kg Dry	61	330	1.0
Benzo[a]pyrene	50	U	ug/Kg Dry	50	330	1.0
Benzo[b]fluoranthene	71	U	ug/Kg Dry	71	330	1.0
Benzo[g,h,i]perylene	69	U	ug/Kg Dry	69	330	1.0
Benzo[k]fluoranthene	57	U	ug/Kg Dry	57	330	1.0
Chrysene	64	U	ug/Kg Dry	64	330	1.0
Dibenz(a,h)anthracene	64	U	ug/Kg Dry	64	330	1.0
Fluoranthene	64	U	ug/Kg Dry	64	330	1.0
Fluorene	76	U	ug/Kg Dry	76	330	1.0
Indeno[1,2,3-cd]pyrene	65	U	ug/Kg Dry	65	330	1.0
Naphthalene	74	U	ug/Kg Dry	74	330	1.0
Phenanthrene	87	U	ug/Kg Dry	87	330	1.0
Pyrene	71	U	ug/Kg Dry	71	330	1.0

Surrogate			Acceptance Limits
Terphenyl-d14	108	%	10 - 120
2-Fluorobiphenyl	47	%	10 - 120
Nitrobenzene-d5	41	%	10 - 120

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

Client Sample ID: **SB - 10 20160620**
Lab Sample ID: **420-106156-10**

Date Sampled: 06/20/2016 0935
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 99

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Method: 8260C			Date Analyzed:	06/27/2016 1709		
Prep Method: 5035-L			Date Prepared:	06/27/2016 1709		
1,1,1-Trichloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,1,2-Trichloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,1-Dichloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,1-Dichloroethene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,2,4-Trichlorobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,2,4-Trimethylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,2-Dichlorobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,2-Dichloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,2-Dichloropropane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,3,5-Trimethylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,3-Dichlorobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
1,4-Dichlorobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
2-Butanone (MEK)	0.90	U	ug/Kg Dry	0.90	0.90	1.0
2-Chloroethyl vinyl ether	0.90	U	ug/Kg Dry	0.90	0.90	1.0
2-Chlorotoluene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
2-Hexanone	0.90	U	ug/Kg Dry	0.90	0.90	1.0
4-Methyl-2-pentanone (MIBK)	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Benzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Benzyl chloride	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Bromobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Bromodichloromethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Bromoform	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Bromomethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Carbon disulfide	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Carbon tetrachloride	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chlorobenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chlorobromomethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chlorodibromomethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chloroform	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Chloromethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
cis-1,2-Dichloroethene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
cis-1,3-Dichloropropene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Dibromomethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Dichlorodifluoromethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Ethyl methacrylate	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Ethylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Hexachlorobutadiene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Isopropylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0

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 - 10 20160620**
Lab Sample ID: **420-106156-10**

Date Sampled: 06/20/2016 0935
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 99

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Methyl tert-butyl ether	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Methylene Chloride	0.90	U	ug/Kg Dry	0.90	0.90	1.0
m-Xylene & p-Xylene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
Naphthalene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
n-Butylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
N-Propylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
o-Xylene	1.8	U	ug/Kg Dry	1.8	1.8	1.0
p-Isopropyltoluene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
sec-Butylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Styrene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
tert-Butylbenzene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Tetrachloroethene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Toluene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
trans-1,2-Dichloroethene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
trans-1,3-Dichloropropene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Trichloroethene	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Trichlorofluoromethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Vinyl acetate	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Vinyl chloride	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Xylenes, Total	1.8	U	ug/Kg Dry	1.8	1.8	1.0
1,1,1,2-Tetrachloroethane	0.90	U	ug/Kg Dry	0.90	0.90	1.0
Acetone	4.5	U	ug/Kg Dry	4.5	4.5	1.0

Surrogate			Acceptance Limits
Toluene-d8 (Surr)	94	%	72 - 143
4-Bromofluorobenzene	96	%	49 - 138
1,2-Dichloroethane-d4 (Surr)	95	%	73 - 128

Method: **6010C** Date Analyzed: 06/27/2016 1315
Prep Method: **3051A** Date Prepared: 06/24/2016 1415

Ag	2.0	U	mg/Kg Dry	2.0	2.0	2.0
Al	14000		mg/Kg Dry	41	41	2.0
As	6.5		mg/Kg Dry	2.0	2.0	2.0
Be	1.0	U	mg/Kg Dry	1.0	1.0	2.0
Ca	66000		mg/Kg Dry	1000	1000	2.0
Cd	1.0	U	mg/Kg Dry	1.0	1.0	2.0
Co	10	U	mg/Kg Dry	10	10	2.0
Cr	16		mg/Kg Dry	2.0	2.0	2.0
Cu	26		mg/Kg Dry	5.1	5.1	2.0
Fe	17000		mg/Kg Dry	20	20	2.0
K	6000		mg/Kg Dry	1000	1000	2.0
Mg	15000		mg/Kg Dry	1000	1000	2.0

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 - 10 20160620**
Lab Sample ID: **420-106156-10**

Date Sampled: 06/20/2016 0935
Date Received: 06/21/2016 1528
Client Matrix: Solid
Percent Solids: 99

Analyte	Result/Qualifier		Unit	RL	RL	Dilution
Na	1000	U	mg/Kg Dry	1000	1000	2.0
Ni	14		mg/Kg Dry	8.1	8.1	2.0
Pb	7.1		mg/Kg Dry	5.1	5.1	2.0
Mn	660		mg/Kg Dry	3.0	3.0	2.0
Sb	12	U	mg/Kg Dry	12	12	2.0
Se	2.0	U	mg/Kg Dry	2.0	2.0	2.0
V	28		mg/Kg Dry	10	10	2.0
Tl	2.0	U	mg/Kg Dry	2.0	2.0	2.0
Zn	39		mg/Kg Dry	4.1	4.1	2.0
Ba	69		mg/Kg Dry	41	41	2.0

Method: **7471B** Date Analyzed: 06/28/2016 1305
Prep Method: **7471B** Date Prepared: 06/27/2016 1130

Mercury	0.032	U	mg/Kg Dry	0.032	0.032	1.0

DATA REPORTING QUALIFIERS

Client: PVE Sheffler

Job Number:
Sdg Number: 135-139 Baldwin Street

Lab Section	Qualifier	Description
GC/MS VOA		
	J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
	U	The analyte was analyzed for but not detected at or above the lowest stated limit.
GC/MS Semi VOA		
	D	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.
	J	Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.
	U	The analyte was analyzed for but not detected at or above the lowest stated limit.
	X	Surrogate exceeds the control limits
Metals		
	U	The analyte was analyzed for but not detected at or above the lowest stated limit.

The following analytes are Not Part of the ELAP scope of accreditation:
Sulfur, Tungsten, Silicon, Bicarbonate Alkalinity, 7 Day BOD 5210C, 28 Day BOD,Soluble BOD, Carbon Dioxide, carbonate Alkalinity, CBOD Soluble, Chlorine, Cyanide (WAD), Ferrous Iron, Ferric Iron, Total Nitrogen, Total Organic Nitrogen, Dissolved Oxygen, pH, Phenolpthalien Alkalinity, Solids (Fixed), Solids (Percent), Solids (Percent Moisture), Solids (Percent Volatile), Solids (Volatile Suspended), Temperature, TKN (Soluble), Total Inorganic Carbon,Volatile Acids as Acetic Acid, 2-Aminopyridine, 3-Picoline, 1-Methyl-2-pyrrilidinone,Aziridine, Dimethyl sulfoxide, Fluorobenzene, 1-Chlorohexane, Iron Bacteria, Salmonella, & Sulfur Reducing Bacteria.

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), Platinium (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-MethylNapthalene (625), 3-Methylphenol (625), 4-Nitoaniline (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), 1,3-Dichloropropane (624), 2,2-dichloropropane (601,624), 2-chlorotoluene (601,624), 2-hexanone (624), 4-Chlorotoluene (601,624), 4-Isopropyltoluene (624), Acetonitrile (624), Benzyl Chloride (624, 8021), 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:
Aluminium (200.8), Turbidity (180.1), Methanol (8015D), Dalapon (8151A), 1,2-Dichlorobenzene (601), Acetone (624), MTBE (624), m-Xylene & p-Xylene (602).

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-Diphenolhydrazine (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

Client: PVE Sheffler

Job Number:

Sdg Number: 135-139 Baldwin Street

Abbreviation	These commonly used abbreviations may or may not be present in this report.
%R	Percent Recovery
DL, RA, RE	Indicates a Dilution, Reanalysis or Reextraction.
EPA	United States Environmental Protection Agency
MDL	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.
ND	Not detected at the reporting limit (or MDL if shown).
QC	Quality Control
RL	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.
RPD	Relative Percent Difference - a measure of the relative difference between two points.

EnviroTest Laboratories, Inc.

CHAIN OF CUSTODY

106156

315 Fullerton Avenue
Newburgh, NY 12550
TEL (845) 562-0890
FAX (845) 562-0841

CUSTOMER: RVE Sheffler LLC
ADDRESS: 48 Springside Ave
CITY/STATE/ZIP: Poughkeepsie, NY
CONTACT: Conor Tarbell
PHONE: 607-326-2764
PROJECT LOCATION: 135-139 Baldwin Street
PRJ NUMBER/P.O.#: 5609463

REPORT TYPE
- [x] STANDARD
- [ ] ISRA
- [ ] NJ REG
- NYASP [ ] A [ ] B
- [x] OTHER NYSDEC EDD

TURNAROUND
- [x] NORMAL
- [ ] QUICK
- [ ] VERBAL

REPORT # (Lab Use Only)

NOTE: SAMPLE TEMPERATURE UPON RECEIPT MUST BE 4C +/- 2C.
SAMPLE TEMP: 3.8 & #1
SAMPLE REC'D ON ICE [x] Y [ ] N
pH CHECK [ ] Y [ ] N
CHLORINE RESIDUAL [ ] Y [ ] N

NY PUBLIC WATER SUPPLIES
SOURCE ID
ELRP TYPE
FEDERAL ID

MATRIX: DW=DRINKING WATER S=SOIL O=OIL WW=WASTE WATER SL=SLUDGE GW=GROUND WATER

Sample #	SAMPLING DATE	SAMPLING TIME	COMP (Y / N)	GRAB (Y / N)	MATRIX	Client I.D.	Total # of containers	40ml Glass HCL	Liter Glass HCL	250ml Amber H2SO4	Liter Amber Plain	250ml Plastic HNO3	250ml Plastic NaOH	Liter Plastic	Liter Plastic H2SO4	250ml Plastic	125ml Plastic Sterile	8oz Glass	~~9oz Glass~~ Terraccore	250ml Pl. NaOH/ZnAcc	ANALYSIS REQUESTED
	6/20	1170		X		SB-1 20160620	5											X	X		TCL VOCs, CP-51 SVOCs, TAL Metals
		1230		X	6290	SB-2 20160620												X	X		
		1045		X		SB-3 20160620												X	X		
	X	8940		X		SB-4 20160620												X	X		CP-51 VOCs CP-51 SVOCs
	6/20	1445		X		SB-5 20160620												X	X		
		1600		X		SB-6 20160620												X	X		
		1515		X		SB-7 20160620												X	X		& TAL Metals
		1235		X		SB-8 20160620												X	X		TCL VOCs, CP-51 SVOCs, TAL Metals
		1005		X		SB-9 20160620												X	X		
		2935		X		SB-10 20160620												X	X		

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

RELINQUISHED BY	COMPANY	DATE	TIME	RECEIVED BY	COMPANY	DATE	TIME
[signature]	RVES	6/21/16 ~~6/20/16~~	1528				
SAMPLED BY [signature]	RVES	6/21/16 ~~6/20/16~~	1230				
RELINQUISHED BY	COMPANY	DATE	TIME	RECEIVED BY [signature]	COMPANY ETL	DATE 6-21-16	TIME 1528

COMMENTS

NYSDOH 10142 NJDEP NY015 CTDOPH PH-0554 EPA NY00049

LOGIN SAMPLE RECEIPT CHECK LIST

Client: PVE Sheffler

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

Login Number: **106156**

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

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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Appendix D..... Component Identification Sheets

Appendix E.....Performance Characteristic Sheets

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1.0 Executive Summary

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

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/cm^2 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/cm^2 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

Substrate	Inconclusive Range
Brick	None
Concrete	None
Drywall	None
Metal	0.9 to 1.3 mg/cm^2
Plaster	0.9 to 1.3 mg/cm^2
Wood	None

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

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, alligatoring, 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/cm^2 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

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

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/cm^2. 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/cm^2, or >0.0% by weight

NYS/USHUD: >/= 1.0 mg/cm^2, 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	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Exterior Room 007 1-Exterior									
183	B	Dock Frame	Ctr		P	Metal	Yellow	2.7	QM
Interior Room 001 0-Main Room									
010	B	Wall	U Ctr		P	Concrete	White	1.0	QM
015	B	SprinkPipe	Ctr		P	Metal	Red	2.4	QM
016	B	CeilBeam	Ctr		P	Metal	White	1.0	QM
021	B	Fire Door	Ctr		I	Metal	Gray	>9.9	QM
008	C	Door	Ctr	Lft casing	P	Metal	Black	5.6	QM
007	C	Door	Ctr	U Ctr	P	Metal	Red	>9.9	QM
009	C	PanelBox	Ctr		P	Metal	Tan	5.0	QM
019	D	Drain Pipe	Ctr		P	Metal	White	1.0	QM
Interior Room 002 1-Restroom									
027	A	Toilet	Ctr		I	Ceramic	White	4.4	QM
029	A	Drain Pipe	Ctr		I	Metal	White	1.0	QM
033	C	Door	Ctr	Lft casing	I	Wood	White	3.7	QM
032	C	Door	Ctr	U Ctr	I	Wood	White	2.5	QM
Interior Room 004 1-West Dock									
043	A	Window	Ctr	Lft casing	P	Metal	Gray	8.8	QM
041	C	Door	Ctr	U Ctr	I	Metal	Blue	>9.9	QM
042	C	Door Lintel	Ctr		I	Metal	White	1.8	QM
Interior Room 005 1-MaintShop									
049	D	Door	Ctr	U Ctr	P	Metal	Gray	>9.9	QM
Interior Room 006 1-Room 1									
051	D	SprinkPipe	Ctr		I	Metal	White	1.8	QM
Interior Room 007 1-Room 2									
056	A	Column	Ctr	U column	P	Brick	White	1.4	QM
057	A	Column	Ctr	L column	P	Brick	Green	3.0	QM
059	A	SprinkPipe	Ctr		I	Metal	Red	4.5	QM
062	B	Fire Door	Lft		I	Metal	White	>9.9	QM
063	B	Fire Door	Ctr		I	Metal	White	>9.9	QM
065	C	Panel Box	Ctr		I	Metal	Yellow	4.0	QM
Interior Room 008 1-Storage									
073	C	Fire Door	Ctr		P	Metal	Red	>9.9	QM
072	D	Fire Door	Ctr		I	Metal	Red	>9.9	QM

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 009 1-Mezzanine									
081	D	Vert Pipe	Ctr		P	Metal	White	5.0	QM
082	D	Urinal	Ctr		I	Ceramic	White	7.7	QM
Interior Room 010 2-Storage 2									
085	C	Vert Pipe	Ctr		P	Metal	White	1.6	QM
Interior Room 011 2-Storage 1									
087	D	Wall	U Ctr		P	Brick	White	1.7	QM
091	D	Cove Base	Ctr		I	Vinyl	Black	3.2	QM
Interior Room 012 2-Restroom									
094	B	Wall	U Ctr		P	Concrete	White	3.9	QM
095	C	Wall	U Ctr		P	Concrete	White	2.8	QM
Interior Room 013 2-Store Rm									
097	B	Wall	U Ctr		P	Concrete	White	2.2	QM
098	D	Wall	U Ctr		P	Concrete	White	2.6	QM
100	D	SprinkPipe	Ctr		I	Metal	White	7.0	QM
Interior Room 014 2-Main Rm									
110	B	Column	Ctr	U column	P	Brick	White	2.9	QM
111	B	Column	Ctr	U column	P	Brick	Blue	2.4	QM
105	B	FireDoor	Ctr		I	Metal	Red	>9.9	QM
115	D	Door	Ctr	Lft casing	P	Metal	Blue	1.0	QM
101	D	SprinkPipe	Ctr		I	Metal	Red	3.0	QM
Interior Room 016 3-Main Rm									
123	B	Fire Door	Ctr		P	Metal	Red	>9.9	QM
130	B	Sprink Line	Ctr		I	Metal	Red	3.1	QM
131	C	Panel Box	Ctr		P	Metal	Gray	1.0	QM
Interior Room 017 3-Mezzanine									
138	A	Door	Ctr	Lft casing	P	Wood	Gray	2.8	QM
137	A	Door	Ctr	U Ctr	P	Wood	Gray	5.2	QM
143	B	Sink	Ctr		I	Ceramic	White	>9.9	QM
142	D	Toilet	Ctr		I	Ceramic	White	2.7	QM
Interior Room 018 4-Restroom									
147	B	Door	Ctr	Lft casing	P	Wood	Gray	1.5	QM
Interior Room 019 4-Main Rm									
151	A	SprinkPipe	Ctr		P	Metal	Red	>9.9	QM
154	C	Window	Lft	Lft casing	P	Metal	Gray	9.4	QM
Interior Room 020 2-Stairwell									
175	A	Window	Ctr	Lft casing	P	Metal	White	4.3	QM
161	C	Door	Ctr	Lft casing	P	Wood	Blue	3.0	QM

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
160	C	Door	Ctr	U Ctr	P	Wood	Blue	9.6	QM
170	D	Stairs	Ctr	Risers	I	Metal	Yellow	3.0	QM
166	D	Fire Door	Ctr		P	Metal	Red	>9.9	QM
167	D	Sprink Pipe	Ctr		I	Metal	Red	>9.9	QM

Calibration Readings

---- End of Readings ----

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/cm^2.

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 (Nation Institute of Standards and Technology) block which is composed of lead paint in the value of 1.0 mg/cm^2. 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/cm^2. These readings typically range from -0.1 mg/cm^2 to 0.3 mg/cm^2.

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: Jarrod Miner

Date: 1/4/16

SEQUENTIAL 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	
Job Started:	12/08/15 13:30	
Job Finished:	12/08/15 17:13	

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
1		CALIBRATION								0.7	TC
2		CALIBRATION								0.7	TC
3		CALIBRATION								0.8	TC
4		CALIBRATION								-0.2	TC
5		CALIBRATION								-0.2	TC
6		CALIBRATION								-0.2	TC
7	001	0-Main Room	C	Door	Ctr	U Ctr	P	Metal	Red	>9.9	QM
8	001	0-Main Room	C	Door	Ctr	Lft casing	P	Metal	Black	5.6	QM
9	001	0-Main Room	C	PanelBox	Ctr		P	Metal	Tan	5.0	QM
10	001	0-Main Room	B	Wall	U Ctr		P	Concrete	White	1.0	QM
11	001	0-Main Room	B	Wall	L Ctr		I	Concrete	Gray	0.6	QM
12	001	0-Main Room	B	Column	Ctr	U column	I	Concrete	White	0.5	QM
13	001	0-Main Room	B	Column	Ctr	U column	I	Concrete	Gray	0.5	QM
14	001	0-Main Room	B	Vert Pipe	Ctr		I	Metal	Gray	-0.2	QM
15	001	0-Main Room	B	SprinkPipe	Ctr		P	Metal	Red	2.4	QM
16	001	0-Main Room	B	CeilBeam	Ctr		P	Metal	White	1.0	QM
17	001	0-Main Room	B	Conduit	Ctr		I	Metal	White	0.0	QM
18	001	0-Main Room	A	Ceiling			I	Plaster	White	0.6	QM
19	001	0-Main Room	D	Drain Pipe	Ctr		P	Metal	White	1.0	QM
20	001	0-Main Room	D	Drain Pipe	Ctr		I	Metal	Gray	0.2	QM
21	001	0-Main Room	B	Fire Door	Ctr		I	Metal	Gray	>9.9	QM
22	001	0-Main Room	B	FireDrCase	Ctr		I	Metal	Gray	0.0	QM
23	001	0-Main Room	B	ElevDoor	Ctr		I	Metal	Gray	-0.1	QM
24	001	0-Main Room	B	ElevDrCase	Ctr		I	Metal	Gray	-0.2	QM
25	001	0-Main Room	A	Vert Pipe	Ctr		I	Metal	Silver	-0.1	QM
26	002	1-Restroom	A	Wall	U Ctr		I	Brick	White	0.0	QM
27	002	1-Restroom	A	Toilet	Ctr		I	Ceramic	White	4.4	QM
28	002	1-Restroom	B	Sink	Ctr		I	Ceramic	White	-0.5	QM
29	002	1-Restroom	A	Drain Pipe	Ctr		I	Metal	White	1.0	QM
30	002	1-Restroom	A	Stall Wall	Ctr		I	Metal	Pink	-0.2	QM
31	002	1-Restroom	B	Stall Door	Ctr		I	Metal	Pink	0.0	QM
32	002	1-Restroom	C	Door	Ctr	U Ctr	I	Wood	White	2.5	QM
33	002	1-Restroom	C	Door	Ctr	Lft casing	I	Wood	White	3.7	QM
34	003	1-Office	A	Wall	U Ctr		I	Drywall	White	0.0	QM
35	003	1-Office	D	Wall	U Ctr		I	Plaster	White	-0.1	QM
36	003	1-Office	D	Vert PIpe	Ctr		I	Metal	White	0.3	QM
37	003	1-Office	D	Vert PIpe	Ctr		I	Metal	Gray	0.3	QM
38	003	1-Office	A	Floor			I	Concrete	Gray	-0.1	QM
39	004	1-West Dock	C	Wall	U Ctr		I	Brick	White	0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
40	004	1-West Dock	C	Wall	L Ctr		I	Brick	Blue	0.6	QM
41	004	1-West Dock	C	Door	Ctr	U Ctr	I	Metal	Blue	>9.9	QM
42	004	1-West Dock	C	Door Lintel	Ctr		I	Metal	White	1.8	QM
43	004	1-West Dock	A	Window	Ctr	Lft casing	P	Metal	Gray	8.8	QM
44	005	1-MaintShop	B	Wall	U Ctr		I	Brick	White	0.4	QM
45	005	1-MaintShop	B	Wall	L Ctr		I	Brick	Blue	0.6	QM
46	005	1-MaintShop	C	Door	Ctr	U Ctr	I	Metal	Red	-0.1	QM
47	005	1-MaintShop	C	Door	Ctr	Lft casing	I	Metal	Blue	0.0	QM
48	005	1-MaintShop	C	Vert Pipe	Ctr		I	Metal	Black	-0.2	QM
49	005	1-MaintShop	D	Door	Ctr	U Ctr	P	Metal	Gray	>9.9	QM
50	005	1-MaintShop	D	Door	Ctr	Lft casing	I	Metal	Gray	-0.2	QM
51	006	1-Room 1	D	SprinkPipe	Ctr		I	Metal	White	1.8	QM
52	006	1-Room 1	D	CeilBeam	Ctr		I	Metal	White	0.1	QM
53	006	1-Room 1	A	Ceiling			I	Plaster	White	0.3	QM
54	006	1-Room 1	A	Column	Ctr	U column	I	Brick	White	0.3	QM
55	006	1-Room 1	A	Floor			I	Brick	Gray	-0.5	QM
56	007	1-Room 2	A	Column	Ctr	U column	P	Brick	White	1.4	QM
57	007	1-Room 2	A	Column	Ctr	L column	P	Brick	Green	3.0	QM
58	007	1-Room 2	A	Vert Beam	Ctr		I	Metal	Green	-0.2	QM
59	007	1-Room 2	A	SprinkPipe	Ctr		I	Metal	Red	4.5	QM
60	007	1-Room 2	D	VertBeam	Ctr		I	Metal	White	0.0	QM
61	007	1-Room 2	B	WindCase1	Ctr		I	Metal	White	-0.1	QM
62	007	1-Room 2	B	Fire Door	Lft		I	Metal	White	>9.9	QM
63	007	1-Room 2	B	Fire Door	Ctr		I	Metal	White	>9.9	QM
64	007	1-Room 2	B	WindowCase4	Ctr		I	Metal	White	0.0	QM
65	007	1-Room 2	C	Panel Box	Ctr		I	Metal	Yellow	4.0	QM
66	007	1-Room 2	D	Door	Ctr	U Ctr	I	Metal	Yellow	-0.2	QM
67	007	1-Room 2	D	Door	Ctr	Lft casing	I	Metal	White	0.3	QM
68	007	1-Room 2	C	Drain Pipe	Ctr		I	Metal	White	0.4	QM
69	008	1-Storage	B	Wall	U Ctr		I	Brick	White	0.5	QM
70	008	1-Storage	B	Wall	L Ctr		I	Brick	Blue	0.2	QM
71	008	1-Storage	D	Window	Ctr	Lft casing	I	Metal	White	0.6	QM
72	008	1-Storage	D	Fire Door	Ctr		I	Metal	Red	>9.9	QM
73	008	1-Storage	C	Fire Door	Ctr		P	Metal	Red	>9.9	QM
74	008	1-Storage	D	Ladder	Ctr		I	Metal	Black	-0.2	QM
75	008	1-Storage	D	Catwalk	Ctr		I	Metal	Black	-0.2	QM
76	009	1-Mezzanine	A	Door	Ctr	U Ctr	I	Wood	Blue	-0.2	QM
77	009	1-Mezzanine	B	Radiator	Ctr		I	Metal	Silver	0.3	QM
78	009	1-Mezzanine	B	Stall Wall	Ctr		I	Metal	Blue	-0.1	QM
79	009	1-Mezzanine	B	Stall Door	Ctr		I	Metal	Blue	-0.2	QM
80	009	1-Mezzanine	D	Toilet	Ctr		I	Ceramic	White	-0.4	QM
81	009	1-Mezzanine	D	Vert Pipe	Ctr		P	Metal	White	5.0	QM
82	009	1-Mezzanine	D	Urinal	Ctr		I	Ceramic	White	7.7	QM
83	010	2-Storage 2	C	Wall	U Ctr		I	Drywall	White	-0.1	QM
84	010	2-Storage 2	C	Wall	L Ctr		I	Wood	Blue	-0.1	QM
85	010	2-Storage 2	C	Vert Pipe	Ctr		P	Metal	White	1.6	QM
86	010	2-Storage 2	D	Window	Ctr	Lft casing	I	Metal	White	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
87	011	2-Storage 1	D	Wall	U Ctr		P	Brick	White	1.7	QM
88	011	2-Storage 1	D	Wall	L Ctr		I	Brick	Blue	0.5	QM
89	011	2-Storage 1	D	Vert Pipe	Ctr		I	Metal	Blue	0.4	QM
90	011	2-Storage 1	D	Vent Cover	Ctr		I	Metal	Blue	0.0	QM
91	011	2-Storage 1	D	Cove Base	Ctr		I	Vinyl	Black	3.2	QM
92	012	2-Restroom	D	CeilingBeam	Ctr		I	Metal	White	0.4	QM
93	012	2-Restroom	A	Ceiling			I	Plaster	White	-0.1	QM
94	012	2-Restroom	B	Wall	U Ctr		P	Concrete	White	3.9	QM
95	012	2-Restroom	C	Wall	U Ctr		P	Concrete	White	2.8	QM
96	012	2-Restroom	A	Floor			I	Concrete	Gray	0.0	QM
97	013	2-Store Rm	B	Wall	U Ctr		P	Concrete	White	2.2	QM
98	013	2-Store Rm	D	Wall	U Ctr		P	Concrete	White	2.6	QM
99	013	2-Store Rm	D	Door	Ctr	Lft casing	I	Metal	Gray	-0.1	QM
100	013	2-Store Rm	D	SprinkPipe	Ctr		I	Metal	White	7.0	QM
101	014	2-Main Rm	D	SprinkPipe	Ctr		I	Metal	Red	3.0	QM
102	014	2-Main Rm	D	CeilingBeam	Ctr		I	Metal	White	0.6	QM
103	014	2-Main Rm	A	Ceiling			I	Plaster	White	0.6	QM
104	014	2-Main Rm	A	Window	Ctr	Lft casing	I	Metal	Blue	0.0	QM
105	014	2-Main Rm	B	FireDoor	Ctr		I	Metal	Red	>9.9	QM
106	014	2-Main Rm	B	FireDrCase	Ctr		I	Metal	Blue	-0.1	QM
107	014	2-Main Rm	B	ElevDoor	Ctr		I	Metal	Blue	-0.1	QM
108	014	2-Main Rm	B	ElevDrCase	Ctr		I	Metal	Blue	-0.2	QM
109	014	2-Main Rm	B	Window	Ctr	Lft casing	I	Metal	Blue	-0.2	QM
110	014	2-Main Rm	B	Column	Ctr	U column	P	Brick	White	2.9	QM
111	014	2-Main Rm	B	Column	Ctr	U column	P	Brick	Blue	2.4	QM
112	014	2-Main Rm	C	Panel Box	Ctr		I	Metal	Blue	0.3	QM
113	014	2-Main Rm	C	Window	Ctr	Lft casing	I	Metal	Blue	-0.2	QM
114	014	2-Main Rm	D	Door	Ctr	U Ctr	I	Metal	Blue	0.0	QM
115	014	2-Main Rm	D	Door	Ctr	Lft casing	P	Metal	Blue	1.0	QM
116	015	3-Restroom	C	Door	Ctr	U Ctr	I	Wood	White	-0.4	QM
117	015	3-Restroom	C	Door	Ctr	Lft casing	I	Wood	White	0.0	QM
118	015	3-Restroom	A	Wall	U Ctr		I	Brick	White	0.4	QM
119	015	3-Restroom	A	Wall	L Ctr		I	Brick	Blue	0.4	QM
120	015	3-Restroom	C	Wall	U Ctr		I	Concrete	White	0.5	QM
121	015	3-Restroom	C	Wall	L Ctr		I	Concrete	Blue	0.2	QM
122	015	3-Restroom	A	Floor			I	Concrete	Gray	0.0	QM
123	016	3-Main Rm	B	Fire Door	Ctr		P	Metal	Red	>9.9	QM
124	016	3-Main Rm	B	Elev Door	Ctr		I	Metal	Red	-0.1	QM
125	016	3-Main Rm	B	Column	Ctr	U column	I	Brick	White	0.6	QM
126	016	3-Main Rm	B	Column	Lft	U column	I	Brick	Gray	0.5	QM
127	016	3-Main Rm	B	Vert Beam	Ctr		I	Metal	White	0.5	QM
128	016	3-Main Rm	B	Vert Beam	Ctr		I	Metal	Gray	-0.1	QM
129	016	3-Main Rm	B	Window	Ctr	Lft casing	I	Metal	Gray	-0.1	QM
130	016	3-Main Rm	B	Sprink Line	Ctr		I	Metal	Red	3.1	QM
131	016	3-Main Rm	C	Panel Box	Ctr		P	Metal	Gray	1.0	QM
132	016	3-Main Rm	C	Conduit	Ctr		I	Metal	White	-0.2	QM
133	016	3-Main Rm	C	Pipe	Ctr		I	Metal	Gray	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

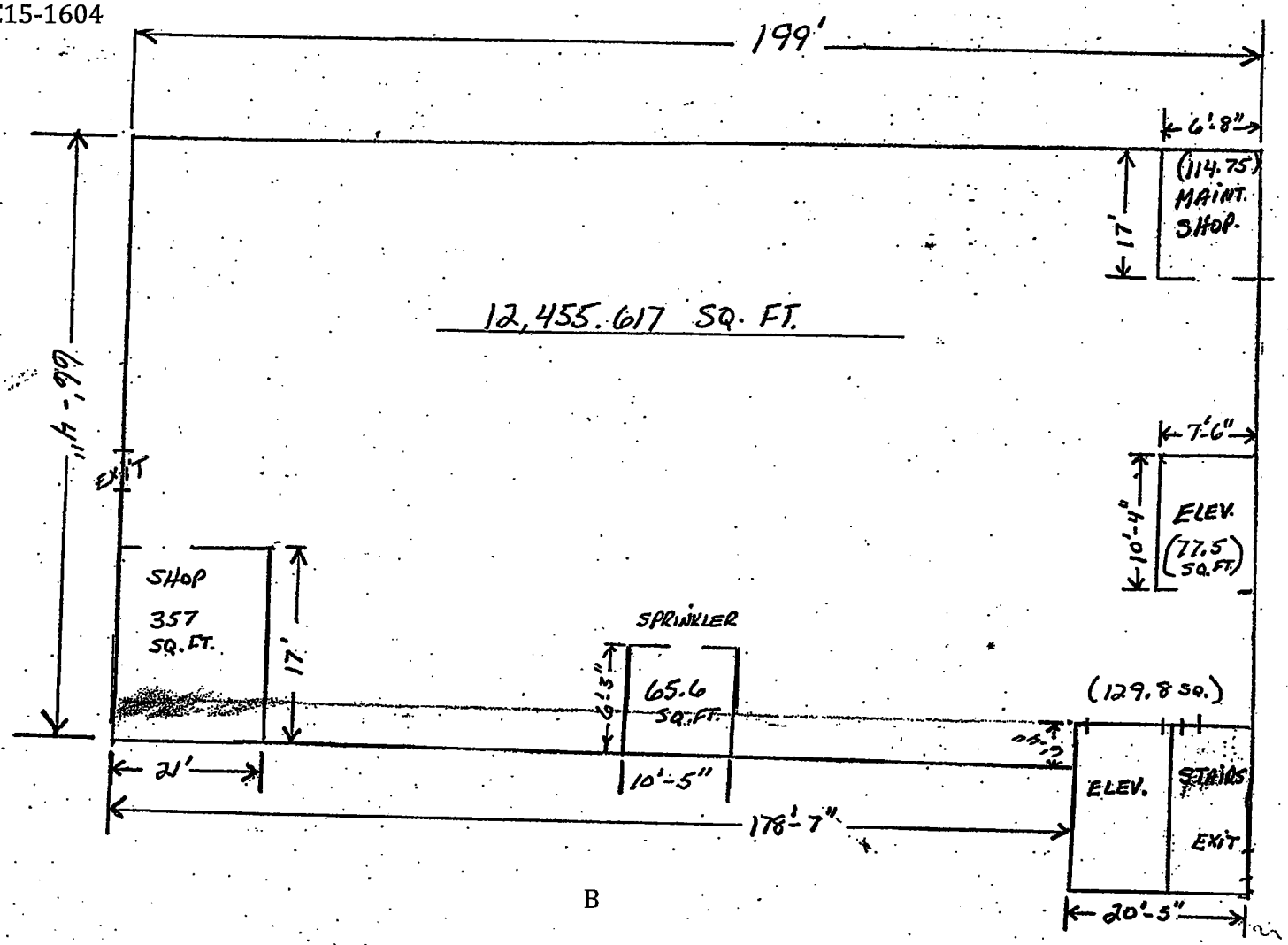
Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
134	016	3-Main Rm	C	Heater	Ctr		I	Metal	Gray	-0.2	QM
135	016	3-Main Rm	C	Wall	U Ctr		I	Brick	White	-0.1	QM
136	016	3-Main Rm	C	Wall	L Ctr		I	Brick	Gray	-0.2	QM
137	017	3-Mezzanine	A	Door	Ctr	U Ctr	P	Wood	Gray	5.2	QM
138	017	3-Mezzanine	A	Door	Ctr	Lft casing	P	Wood	Gray	2.8	QM
139	017	3-Mezzanine	A	Stall Door	Ctr		I	Wood	Gray	-0.2	QM
140	017	3-Mezzanine	A	Stall Frame	Ctr		I	Metal	Gray	0.4	QM
141	017	3-Mezzanine	C	Drain Pipe	Ctr		I	Metal	White	-0.3	QM
142	017	3-Mezzanine	D	Toilet	Ctr		I	Ceramic	White	2.7	QM
143	017	3-Mezzanine	B	Sink	Ctr		I	Ceramic	White	>9.9	QM
144	018	4-Restroom	A	UpDrainPipe	Ctr		I	Metal	White	0.1	QM
145	018	4-Restroom	A	LowDrainPip	Ctr		I	Metal	Gray	0.0	QM
146	018	4-Restroom	B	Door	Ctr	U Ctr	I	Wood	Gray	0.2	QM
147	018	4-Restroom	B	Door	Ctr	Lft casing	P	Wood	Gray	1.5	QM
148	019	4-Main Rm	B	HorzIBeam	Ctr		I	Metal	White	0.2	QM
149	019	4-Main Rm	B	CeilingBeam	Ctr		I	Metal	White	0.2	QM
150	019	4-Main Rm	A	Ceiling			I	Plaster	White	0.4	QM
151	019	4-Main Rm	A	SprinkPipe	Ctr		P	Metal	Red	>9.9	QM
152	019	4-Main Rm	A	Column	Ctr	U column	I	Brick	White	0.5	QM
153	019	4-Main Rm	A	Column	Ctr	L column	I	Brick	Gray	0.2	QM
154	019	4-Main Rm	C	Window	Lft	Lft casing	P	Metal	Gray	9.4	QM
155	019	4-Main Rm	C	Window	Lft	Sill	I	Concrete	White	-0.2	QM
156	019	4-Main Rm	C	Panel Box	Ctr		I	Metal	Gray	-0.3	QM
157	019	4-Main Rm	D	Door	Ctr	U Ctr	I	Metal	Blue	-0.1	QM
158	019	4-Main Rm	D	Door	Ctr	Lft casing	I	Metal	Gray	-0.3	QM
159	019	4-Main Rm	D	HorzConduit	Ctr		I	Metal	Gray	-0.1	QM
160	020	2-Stairwell	C	Door	Ctr	U Ctr	P	Wood	Blue	9.6	QM
161	020	2-Stairwell	C	Door	Ctr	Lft casing	P	Wood	Blue	3.0	QM
162	020	2-Stairwell	A	Wall	U Ctr		I	Brick	White	0.5	QM
163	020	2-Stairwell	A	Wall	L Ctr		I	Brick	Blue	0.3	QM
164	020	2-Stairwell	C	Wall	U Ctr		I	Concrete	White	-0.2	QM
165	020	2-Stairwell	C	Wall	L Ctr		I	Concrete	Blue	0.0	QM
166	020	2-Stairwell	D	Fire Door	Ctr		P	Metal	Red	>9.9	QM
167	020	2-Stairwell	D	Sprink Pipe	Ctr		I	Metal	Red	>9.9	QM
168	020	2-Stairwell	D	Stairs	Ctr	Treads	I	Concrete	Black	-0.2	QM
169	020	2-Stairwell	D	Stairs	Ctr	Risers	I	Metal	Black	0.0	QM
170	020	2-Stairwell	D	Stairs	Ctr	Risers	I	Metal	Yellow	3.0	QM
171	020	2-Stairwell	D	Stairs	Ctr	Stringer	I	Metal	Black	-0.3	QM
172	020	2-Stairwell	D	Stairs	Ctr	Stringer	I	Metal	Blue	-0.2	QM
173	020	2-Stairwell	D	Stairs	Ctr	Railing cap	I	Metal	Black	-0.2	QM
174	020	2-Stairwell	D	Stairs	Ctr	Wall	I	Metal	Blue	-0.1	QM
175	020	2-Stairwell	A	Window	Ctr	Lft casing	P	Metal	White	4.3	QM
176	007	1-Exterior	A	Wall	U Ctr		I	Brick	Red	0.0	QM
177	007	1-Exterior	B	Wall	U Ctr		I	Brick	Red	-0.1	QM
178	007	1-Exterior	A	Door	Ctr	U Ctr	I	Metal	Gray	-0.1	QM
179	007	1-Exterior	A	Door	Ctr	Lft casing	I	Metal	Gray	0.0	QM
180	007	1-Exterior	B	Rollup Door	Ctr		I	Metal	Brown	-0.2	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Regan Development

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
181	007	1-Exterior	B	RollDrCase	Ctr		I	Metal	Brown	0.0	QM
182	007	1-Exterior	B	DockDrCase	Ctr		I	Metal	Yellow	0.2	QM
183	007	1-Exterior	B	Dock Frame	Ctr		P	Metal	Yellow	2.7	QM
184		CALIBRATION								1.0	TC
185		CALIBRATION								0.9	TC
186		CALIBRATION								0.7	TC
187		CALIBRATION								-0.2	TC
188		CALIBRATION								-0.2	TC
189		CALIBRATION								-0.2	TC

---- End of Readings ----

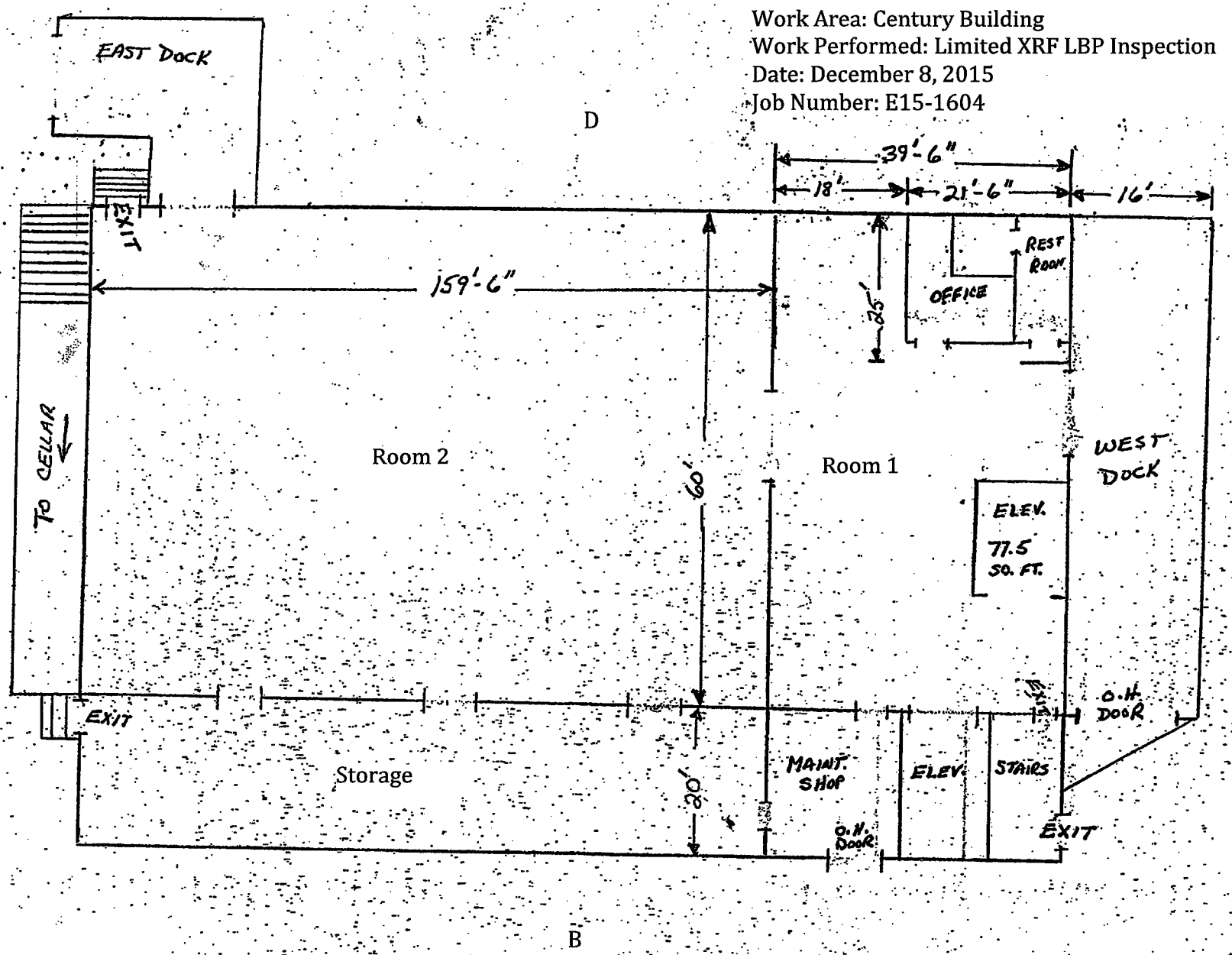
Client: Regan Development
Location: 135-139 Baldwin Street
Work Area: Century Building
Work Performed: Limited XRF LBP Inspection
Date: December 8, 2015
Job Number: E15-1604



BLDG. #12 (CENTURY) CELLAR FLOOR PLAN
12,455 USEABLE FLOOR SPACE EXCLUDING: SHOPS, ELEVS, STAIRS, SPRINKLER ROOM

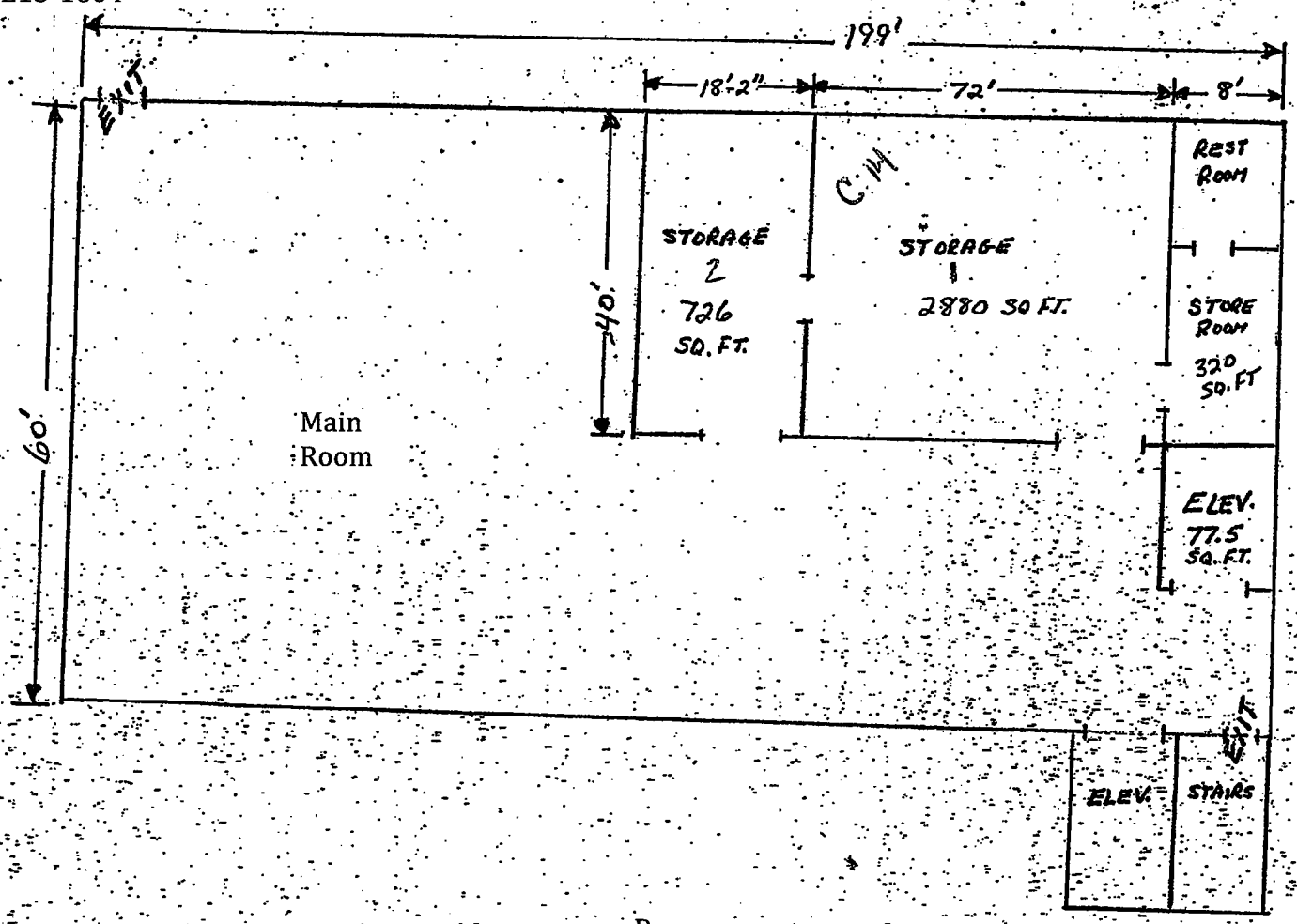
Century

Client: Regan Development
Location: 135-139 Baldwin Street
Work Area: Century Building
Work Performed: Limited XRF LBP Inspection
Date: December 8, 2015
Job Number: E15-1604



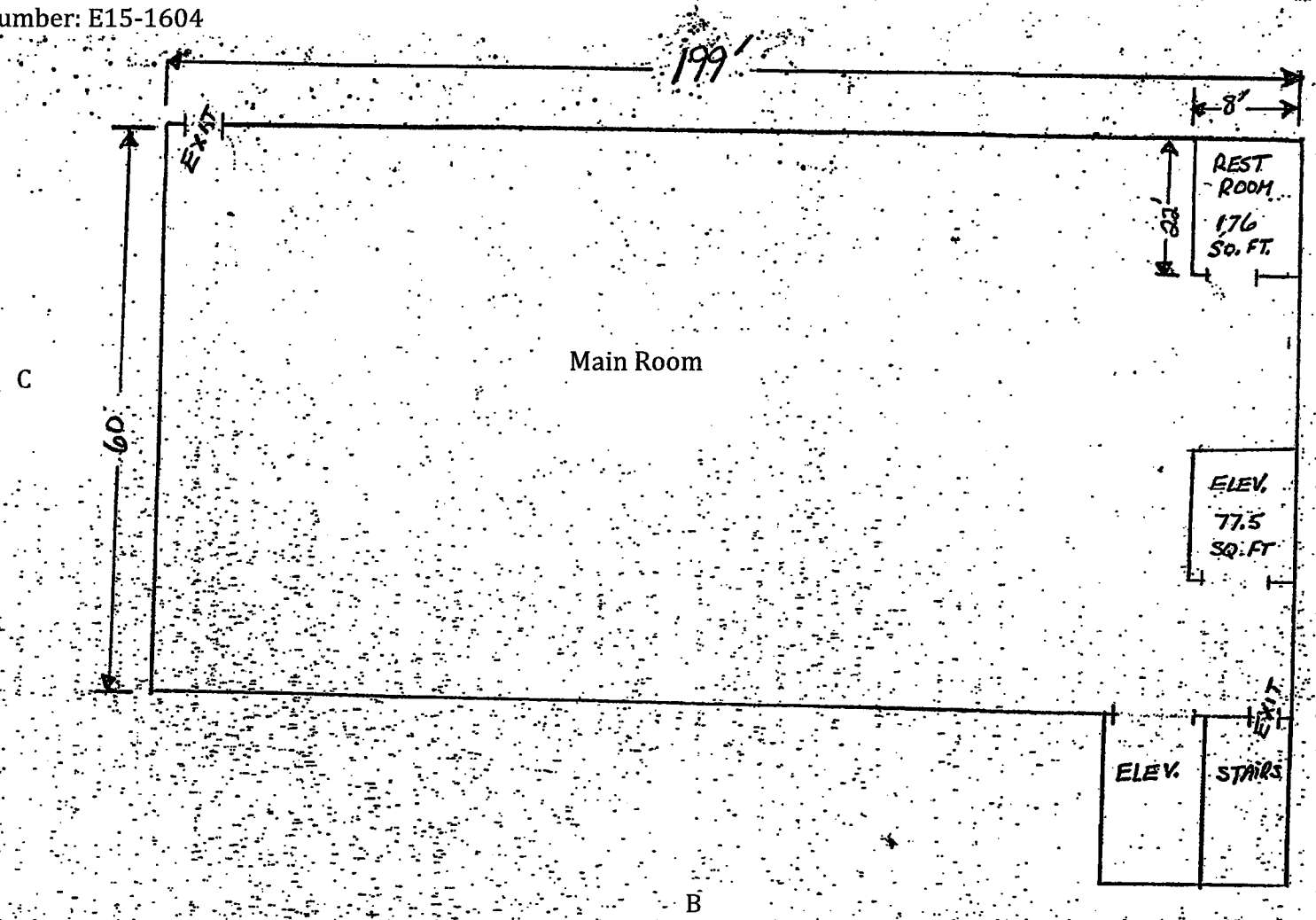
BLDG #12 (CENTURY) 1ST FLOOR 14,515 SQ FEET
USEABLE STORAGE SPACE EXCLUDING: DOCKS, ELEVS, OFFICE, RESTROOM, STAIRS, SHOP

Client: Regan Development
Location: 135-139 Baldwin Street
Work Area: Century Building
Work Performed: Limited XRF LBP Inspection
Date: December 8, 2015
Job Number: E15-1604



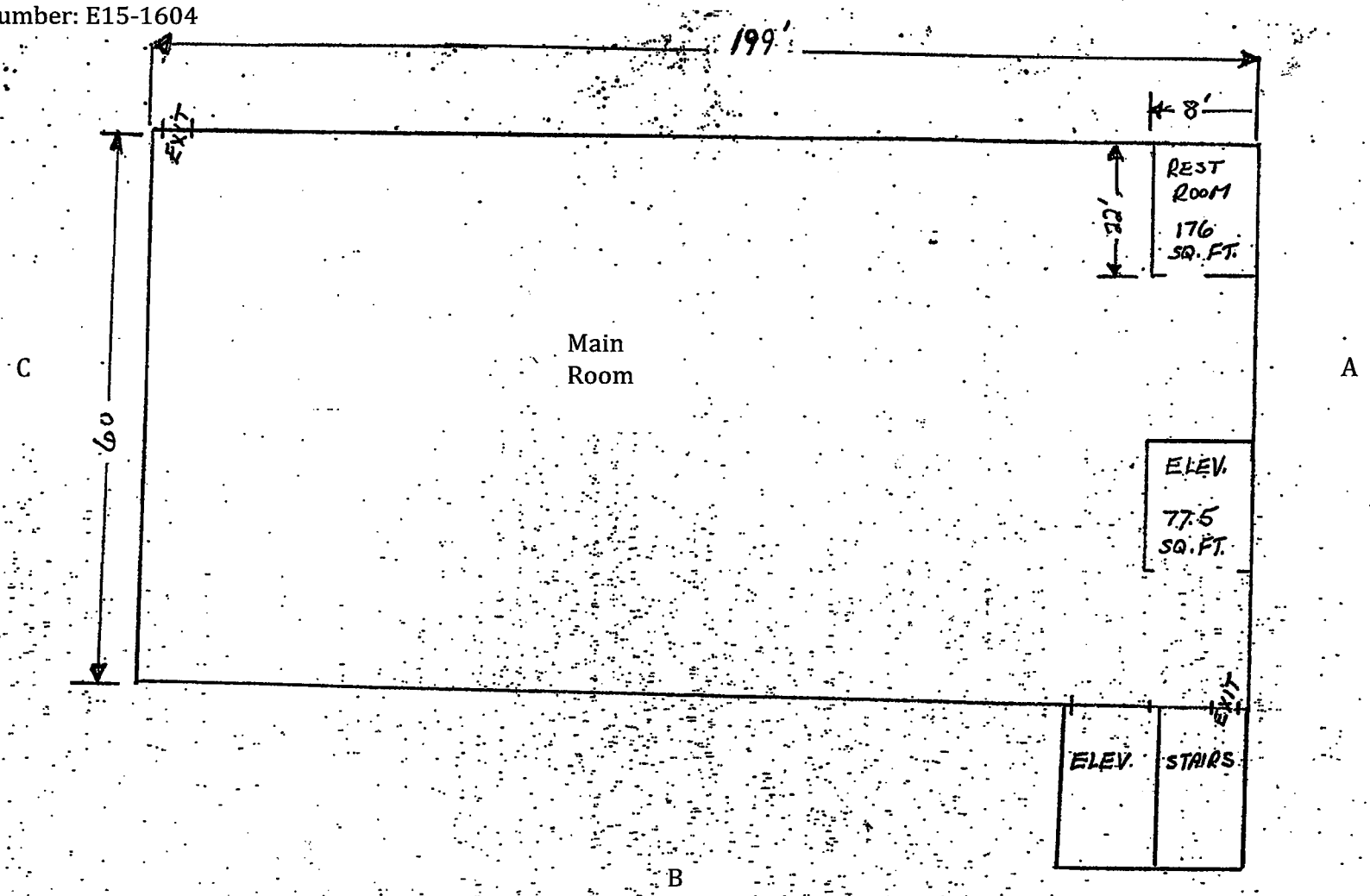
BLDG #12 (CENTURY) 2ND FLOOR 11,367 SQ. FT.
USEABLE FLOORSPACE EXCLUDING: REST ROOM, STOREROOM, ELEVS. STAIRS

Client: Regan Development
Location: 135-139 Baldwin Street
Work Area: Century Building
Work Performed: Limited XRF LBP Inspection
Date: December 8, 2015
Job Number: E15-1604



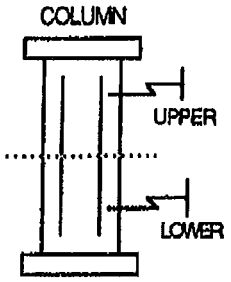
BLDG #12. (CENTURY) 3RD FLOOR 16,865 SQ. FT
USEABLE FLOORSPACE EXCLUDING: RESTROOM, ELEVS. AND STAIRS

Client: Regan Development
Location: 135-139 Baldwin Street
Work Area: Century Building
Work Performed: Limited XRF LBP Inspection
Date: December 8, 2015
Job Number: E15-1604

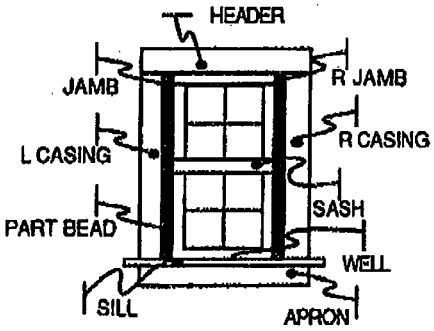


BLDG. #12 (CENTURY) - 4TH FLOOR 11,686 SQ. FT.
USEABLE FLOORSPACE EXCLUDING: RESTROOM, ELEVS. AND STAIRS

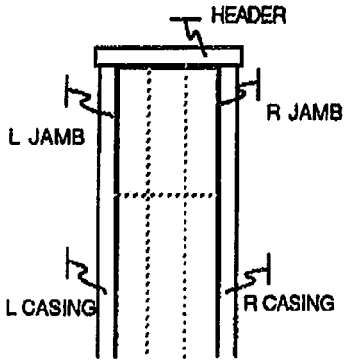
XRF Component Identification Sheet



Column Components

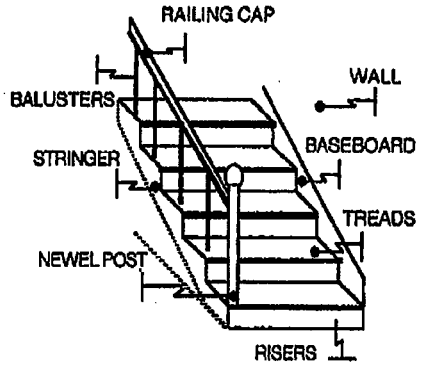


Window Components

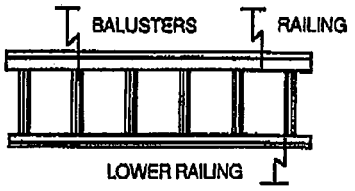


Door Components

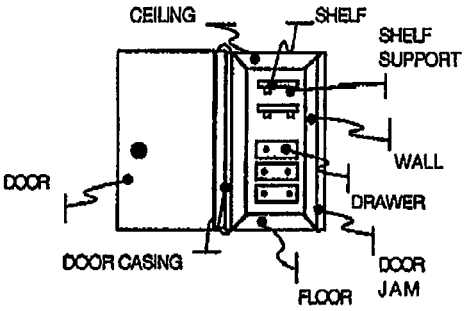
XRF Component Identification Sheet



Staircase Components



Railing Components



Closet Components

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2006** **EDITION NO.: 5**

MANUFACTURER AND MODEL:

Make: ***Radiation Monitoring Devices***
Model: ***LPA-1***
Source: ***^{57}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:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	0.9
	Plaster	1.0
	Wood	1.0

QUICK MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Readings not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

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/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 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/cm^2 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/cm^2 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 <u>bare</u> substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second <u>bare</u> 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/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> $$\text{Correction value} = (1^{st} + 2^{nd} + 3^{rd} + 4^{th} + 5^{th} + 6^{th}\ \textit{Reading}) / 6 - 1.02\ \text{mg/cm}^2$$
>
> 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/cm^2 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/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. 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.

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*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.*

United States Environmental Protection Agency

This is to certify that

Envoy 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 activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

New York

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

NY-2017-4
Certification #

April 03, 2015
Issued On

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

Certificate of Commendation

For Radiation Safety

ENVOY ENVIRONMENTAL
CONSULTANTS INC
460 STATE ST STE 205
ROCHESTER, NY 14608

Has shown exceptional concern for the health and well-being of its employees and visitors. Global Dosimetry Solutions, Inc. certifies that since **05/25/2003**, *occupational radiation dosimeters have been provided for those employees and areas monitored at this facility. Management is to be commended for maintaining a radiation safe working environment.*

Radiation monitoring services provided by:

GLOBAL DOSIMETRY SOLUTIONS, INC.
(Formerly ICN Dosimetry Service)
3300 Hyland Avenue
Costa Mesa, CA 92626 USA

Authorized by: _____

Sandi Nemecek
President

Lit 83 Rev 002
818-48

United States Environmental Protection Agency

This is to certify that

Jarrod Daniel Miner

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 as:

Risk Assessor

In the Jurisdiction of:

New York

This certification is valid from the date of issuance and expires March 06, 2018

NY-R-I149763-1

Certification #

February 20, 2015

Issued On

John Gorman, Chief

Pesticides & Toxic Substances Branch

Certificate of Achievement

This is to certify that

Jarrod Miner

Envoy Environmental

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

Protec Instrument Corporation XRF Lead Paint Inspection System

Including, but not limited to, the topics of Radiation Safety, DOT Regulations, Haz-Mat Security Awareness and the Proper Use of the Instrument.

Paul A. Delmonico, Sales Manager
Protec Instrument Corporation
38 Edge Hill Road, Waltham, Massachusetts

PARADIGM ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

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

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
FT9-011	114698	3rd Floor, Floor	Black 9"x9" Floor Tile	Chrysotile 7.5%	7.5%	√	Not Required	N/A	None Detected	92.5%
FTM-012	114699	3rd Floor, Floor	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	<1.0%	√	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
FT9-013	114700	3rd Floor, Floor	Black Fibrous 9"x9" Floor Tile	Chrysotile 10%	10%	√	Not Required	N/A	None Detected	90%
FTM-014	114701	3rd Floor, Floor	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	<1.0%	√	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
WPL-015	114702	3rd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
WPL-016	114703	3rd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
CMM-017	114704	3rd Floor Base of Column	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
CMM-018	114705	3rd Floor Base of Column	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
WPL-019	114706	2nd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
WPL-020	114707	2nd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%

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).
Ṽ 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.")or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 2000530-0),

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

TEM Date Analyzed: 12/12/2015
TEM Analyst: M. Lochner

Laboratory Results Approved By: for Mary Dohr
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 and analysts' and precision) is available upon request.

CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St, Rochester, NY 14608
585.454.1060 * Fax 585.454.1062

OFFICE USE ONLY

Job #: 16051-15
Page 2 of 2
Date Logged In: 12/8/15
Logged In By: MHC
2/6 COC

Client: Regan Development	Contact: Larry Regan
Phone Number: (914) 693-6613	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Fax Number or email address: Larry@regandevelopment.com
Results To: CALL Tech [X] Client [ ] Siebert	
Job Ticket No. 94537	Date Sampled: 12-8-2015
	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
Project Location: 135-139 Baldwin St.	Project Address:
	Project Number: ERS-1604

General Location: Century Bldg.

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	FT9 011	114698	3rd Fl. Floor	—	Blk	9x9	Floor Tile	NF
2	FTM 012	699	Floor	—	Blk	—	FT Mastic	NF
3	FT9 013	700	Floor	—	Blk	9x9	FT9	NF
4	FTM 014	701	Floor	—	Blk	—	FTM	NF
5	WPL 015	702	Wall	—	Gray	—	Wall Plaster	NF
6	WPL 016	703	Wall	—	Gray	—	WPL	NF
7	CMM 017	704	base of column	cove molding	Tan	—	CM Mastic	NF
8	CMM 018	705	base of column	"	Tan	—	CMM	NF
9	WPL 019	706	2nd Fl. Wall	—	Gray	—	WPL	NF
10	WPL 020	707	Wall	—	Gray	—	WPL	NF

Sampled By: G. Siebert	Date: 12-7/8-2015
Transported to Paradigm By: [signature]	Date: 12-8-2015
Received By: [signature]	Date: 12/8/15

CHECK ONE: SURVEY [X] BULKS ONLY [ ]

CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS [X]

or provide TEM contact name:

TOTAL NUMBER OF SAMPLES IN SURVEY: Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. (Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)

emailed 12/17 np

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

CENTURY BUILDING,
135-139 BALDWIN STREET
JOHNSON CITY, NEW YORK

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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.

The following is a brief description of the space by space survey.

Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	Col. 7	Col. 8	Col 9	Col 10	Col. 11
Room #	Sample #'s taken in Room	Positive Sample ID #	Positive Material Description	Location of Material	Condition	Friable Non-Friable NOB	Type of Material	SQ FT	Lin FT	Units

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.

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

Sample ID	Description of Material	PLM Asbestos Fibers Type & Percentage	TEM Asbestos Fibers Type & Percentage	Friable Non-Friable NOB
Wall and Ceiling Materials				
CPL-001	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
CPL-002	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
WPL-003	Gray Wall Plaster	None Detected	None Required	Non-Friable
WPL-004	Gray Wall Plaster	None Detected	None Required	Non-Friable
CPL-009	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
CPL-010	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
WPL-015	Gray Wall Plaster	None Detected	None Required	Non-Friable
WPL-016	Gray Wall Plaster	None Detected	None Required	Non-Friable
WPL-019	Gray Wall Plaster	None Detected	None Required	Non-Friable
WPL-020	Gray Wall Plaster	None Detected	None Required	Non-Friable
SPK-022	White Spackle	Chrysotile 3.4%	None Required	NOB
DWL-023	Gray Drywall	None Detected	None Required	Non-Friable
SPK-024	White Spackle	Chrysotile 3.7%	None Required	Friable
DWL-025	Gray Drywall	None Detected	None Required	Non-Friable
SPK-026	White Spackle	Chrysotile 4.3%	None Required	Friable
DWL-033	Gray Drywall	None Detected	None Required	Non-Friable
SPK-034	White Spackle	None Detected	None Required	Friable
DWL-035	Gray Drywall	None Detected	None Required	Non-Friable
SPK-036	White Spackle	None Detected	None Required	Friable
SCT-037	Gray 2'x2' Suspended Ceiling Tile	Inconclusive No Asbestos Detected	None Detected	NOB
SCT-038	Gray 2'x2' Suspended Ceiling Tile	Inconclusive No Asbestos Detected	None Detected	NOB
CPL-041	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
CPL-042	Gray Ceiling Plaster	None Detected	None Required	Non-Friable
Flooring Materials				
FT9-011	Black 9"x9" Floor Tile	Chrysotile 7.5%	None Required	NOB
FTM-012	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	Trace Chrysotile <1.0%	NOB
FT9-013	Black 9"x9" Floor Tile	Chrysotile 10%	None Required	NOB
FTM-014	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	Trace Chrysotile <1.0%	NOB
FT9-027	Green 9"x9" Floor Tile	Chrysotile 4.2%	None Required	NOB
FTM-028	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
FT9-029	Green 9"x9" Floor Tile	Chrysotile 3.8%	None Required	NOB
FTM-030	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	Chrysotile 2.3%	NOB
Roofing Materials				
ROF-046	Black Roofing	Chrysotile 2.6%	None Required	NOB
ROF-047	Black Roofing	Chrysotile 29%	None Required	NOB
ROF-048	Black Roofing	Chrysotile 25%	None Required	NOB
ROF-049	Black Roofing	Chrysotile 23%	None Required	NOB
RTR-050	Black Roof Tar	Chrysotile 22%	None Required	NOB
RTR-051	Black Roof Tar	Chrysotile 23%	None Required	NOB

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

Sample ID	Description of Material	PLM Asbestos Fibers Type & Percentage	TEM Asbestos Fibers Type & Percentage	Friable Non-Friable NOB
Window Caulk and Glaze				
WIG-039	White Window Glaze	Inconclusive No Asbestos Detected	None Detected	NOB
WIG-040	White Window Glaze	Inconclusive No Asbestos Detected	None Detected	NOB
WIG-052	White Window Glaze	Inconclusive Trace Chrysotile Detected	None Detected	Non-Friable
WIG-053	White Window Glaze	Inconclusive No Asbestos Detected	None Detected	Non-Friable
WIG-054	Red Window Glaze	Inconclusive Trace Chrysotile Detected	Trace Chrysotile <1.0%	Non-Friable
WIG-055	Red Window Glaze	Chrysotile 2.3%	None Required	Non-Friable
WIG-056	Red Window Glaze	Inconclusive Trace Chrysotile Detected	Trace Chrysotile <1.0%	Non-Friable
WIG-057	White Window Glaze	Inconclusive No Asbestos Detected	None Detected	Non-Friable
Thermal Systems Insulation				
PIN-005	White Pipe Insulation	Chrysotile 40%	None Required	Friable
PIN-006	White Pipe Insulation	Chrysotile 57%	None Required	Friable
PIN-007	White Pipe Insulation	Chrysotile 57%	None Required	Friable
PIN-008	White Pipe Insulation	Chrysotile 67%	None Required	Friable
Miscellaneous				
CMM-017	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
CMM-018	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
CMM-021	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	Chrysotile 1.4%	NOB
CMF-031	Tan Carpet Mastic	Inconclusive No Asbestos Detected	None Detected	NOB
CMF-032	Tan Carpet Mastic	Inconclusive Trace Chrysotile Detected	Trace Chrysotile <1.0%	NOB
DEB-043	White Debris	Amosite 33% Chrysotile 6.2%	None Required	Friable
DEB-044	White Debris	Amosite 33% Chrysotile 6.2%	None Required	Friable
DEB-045	White Debris	Amosite 36% Chrysotile 6.1%	None Required	Friable

ASBESTOS CONTAINING MATERIALS
SPACE BY SPACE SUMMARY
Century Building
135-139 Baldwin Street
Johnson City, New York

Room	Sample #'s taken in Room	Positive Sample ID #	Positive Material Description	Location of Material	Condition	Friable** Non-Friable NOB	Type of Material	SQ FT	Lin. FT	Units
Cellar	043-045	DEB-043-045	White Debris	Boiler Room	Poor	Friable	MISC	200		
		PIN-005	White Pipe Insulation	Pipes	Fair	Friable	TSI		510	
First Floor	031-042	PIN-005	White Pipe Insulation	Pipes	Fair	Friable	TSI		520	
Second Floor	019-030	PIN-005	White Pipe Insulation	Pipes	Fair	Friable	TSI		290	
		CMM-021	Tan Cove Molding Mastic	South West	Faur	NOB	MISC		150	
		SPK-022, 024, 026	White Spackle	Soutb West Dividing Wall	Fair	Friable	MISC	4284		
		FT9-027, 029	Green 9"x9" Floor Tile	South Floor	Poor	NOB	MISC	3600		
		FTM-030	Black Floor Tile Mastic	South Floor	Poor	NOB	MISC	3600		
Third Floor	007-018	PIN-007, 008	White Pipe Insulation	Pipes	Poor	Friable	TSI		260	
		FT9-011, 013	Black 9"x9" Floor Tile	South West Floor	Poor	NOB	MISC			
Fourth Floor	001-006	PIN-005, 006	White Pipe Insulation	Pipes	Poor	Friable	TSI		50	
Exterior	046-057	ROF-046, 048	Black Roofing 1st Layer	Roof	Fair	NOB	MISC	1300		
		ROF-047, 049	Black Roofing 2nd Layer	Roof	Fair	NOB	MISC	1300		
		RTR-050, 051	Black Roof Tar	Roof	Fair	NOB	MISC	1300		
		WIG-055	Red Window Glaze	Window	Fair	Non-Friable	MISC		6500	
								15584	8280	0

Assume- Indicates materials assumed positive for asbestos containing materials by inspector.
U - Inspector unable to determine quantity

*** Reflects quantifiable locations only; additional materials maybe 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.

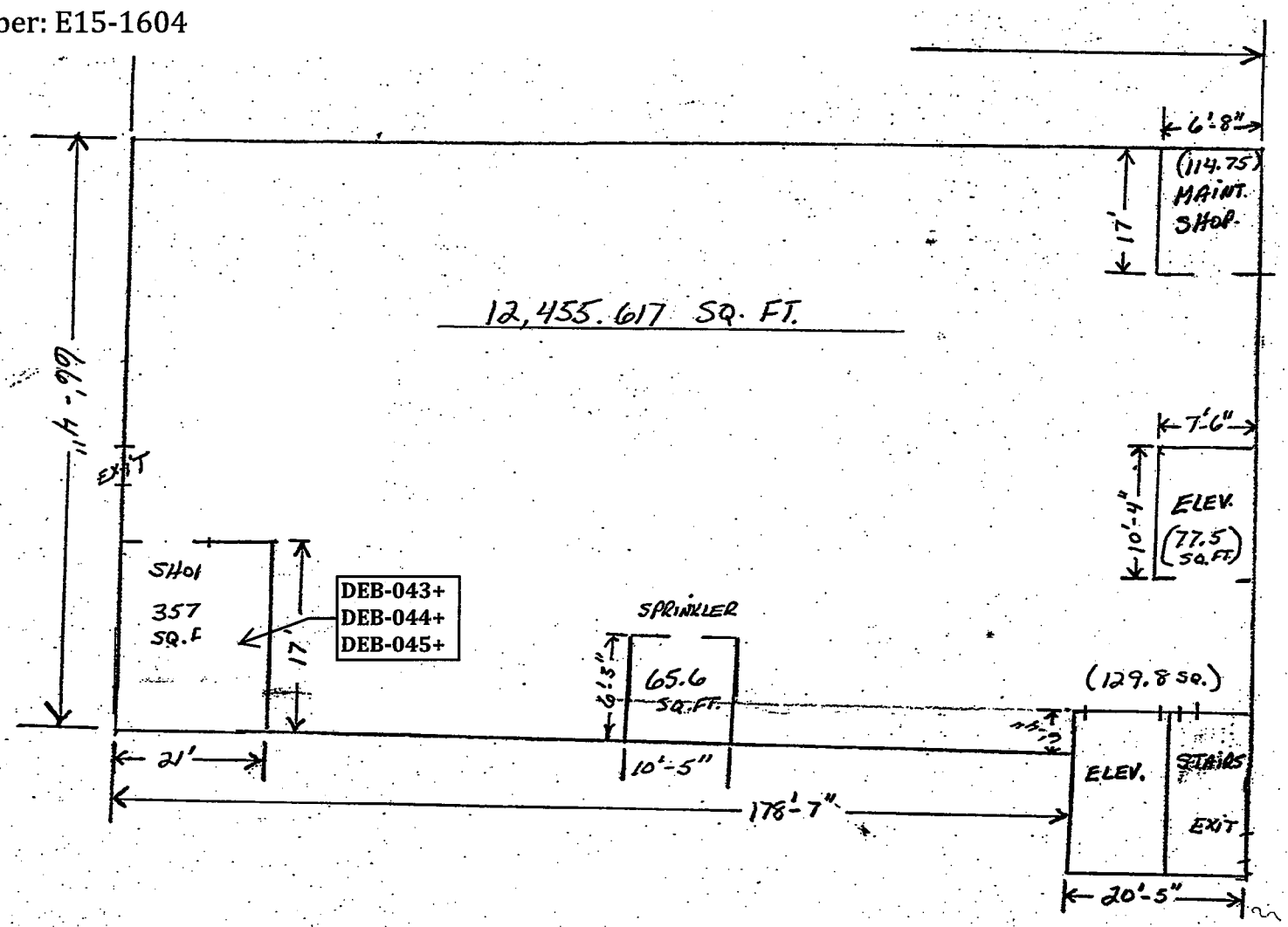
All quantities in this report are approximations and must be field verified by the Abatement contractor. Contractor bids are expected to be based on their own determinations of quantities and not the approximate quantities stated in this report.

Envoy certifies that this 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: D. Hull

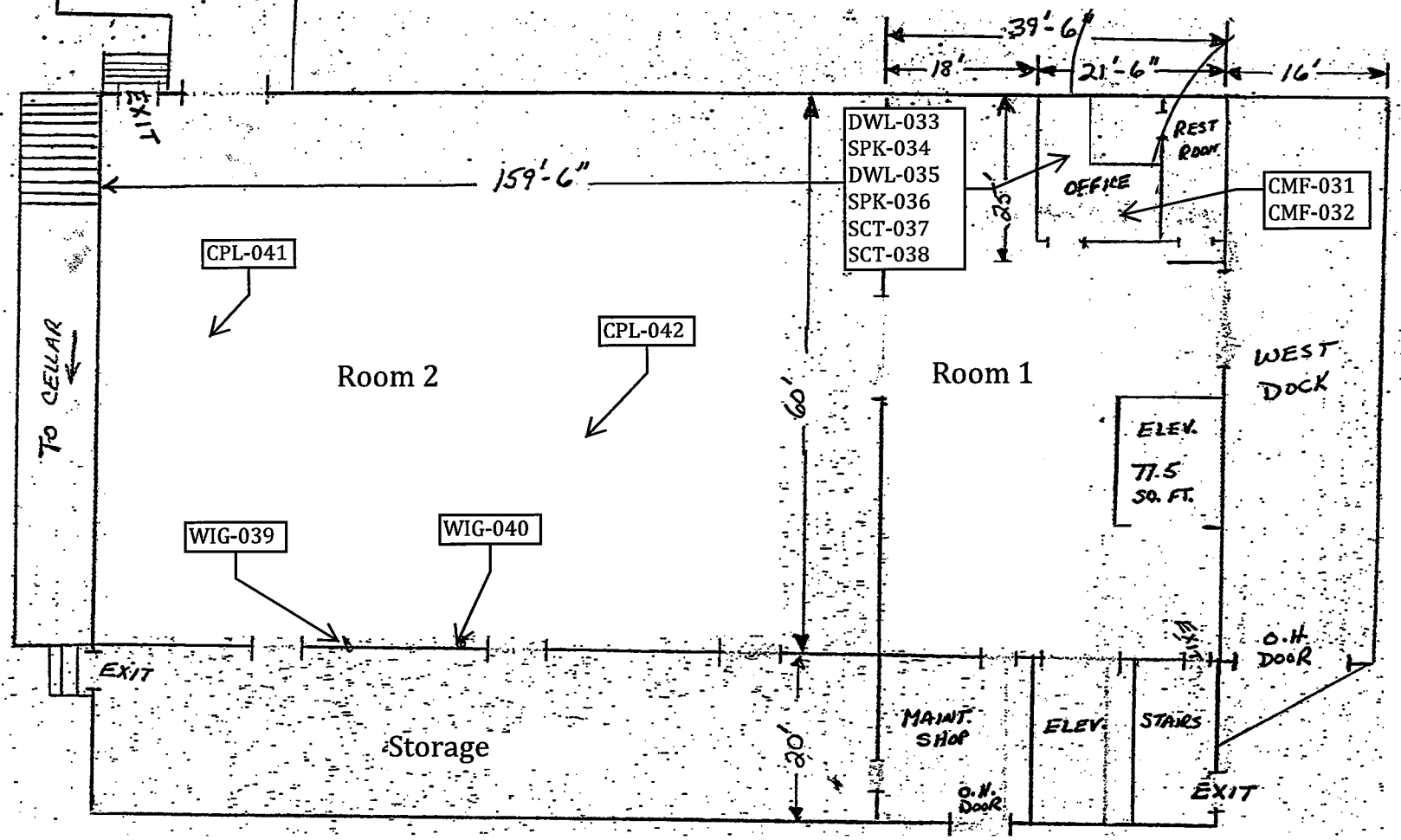
Geoff Siebert
Envoy Environmental Consultants, Inc.
Inspector # AH 03-06811

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: Cellar
Date: December 8, 2015
Job Number: E15-1604



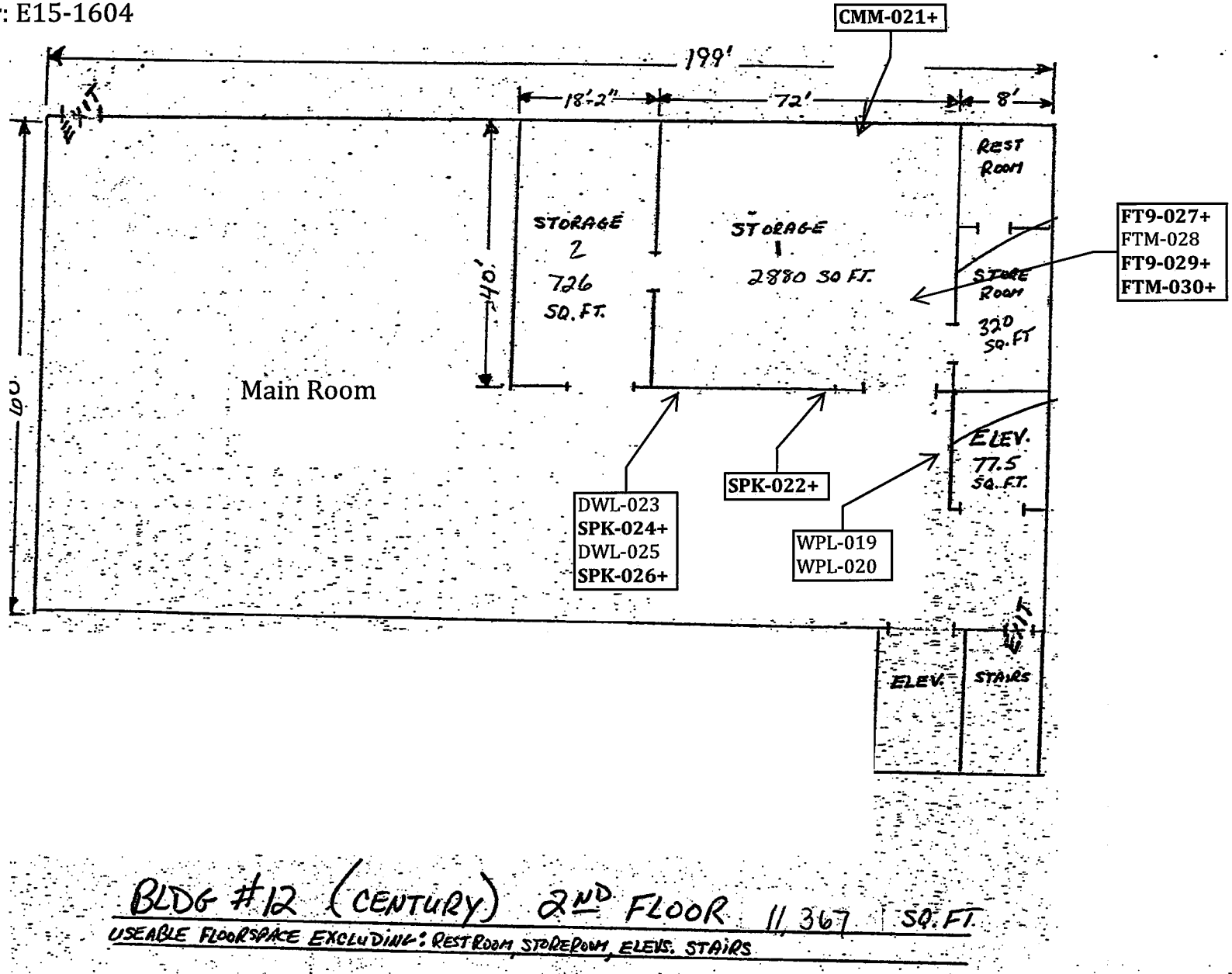
BLDG. #12 (CENTURY) CELLAR FLOOR PLAN
12,455 USEABLE FLOOR SPACE EXCLUDING: SHOPS, ELEVS, STAIRS, SPRINKLER ROOM

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: First Floor
Date: December 8, 2015
Job Number: E15-1604



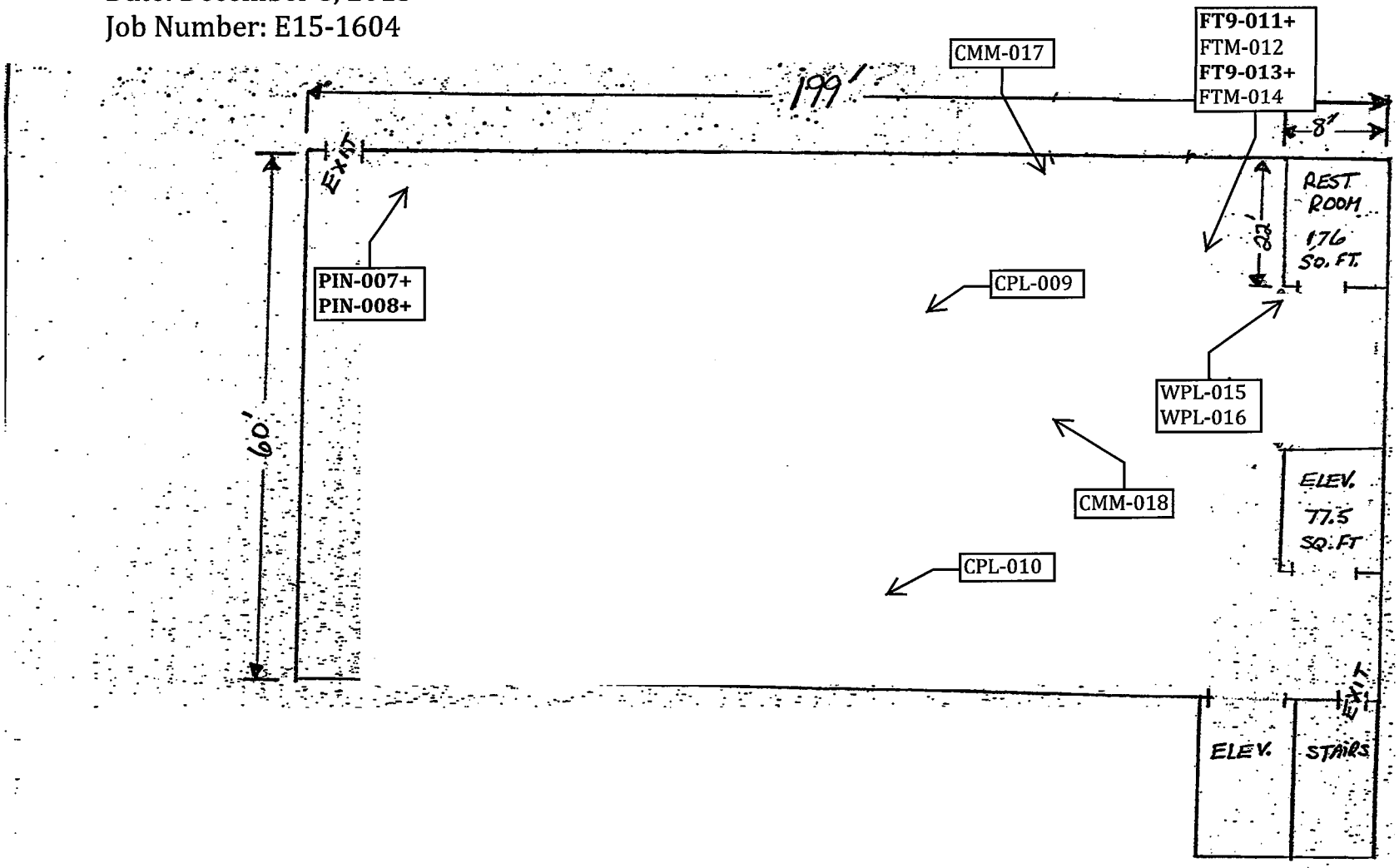
BLDG #12 (CENTURY) 1ST FLOOR 14,515 SQ FEET
USEABLE STORAGE SPACE EXCLUDING: DOCKS, ELEVS, OFFICE, RESTROOM, STAIRS, SHOP

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: Second Floor
Date: December 8, 2015
Job Number: E15-1604



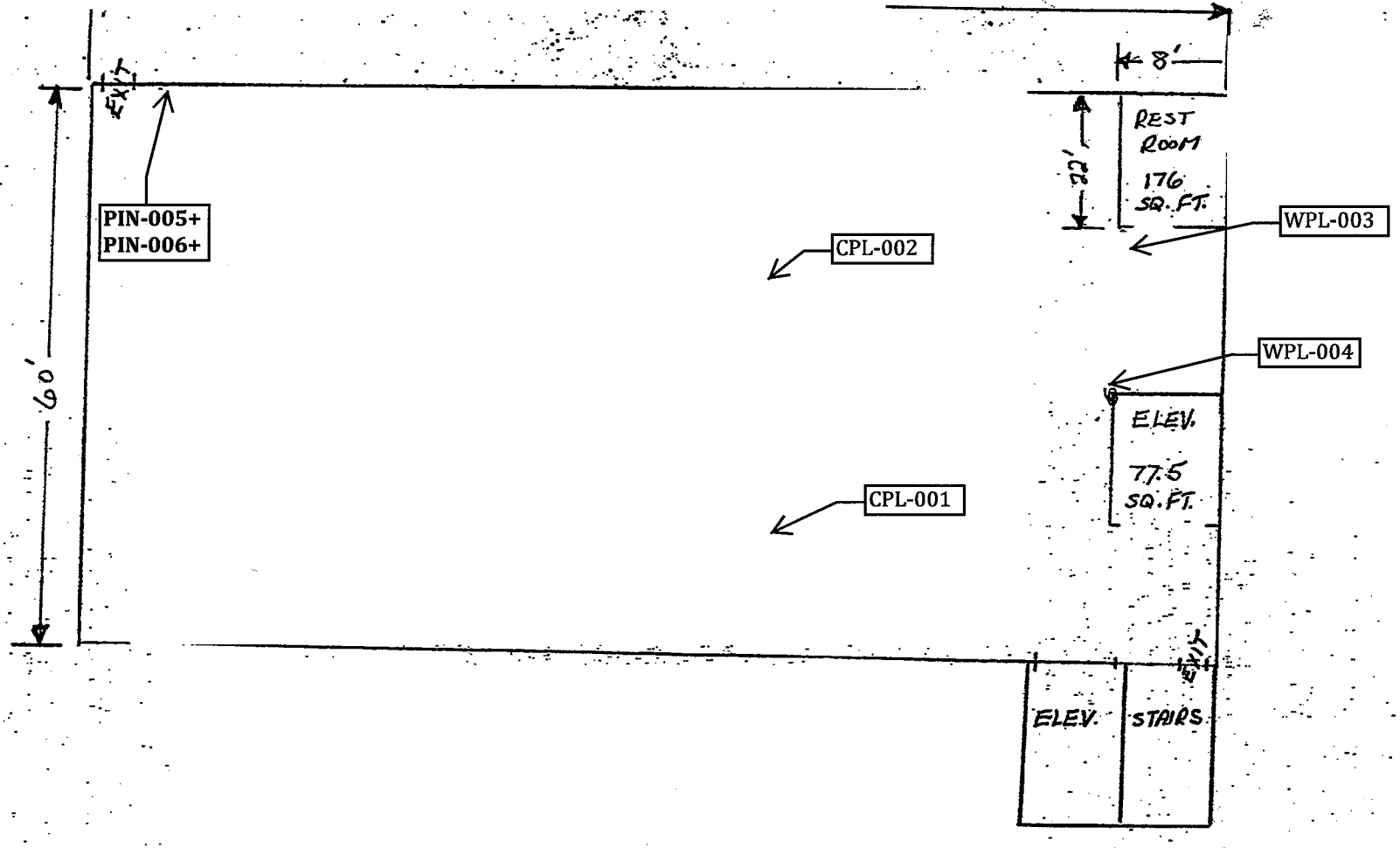
BLDG #12 (CENTURY) 2ND FLOOR 11,367 SQ. FT.
USEABLE FLOORSPACE EXCLUDING: REST ROOM, STOREROOM, ELEVS. STAIRS

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: Third Floor
Date: December 8, 2015
Job Number: E15-1604



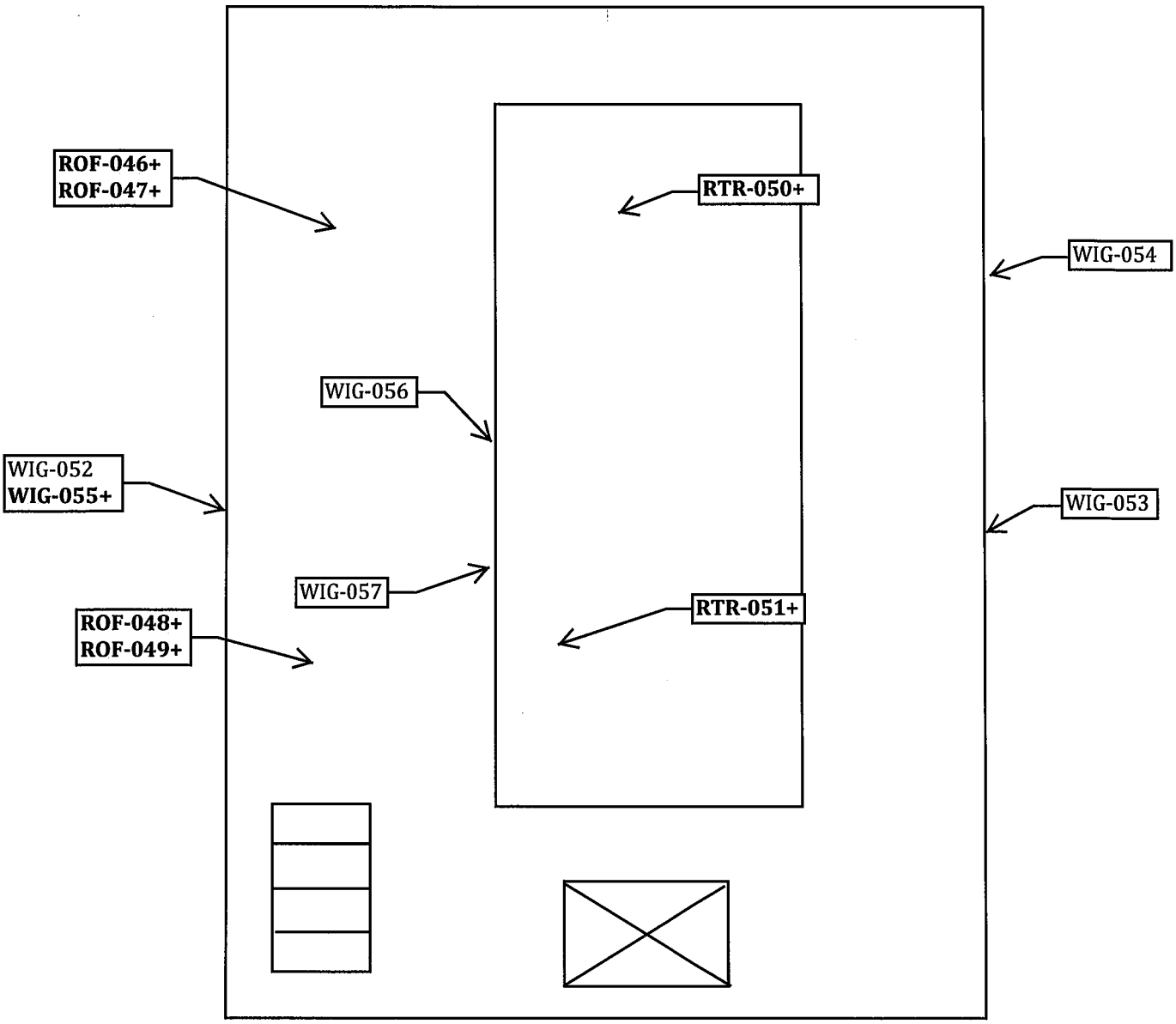
BLDG #12 (CENTURY) 3RD FLOOR 16,866 SQ. FT
USEABLE FLOORSPACE EXCLUDING: RESTROOM, ELEVS. AND STAIRS

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: Fourth Floor
Date: December 8, 2015
Job Number: E15-1604



BLDG. #12 (CENTURY) 4TH FLOOR 11,686 SQ. FT.
USEABLE FLOORSPACE EXCLUDING: RESTROOM, ELEVS. AND STAIRS

Client: Regan Development
Location: Century Building, 135-139 Baldwin Street, Johnson City, New York
Area: Roof
Date: December 8, 2015
Job Number: E15-1604



PARADIGM ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

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: 16050-15
Page: 1 of 2

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

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).
V̌ 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.")or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 2000530-0),

PLM Date Analyzed: 12/9/2015 **TEM Date Analyzed:** N/A
Microscope: Olympus BH-2 #235757 **TEM Analyst:** N/A
Analyst: *B. Weinman*

Laboratory Results Approved By: _____
Asbestos Operations Manager or Designee Mary Dohn

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CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St. Rochester, NY 14608
585.454.1060 * Fax 585.454.1062

OFFICE USE ONLY

Job #: 16050-15
Page 2 of 2
Date Logged In: 12/8/15
Logged In By: MHC
16 of 16 COC

Client: Regan Development	Contact: Larry Regan	
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Phone Number: (914) 693-6613	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]
	Results To: CALL Tech [X] Client [ ] Siebert	Fax Number or email address: Larry@regandevelopment.com
Job Ticket No. 94537	Date Sampled: 12-8-2015	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
Project Location: 135-139 Baldwin St.	Project Address:	Project Number: ELS-1604

General Location: Century Bldg

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	CPL 001	114688	4TH Fl. ceiling	—	Grey	—	Ceiling Plaster	NF
2	CPL 002	689	ceiling	—	Grey	—	CPL	NF
3	WPL 003	690	wall	—	Grey	—	Wall Plaster	NF
4	WPL 004	691	wall	—	Grey	—	WPL	NF
5	PIN 005	692	pipe	—	WHT	—	Pipe Ins.	F
6	PIN 006	693	pipe	—	WHT	—	PIN	F
7	PIN 007	694	3RD Fl. pipe	—	WHT	—	PIN	F
8	PIN 008	695	pipe	—	WHT	—	PIN	F
9	CPL 009	696	~~[illegible]~~ ceiling	—	Grey	—	CPL	NF
10	CPL 010	697	ceiling	—	Grey	—	CPL	NF

Sampled By: G. Siebert Date: 12-7/8-2015
Transported to Paradigm By: [signature] Date: 12-8-2015
Received By: [signature] Date: 12/8/15

CHECK ONE: SURVEY [X] BULKS ONLY [ ]
CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS [X]
or provide TEM contact name:
TOTAL NUMBER OF SAMPLES IN SURVEY: Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. ***(Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)***

emailed 12/17 np

Rev. 1 0.27.2006

ENVOY Bulk COC 2010

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

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

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
FT9-011	114698	3rd Floor, Floor	Black 9"x9" Floor Tile	Chrysotile 7.5%	7.5%	√	Not Required	N/A	None Detected	92.5%
FTM-012	114699	3rd Floor, Floor	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	<1.0%	√	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
FT9-013	114700	3rd Floor, Floor	Black Fibrous 9"x9" Floor Tile	Chrysotile 10%	10%	√	Not Required	N/A	None Detected	90%
FTM-014	114701	3rd Floor, Floor	Black Floor Tile Mastic	Inconclusive Trace Chrysotile Detected	<1.0%	√	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
WPL-015	114702	3rd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
WPL-016	114703	3rd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
CMM-017	114704	3rd Floor Base of Column	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
CMM-018	114705	3rd Floor Base of Column	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
WPL-019	114706	2nd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
WPL-020	114707	2nd Floor Wall	Gray Wall Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%

NVLAP Lab Code 200530-0 for PLM Analysis

ELAP ID No.: 10958

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 # denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).
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PLM Date Analyzed: 12/11/2015 **TEM Date Analyzed:** 12/12/2015
Microscope: Olympus BH-2 #235757 **TEM Analyst:** M. Lochner
Analyst: *B. Weinman*

Laboratory Results Approved By: for Mary Dohr
Asbestos Operations Manager or Designee

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CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St. Rochester, NY 14608
585.454.1060 * Fax 585.454.1062

Client: Regan Development	Contact: Larry Regan	OFFICE USE ONLY
Phone Number: (914) 693-6613	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]	Job #: 16051-15
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Results To: CALL Tech [X] Client [ ] Siebert	Fax Number or email address: LarryR@regandevelopment.com
Job Ticket No. 94537	Date Sampled: 12-8-2015	Page 2 of 2
Project Location: 135-139 Baldwin St.	Project Address:	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
	Project Number: ES-1604	Date Logged In: 12/8/15
		Logged In By: MHC
		2 of 6 COC

General Location: Century Bldg.

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	FT9 011	114698	3rd Fl. Floor	—	Blk	9x9	Floor Tile	NF
2	FTM 012	699	Floor	—	Blk	—	FT Mastic	NF
3	FT9 013	700	Floor	—	Blk	9x9	FT9	NF
4	FTM 014	701	Floor	—	Blk	—	FTM	NF
5	WPL 015	702	Wall	—	Gray	—	Wall Plaster	NF
6	WPL 016	703	Wall	—	Gray	—	WPL	NF
7	CMM 017	704	base of column	cove molding	Tan	—	CM Mastic	NF
8	CMM 018	705	base of column	"	Tan	—	CMM	NF
9	WPL 019	706	2nd Fl. Wall	—	Gray	—	WPL	NF
10	WPL 020	707	Wall	—	Gray	—	WPL	NF

Sampled By: G. Siebert	Date: 12-7/8-2015	CHECK ONE: SURVEY [X]	BULKS ONLY [ ]
Transported to Paradigm By: [signature]	Date: 12-8-2015	CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS or provide TEM contact name:	[X]
Received By: [signature]	Date: 12/8/15	TOTAL NUMBER OF SAMPLES IN SURVEY:	Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. (Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)

RI 12/21/15 emailed 12/17np

PARADIGM ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

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: 16052-15

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
CMM-021	114708	2nd Floor on Wall	Tan Cove Molding Mastic	Inconclusive No Asbestos Detected	0%	√	Chrysotile 1.4%	1.4%	None Detected	98.6%
SPK-022	114709	2nd Floor on Drywall	White Spackle	Chrysotile 3.4%	3.4%	√	Not Required	N/A	None Detected	96.6%
DWL-023	114710	2nd Floor on Wall	Gray Drywall	None Detected	0%		Not Required	N/A	Cellulose 5% Fiberglass 2%	93%
SPK-024	114711	2nd Floor on Drywall	White Spackle	Chrysotile 3.7%	3.7%		Not Required	N/A	None Detected	96.3%
DWL-025	114712	2nd Floor on Wall	Gray Drywall	None Detected	0%		Not Required	N/A	Cellulose 5% Fiberglass 2%	93%
SPK-026	114713	2nd Floor on Drywall	White Spackle	Chrysotile 4.3%	4.3%		Not Required	N/A	None Detected	95.7%
FT9-027	114714	2nd Floor, Floor	Green 9"x9" Floor Tile	Chrysotile 4.2%	4.2%	√	Not Required	N/A	None Detected	95.8%
FTM-028	114715	2nd Floor Under Tile	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
FT9-029	114716	2nd Floor, Floor	Green 9"x9" Floor Tile	Chrysotile 3.8%	3.8%	√	Not Required	N/A	None Detected	96.2%
FTM-030	114717	2nd Floor Under Tile	Black Floor Tile Mastic	Inconclusive No Asbestos Detected	0%	√	Chrysotile 2.3%	2.3%	None Detected	97.7%

NVLAP Lab Code 200530-0 for PLM Analysis

ELAP ID No.: 10958

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 # denotes friable material analyzed by ELAP Method 198.6 (PLM) and 198.4 (TEM).
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PLM Date Analyzed: 12/14/2015 **TEM Date Analyzed:** 12/14/2015
Microscope: Olympus BH-2 #232953 **TEM Analyst:** F. Weinman
Analyst: *T. Bush*

Laboratory Results Approved By:
Asbestos Operations Manager or Designee Mary Dohr

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CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St. Rochester, NY 14608
585-454-1060 * Fax 585-454-1062

Client: Regan Development	Contact: Larry Regan	OFFICE USE ONLY
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Phone Number: (914) 693-6613	Job #: 16052-15
	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]	Page 2 of 2
	Results To: CALL Tech [X] Client [ ] Siebert	Fax Number or email address: LarryR@regandevelopment.com
Job Ticket No. 94537	Date Sampled: 12-8-2015	Date Logged In: 12/8/15
	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]	Logged In By:
Project Location: 135-139 Baldwin St.	Project Address:	Project Number: ES-1604

General Location: Century Bldg.

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	CMM 021	114708	2ND Fl. on wall	—	TAN	—	cove mold mastic	NF
2	SPK 022	709	on drywall	—	WHT	—	spackle	F
3	DWL 023	710	wall	—	GREY	—	Drywall	NF
4	SPK 024	711	on drywall	—	WHT	—	SPK	F
5	DWL 025	712	wall	—	GREY	—	DWL	NF
6	SPK 026	713	on drywall	—	WHT	—	SPK	F
7	FTG 027	714	Floor	—	GRN	9x9	floor tile	NF
8	FTM 028	715	under tile	—	BLK	—	FT Mastic	NF
9	FTG 029	716	Floor	—	GRN	9x9	FTG	NF
10	FTM 030	717	under tile	—	BLK	—	FTM	NF

Sampled By: G. Siebert	Date: 12-7/8-2015	CHECK ONE: SURVEY [X]	BULKS ONLY [ ]
Transported to Paradigm By:	Date: 12-8-2015	CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS [X] or provide TEM contact name:	
Received By:	Date: 12/8/15	TOTAL NUMBER OF SAMPLES IN SURVEY:	Estimated at [ ]

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emailed 12/17 np

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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

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
CMF-031	114718	1st Floor Under Carpet	Tan Carpet Mastic	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
CMF-032	114719	1st Floor Under Carpet	Tan Carpet Mastic	Inconclusive Trace Chrysotile Detected	<1.0%	√	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
DWL-033	114720	1st Floor Wall	Gray Drywall	None Detected	0%		Not Required	N/A	Cellulose 5%	95%
SPK-034	114721	1st Floor On Drywall	White Spackle	None Detected	0%		Not Required	N/A	None Detected	100%
DWL-035	114722	1st Floor Wall	Gray Drywall	None Detected	0%		Not Required	N/A	Cellulose 5%	95%
SPK-036	114723	1st Floor On Drywall	White Spackle	None Detected	0%		Not Required	N/A	None Detected	100%
SCT-037	114724	1st Floor Drop Ceiling	Gray 2'x2' Suspended Ceiling Tile	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
SCT-038	114725	1st Floor Drop Ceiling	Gray 2'x2' Suspended Ceiling Tile	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
WIG-039	114726	1st Floor Interior Windows	White Window Glaze	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%
WIG-040	114727	1st Floor Interior Windows	White Window Glaze	Inconclusive No Asbestos Detected	0%	√	None Detected	<1.0%	None Detected	100%

NVLAP Lab Code 200530-0 for PLM Analysis

ELAP ID No.: 10958

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PLM Date Analyzed: 12/14/2015 **TEM Date Analyzed:** 12/14/2015
Microscope: Olympus BH-2 #232953 **TEM Analyst:** F. Weinman
Analyst: *T. Bush*

Laboratory Results Approved By:
Asbestos Operations Manager or Designee Mary Dohr

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CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
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Job #: 160531-5

Page 2 of 2

Date Logged In: 12/8/15

Logged In By: MHL

486 COC

Client: Regan Development	Contact: Larry Regan
Phone Number: (914) 693-6613	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Fax Number or email address: Larry@regandevelopment.com
Results To: CALL Tech [X] Client [ ] Siebert	
Job Ticket No. 94537	Date Sampled: 12-8-2015
	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
Project Location: 135-139 Baldwin St.	Project Address:
	Project Number: ETS-1604

General Location: Century Bldg

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	CMF 031	114718	1st Floor under carpet	carpet	Tan	—	carpet mastic	NF
2	CMF 032	719	under carpet	carpet	Tan	—	CMF	NF
3	DWL 033	720	wall	—	Grey	—	Drywall	NF
4	SPK 034	721	on drywall	—	WHT	—	Spackle	F
5	DWL 035	722	wall	—	Grey	—	DWL	NF
6	SPK 036	723	on drywall	—	WHT	—	SPK	F
7	SCT 037	724	drop ceiling	—	Grey	2x2	Ceiling Tile	F
8	SCT 038	725	drop ceiling	—	Grey	2x2	SCT	F
9	WIG 039	726	interior windows	—	WHT	—	Window Glaze	NF
10	WIG 040	727	interior windows	—	WHT	—	WIG	NF

Sampled By: G. Siebert	Date: 12-7/8-2015	CHECK ONE: SURVEY [X]	BULKS ONLY [ ]
Transported to Paradigm By: [signature]	Date: 12-8-2015	CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS [X] or provide TEM contact name:	
Received By: [signature]	Date: 12/8/15	TOTAL NUMBER OF SAMPLES IN SURVEY:	Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. (Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)

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PARADIGM ENVIRONMENTAL SERVICES, INC.
179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

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: 16054-15
Page: 1 of 2

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
CPL-041	114728	1st Floor Ceiling	Gray Ceiling Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
CPL-042	114729	1st Floor Ceiling	Gray Ceiling Plaster	None Detected	0%		Not Required	N/A	Animal Hair 1%	99%
DEB-043	114730	Cellar Tank Room	White Fibrous Debris	Amosite 33% Chrysotile 6.2%	39.2%		Not Required	N/A	None Detected	60.8%
DEB-044	114731	Cellar Tank Room	White Fibrous Debris	Amosite 33% Chrysotile 6.2%	39.2%		Not Required	N/A	None Detected	60.8%
DEB-045	114732	Cellar Tank Room	White Fibrous Debris	Amosite 36% Chrysotile 6.1%	42.1%		Not Required	N/A	None Detected	57.9%
ROF-046	114733	Exterior Roof 1st Layer	Black Fibrous Roofing	Chrysotile 2.6%	2.6%	√	Not Required	N/A	Fiberglass 15%	82.4%
ROF-047	114734	Exterior Roof 2nd Layer	Black Fibrous Roofing	Chrysotile 29%	29%	√	Not Required	N/A	None Detected	71%
ROF-048	114735	Exterior Roof 1st Layer	Black Fibrous Roofing	Chrysotile 25%	25%	√	Not Required	N/A	Fiberglass 15%	60%
ROF-049	114736	Exterior Roof 2nd Layer	Black Fibrous Roofing	Chrysotile 23%	23%	√	Not Required	N/A	None Detected	77%
RTR-050	114737	Exterior on Roof	Black Fibrous Roof Tar	Chrysotile 22%	22%	√	Not Required	N/A	None Detected	78%

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).
V̈ 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.")or EPA 600/M4-82-020 per 40 CFR 763 and/or EPA 600/R-93/116 (NVLAP Lab Code 2000530-0),

PLM Date Analyzed: 12/14/2015 **TEM Date Analyzed:** N/A
Microscope: Olympus BH-2 #232953 **TEM Analyst:** N/A
Analyst: *T. Bush*

Laboratory Results Approved By:
Asbestos Operations Manager or Designee Mary Dohr

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.

CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St. Rochester, NY 14608
585-454-1060 * Fax 585-454-1062

Client: Regan Development	Contact: Larry Regan	OFFICE USE ONLY
Phone Number: (914) 693-6613	SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]	Job #: 160524-15
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502	Results To: CALL Tech [X] Client [ ] Siebert	Fax Number or email address: Larry@regandevelopment.com
Job Ticket No. 94537	Date Sampled: 12-8-2015	Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
Project Location: 135-139 Baldwin St.	Project Address:	Project Number: ES-1604

Page 5 of 5

Date Logged In: 12/8/15

Logged In By: LHL

5 of 6 COC

General Location: Century Bldg.

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	CPL 041	114728	1st Floor ceiling	—	GRY	—	ceiling Plaster	NF
2	CPL 042	729	ceiling	—	GRY	—	CPL	NF
3	DEB 043	730	Cellar - tank room	—	WHT	—	Debris	F
4	DEB 044	731	tank room	—	WHT	—	DEB	F
5	DEB 045	732	tank room	—	WHT	—	DEB	F
6	ROF 046	733	Exterior - Roof 1st layer	—	BLK	—	Roofing	NF
7	ROF 047	734	2nd layer	—	BLK	—	ROF	NF
8	ROF 048	735	Roof 1st layer	—	BLK	—	ROF	NF
9	ROF 049	736	2nd layer	—	BLK	—	ROF	NF
10	RTA 050	737	on roof	—	BLK	—	Roof Tar	NF

Sampled By: G. Siebert	Date: 12-7/8-2015	CHECK ONE: SURVEY [X]	BULKS ONLY [ ]
Transported to Paradigm By: [signature]	Date: 12-8-2015	CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS or provide TEM contact name:	[X]
Received By: [signature]	Date: 12/8/15	TOTAL NUMBER OF SAMPLES IN SURVEY:	Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. (Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)

emailed 12/17 np

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ENVOY Bulk COC 2010

PARADIGM ENVIRONMENTAL SERVICES, INC.

179 Lake Avenue, Rochester, NY 14608 Office: (585) 647-2530 Fax: (585) 647-3311

PLM & TEM BULK ASBESTOS REPORT

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

Job No: 16055-15

Client ID	Lab ID	Sampling Location	Description	PLM Asbestos Fibers Type & Percentage	PLM Total Asbestos	NOB	TEM Asbestos Fibers Type & Percentage	TEM Total Asbestos	PLM Non-Asbestos Fibers Type & Percentage	Non-Fibrous Matrix Material %
RTR-051	114738	Exterior on Roof	Black Fibrous Roof Tar	Chrysotile 23%	23%	√	Not Required	N/A	None Detected	77%
WIG-052	114739	Exterior Window	White Window Glaze	Inconclusive Trace Chrysotile Detected	<1.0%	#	None Detected	<1.0%	None Detected	100%
WIG-053	114740	Exterior Window	White Window Glaze	Inconclusive No Asbestos Detected	0%	#	None Detected	<1.0%	None Detected	100%
WIG-054	114741	Exterior Window	Red Window Glaze	Inconclusive Trace Chrysotile Detected	<1.0%	#	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
WIG-055	114742	Exterior Window	Red Window Glaze	Chrysotile 2.3%	2.3%	#	Not Required	N/A	None Detected	97.7%
WIG-056	114743	Exterior Sawtooth Window	Red Window Glaze	Inconclusive Trace Chrysotile Detected	<1.0%	#	Trace Chrysotile <1.0%	<1.0%	None Detected	100%
WIG-057	114744	Exterior Sawtooth Window	White Window Glaze	Inconclusive No Asbestos Detected	0%	#	None Detected	<1.0%	None Detected	100%

NVLAP
Lab Code 200530-0
for PLM Analysis

ELAP ID No.: 10958

V̈ 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 Quantitating 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)**

PLM Date Analyzed: 12/14/2015 **TEM Date Analyzed:** 12/16/2015
Microscope: Olympus BH-2 #232953 **TEM Analyst:** AMA Analytical Services, Inc.
Analyst: *T. Bush*

Laboratory Results Approved By:
Asbestos Technical Director Mary Dohl

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.

CHAIN OF CUSTODY FOR PLM ASBESTOS ANALYSIS

ENVOY
environmental consultants, inc.

57 Ambrose St. Rochester, NY 14608
585-454-1060 * Fax 585-454-1062

Client: Regan Development
Contact: Larry Regan
Phone Number: (914) 693-6613
SEND ANALYTICAL DATA TO CLIENT: YES [X] No [ ]
Fax Number or email address: Larry@regandevelopment.com
Client Mailing Address: 1055 Saw Mill River Rd. #204 Ardsley NY 10502
Results To: CALL Tech [X] Client [ ] Siebert
Job Ticket No. 94537
Date Sampled: 12-8-2015
Turn Around Time: 1 [ ] 2 [ ] 3 [ ] 5 [X] Immed [ ]
Project Location: 135-139 Baldwin St.
Project Address:
Project Number: ES-1604

OFFICE USE ONLY
Job #: 16055-15
Page 1 of 1
Date Logged In: 12/8/15
Logged In By: MH
log & COC

General Location: Century Bldg

	Client ID	Lab ID	Sampling Location	Do not Analyze	Color	Size	Material	Friability
1	RTR 051	114 738	Exterior – on roof	—	BLK	—	Roof Tar	NF
2	WIG 052	739	window	—	WHT	—	Window Glaze	NF
3	WIG 053	740	window	—	WHT	—	WIG	NF
4	WIG 054	741	window	—	RED	—	WIG	NF
5	WIG 055	742	window	—	RED	—	WIG	NF
6	WIG 056	743	sawtooth window	—	RED	—	WIG	NF
7	WIG 057	744	sawtooth window	—	WHT	—	WIG	NF
8								
9								
10								

Sampled By: G. Siebert Date: 12-7/8-2015
Transported to Paradigm By: [signature] Date: 12-8-2015
Received By: [signature] Date: 12/8/15

CHECK ONE: SURVEY [X] BULKS ONLY [ ]
CHECK TO AUTOMATICALLY PERFORM TEM ON NOBS [X]
or provide TEM contact name:
TOTAL NUMBER OF SAMPLES IN SURVEY: Estimated at [ ]

Containerized materials attached to this Chain of Custody may contain Asbestos. Asbestos is a known carcinogen and should only be handled by trained and authorized personnel under regulated conditions. (Danger; May Contain Asbestos Fibers, Cancer and Lung Disease Hazard)

emailed 12/17 np

Rev. 1 0.27.2006

ENVOY Bulk COC 2010

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.

57 Ambrose Street

Rochester, NY 14608

FILE NUMBER: 02-0527
LICENSE NUMBER: 28454
LICENSE CLASS: RESTRICTED
DATE OF ISSUE: 06/11/2015
EXPIRATION DATE: 06/30/2016

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

SH 432 (8/12)

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Expires 12:01 AM April 01, 2016
Issued April 01, 2015

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 14608

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
	EPA 600/M4/82/020
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
Lead in Dust Wipes	EPA 6010C
Lead in Paint	EPA 6010C
Sample Preparation Methods	
	EPA 3050B

Serial No.: 52201

Property 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. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

National Voluntary
Laboratory Accreditation Program

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) **NVLAP LAB CODE 200530-0**

NVLAP Code	*Designation / Description*
18/A01	EPA 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

2015-07-01 through 2016-06-30

Effective dates

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

DEPARTMENT OF COMMERCE ★ UNITED STATES OF AMERICA ★

For the National Institute of Standards and Technology

NVLAP-01C (REV. 2009-01-28)

STATE OF NEW YORK DEPARTMENT OF LABOR

ASBESTOS CERTIFICATE

N.Y.S

GEOFFREY R SIEBERT
CLASS(EXPIRES)
C ATEC(08/16) D INSP(08/16)
H PM (08/16)

CERT# 01-068111
DMV# 367209545

MUST BE CARRIED ON ASBESTOS PROJECTS

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.

GOSR is initiating consultation with your office concerning the proposed action in accordance with the following laws: Endangered Species Act (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq*.), Migratory Bird Treaty Act of 1918 (MBTA) (40 Stat. 755, as amended; 16 U.S.C. 703-712) and the Bald and Golden Eagle Protection Act of 1940 (BGEPA) (54 Stat. 240, as amended; 16 U.S.C. 668-668c).

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.

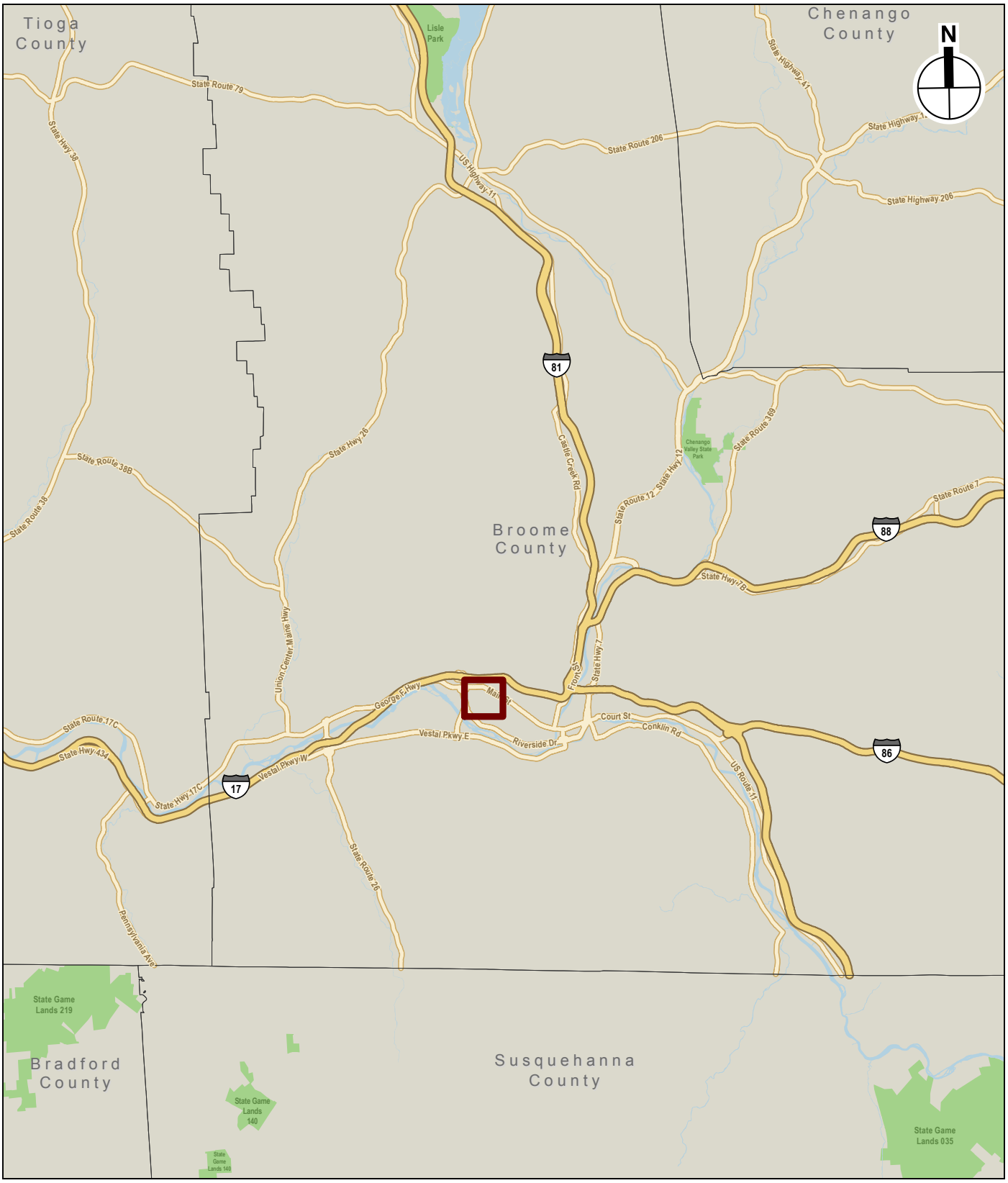
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org . Thank you for your time and consideration.

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

Project Site

CENTURY SUNRISE - JOHNSON CITY

Figure 2

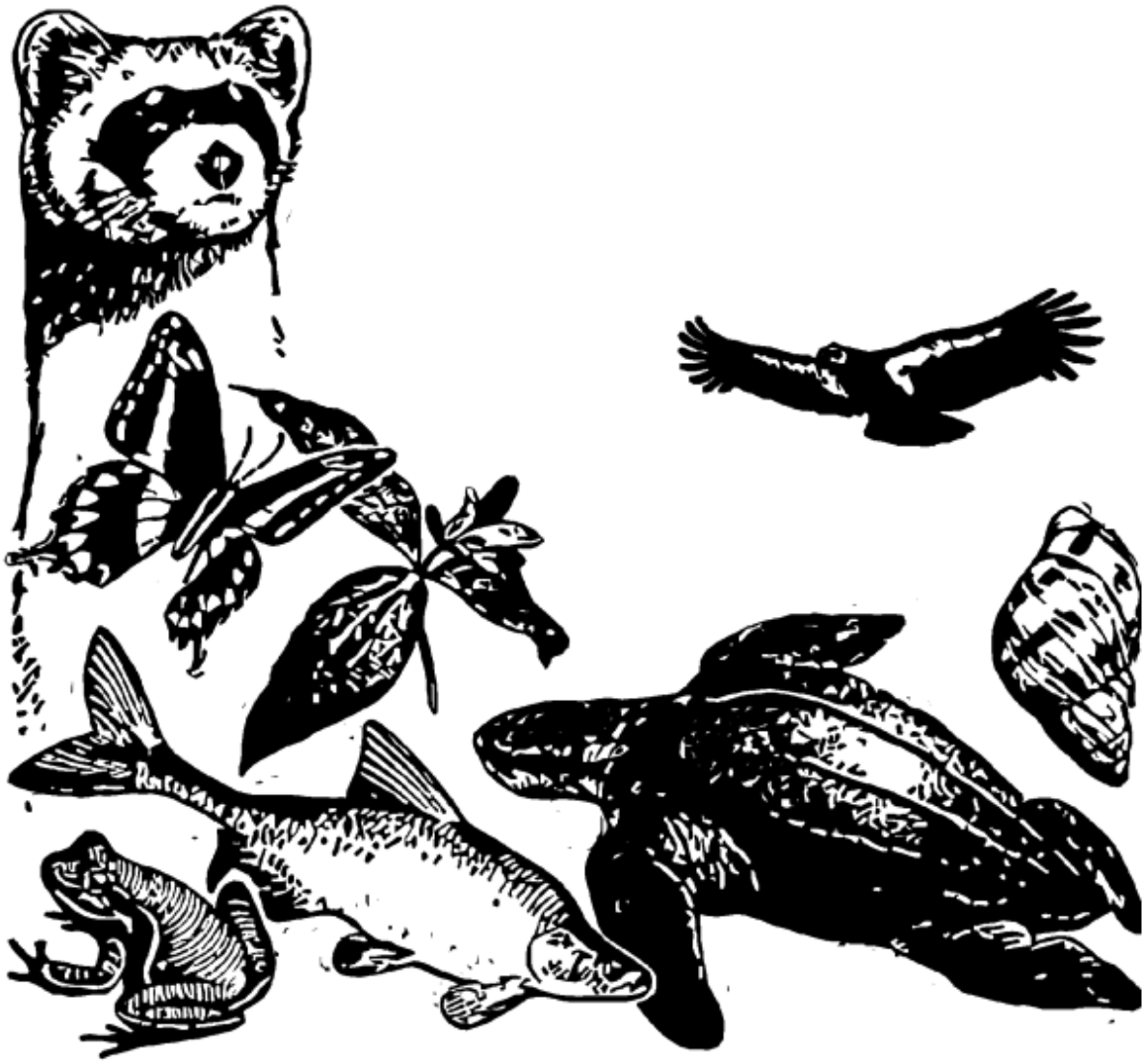
U.S. Fish & Wildlife Service

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.

Table of Contents

IPaC Trust Resources Report 1
Project Description 1
Endangered Species 2
Migratory Birds 3
Refuges & Hatcheries 5
Wetlands 6

U.S. Fish & Wildlife Service

IPaC Trust Resources Report

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.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A0JE

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
  http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Conservation measures for birds
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- 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 — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F3

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Black-billed Cuckoo Coccyzus erythropthalmus — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI

Blue-winged Warbler Vermivora pinus — Bird of conservation concern
Season: Breeding

Canada Warbler Wilsonia canadensis — Bird of conservation concern
Season: Breeding

Golden-winged Warbler Vermivora chrysoptera — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0G4

Kentucky Warbler Oporornis formosus — Bird of conservation concern
Season: Breeding

Least Bittern Ixobrychus exilis
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092

Louisiana Waterthrush Parkesia motacilla — Bird of conservation concern
Season: Breeding

Olive-sided Flycatcher Contopus cooperi — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Pied-billed Grebe Podilymbus podiceps — Bird of conservation concern
Season: Breeding

Prairie Warbler Dendroica discolor — Bird of conservation concern
Season: Breeding

Red-headed Woodpecker Melanerpes erythrocephalus — Bird of conservation concern
Season: Breeding

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Willow Flycatcher Empidonax traillii — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6

Wood Thrush Hylocichla mustelina — Bird of conservation concern
Season: Breeding

Worm Eating Warbler Helmitheros vermivorum — Bird of conservation concern
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:	**YES**	**NO**
1. Does the project occur wholly outside of the WNS Zone[1]?	☐	☒
2. Have you contacted the appropriate agency[2] to determine if your project is near known hibernacula or maternity roost trees?	☒	☐
3. Could the project disturb hibernating NLEBs in a known hibernaculum?	☐	☒
4. Could the project alter the entrance or interior environment of a known hibernaculum?	☐	☒
5. Does the project remove any trees within 0.25 miles of a known hibernaculum at any time of year?	☐	☒
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.	☐	☒

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 Applicant[3] (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	YES	NO
Does the project occur within 0.25 miles of a known hibernaculum?	☐	☒
Does the project occur within 150 feet of a known maternity roost tree?	☐	☒
Does the project include forest conversion[4]? (if yes, report acreage below)	☐	☒
Estimated total acres of forest conversion		
If known, estimated acres[5] of forest conversion from April 1 to October 31		
If known, estimated acres of forest conversion from June 1 to July 31[6]		
Does the project include timber harvest? (if yes, report acreage below)	☐	☒
Estimated total acres of timber harvest		
If known, estimated acres of timber harvest from April 1 to October 31		
If known, estimated acres of timber harvest from June 1 to July 31		
Does the project include prescribed fire? (if yes, report acreage below)	☐	☒
Estimated total acres of prescribed fire		
If known, estimated acres of prescribed fire from April 1 to October 31		
If known, estimated acres of prescribed fire from June 1 to July 31		
Does the project install new wind turbines? (if yes, report capacity in MW below)	☐	☒
Estimated wind capacity (MW)		

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

Jarman, Clifford

From: Niver, Robyn <robyn_niver@fws.gov>
Sent: Wednesday, September 14, 2016 6:01 AM
To: Shirley, Lori (NYSHCR)
Cc: patricia_cole@fws.gov; VanDonsel, MaryEllen (maryellen_vandonsel@fws.gov)
Subject: Re: Century Sunrise Redevelopment project- No Effect Determination

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 dated2016-09-09. 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@tetratech.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

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****

Robyn A. Niver
Endangered Species Biologist
USFWS
New York Field Office
Cortland, NY 13045
607-299-0620

"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,

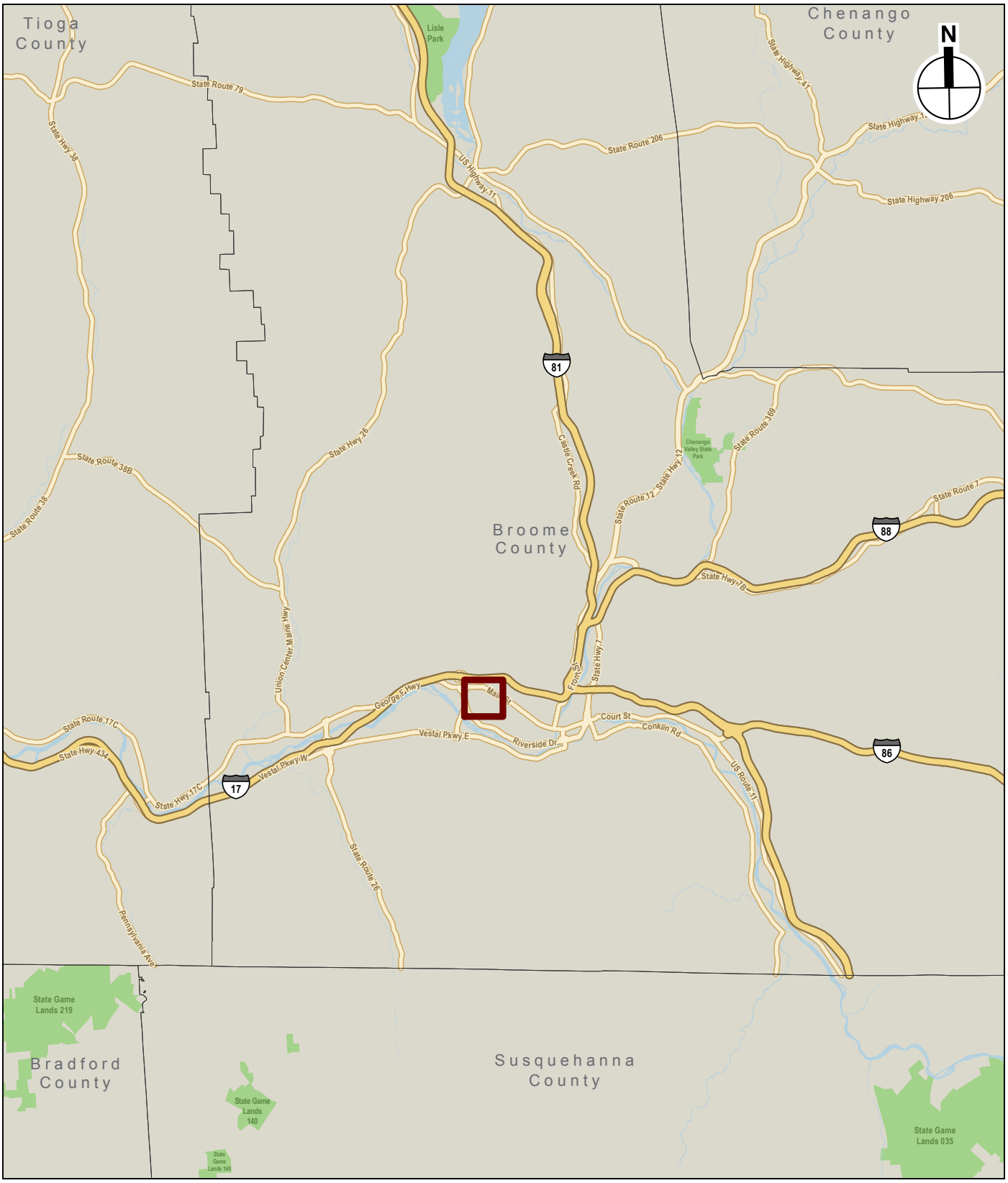
Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal

Enclosures:

Attachment 1: Project Location Map

Attachment 2: Project Site Map

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

Project Site

CENTURY SUNRISE - JOHNSON CITY

Figure 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov

October 14, 2016

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

1250

Appendix D – Thermal and Explosive Hazards

Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

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

Location	AST Capacity (Gallons)	Product Stored	Approximate Distance/ Direction from Property	Status
United Health Services 33-57 Harrison Street	2,500	Diesel	1,133 feet to the NNW	Active
	6,000	Diesel		Active
	2,000	Diesel		Active
	2 @ 150	Hydraulic Oil		Active
	145	Hydraulic Oil		Active
	208	Hydraulic Oil		Active
A and E Auto Sales and Services 176 Main Street	275	Waste Oil/Used Oil	1,360 feet to the NE	Active
AES Westover LLC 720 Riverside Drive	2 @ 3,000	Nos, 1,2 or 4 Fuel Oil	4,867 feet to the W	Active
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,

Marcus Simons
Senior Vice President

Laure Wassen
Environmental Scientist

APPENDIX A

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

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

TOXICS TARGETING

Explosive & Flammable Facilities Report

135 and 139 Baldwin Street
Johnson City, NY 13790

June 09, 2016

Privileged and Confidential.

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 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*

Section Two: Toxic Site Profiles

Section Three: Appendices

- *Unmappable Sites*
- *How Toxic Sites Are Mapped*
- *Information Source Guide*

© Toxics Targeting, Inc. 2016

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 <u>identified sites by distance intervals</u>.

- Check Table Two to see identified sites sorted by <u>direction</u>.

- Check Table Three to see identified sites <u>sorted by site categories</u>.

- Check Table Four to see identified sites ranked by <u>proximity to the target address</u>.

- 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. <u>Some of the toxic sites identified in your report may be the addresses of parties responsible for toxic sites located elsewhere</u>. 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

Database Searched	0 − 100 ft	100 ft − 1/8 mi	1/8 mi − 1/4 mi	1/4 mi − 1/2 mi	1/2 mi − 1 mi	Site Category Totals
NYS Major Oil Storage Facilities	0	0	0	0	0	0
Local & State Petroleum Bulk Storage Sites	0	0	1	1	1	3
NYS Chemical Bulk Storage Sites	0	0	0	0	0	0
Distance Interval Totals	***0***	***0***	***1***	***1***	***1***	***3***

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

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
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

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
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

Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
2	A AND E AUTO SALES AND SERVICE	176 MAIN ST	1360 feet to the NE	Petroleum Bulk Storage Site
3	AES WESTOVER LLC	720 RIVERSIDE DR	4867 feet to the W	Petroleum Bulk Storage Site
1	UNITED HEALTH SERVICES	WILSON HOSPITAL	1133 feet to the NNW	Petroleum Bulk Storage Site

Identified Toxic Sites by Category

135 and 139 Baldwin Street
Johnson City, NY 13790

* Compass directions can vary substantially for sites located very close to the subject property address.

Petroleum Bulk Storage Sites −− Total Sites − 3 | **Database searched at 1 MILE − ASTM required search distance: Property & Adjacent**

MAP ID	FACILITY ID	FACILITY NAME	FACILITY STREET	DISTANCE & DIRECTION
1	7−024929	UNITED HEALTH SERVICES	WILSON HOSPITAL	1133 feet to the NNW
2	7−600855	A AND E AUTO SALES AND SERVICE	176 MAIN ST	1360 feet to the NE
3	7−388742	AES WESTOVER LLC	720 RIVERSIDE DR	4867 feet to the W

Identified Toxic Sites by Proximity

135 and 139 Baldwin Street, Johnson City, NY 13790

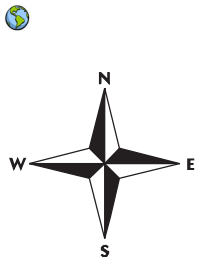
* Compass directions can vary substantially for sites located very close to the subject property address.

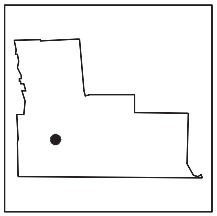
Map Id#	Site Name	Site Street	Approximate Distance & Direction From Property	Toxic Site Category
1	UNITED HEALTH SERVICES	WILSON HOSPITAL	1133 feet to the NNW	Petroleum Bulk Storage Site
2	A AND E AUTO SALES AND SERVICE	176 MAIN ST	1360 feet to the NE	Petroleum Bulk Storage Site
3	AES WESTOVER LLC	720 RIVERSIDE DR	4867 feet to the W	Petroleum Bulk Storage Site

Toxics Targeting
1 Mile Radius Map

135 and 139 Baldwin Street

Johnson City, NY 13790





Broome County

135 and 139 Baldwin Street

Major Oil Storage Facility

Chemical Storage Facility

Petroleum Bulk Storage Facility

Site Location

County Border

1 Mile Radius

1/4 Mile Radius

Waterbody

Railroad Tracks

1/2 Mile Radius

1/8 Mile Radius

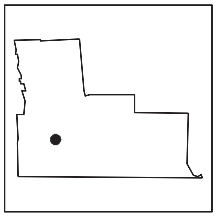
1 0 1/8 1/4 1/2 1

Distance in Miles

Toxics Targeting
1/4 Mile Closeup Map

135 and 139 Baldwin Street

Johnson City, NY 13790



Broome County

Major Oil Storage Facility *

Chemical Storage Facility *

Petroleum Bulk Storage Facility *

Remediation Site Borders

Site Location

Waterbody

County Border

Railroad Tracks

1/4 Mile Radius

1/8 Mile Radius

* 1 Mile Search Radius

1/4 0 1/8 1/4

Distance in Miles

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.

Reference Source for Drinking Water Standards: New York State Department of Health, Bureau of Toxic Substances Assessment, 2 University Place, Room 240, Albany, NY 12203, 518/458-6373.

U.S. Environmental Protection Agency, Office of Drinking Water, 401 M St SW, Mailstop WH-556, Washington, DC, 20460, 202/260-5700.

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;
$D_{1, 2, 3}$ -- 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** **Facility Id: 7−024929** **Source: NYS DEC**
WILSON HOSPITAL JOHNSON CITY, 13790 TT−Id: 640A−0007−614

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1133 feet to the NNW

ADDRESS CHANGE INFORMATION
Revised street: 33−57 HARRISON ST
Revised zip code: NO CHANGE

Facility Type: Hospital/Nursing Home/Health Care
Site Status: Active
Expiration Date of the facility's registration certificate: 10/29/2017
Operator Name: UNITED HEALTH SERVICES
Operator Phone #: (607) 763−5000
Owner Name: DAVID BIRD − DIRECTOR OF SUPORT SERVICES
Owner Company: UNITED HEALTH SERVICES HOSPITALS
Owner Type: Corporate or Commercial
Owner Address: 33−57 HARRISON ST, JOHNSON CITY, NY 13790

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
007	Closed − Removed	#2 Fuel Oil	1000	Abovegrnd − In Contact w/Imperv. Barrier	10/01/1996		01/03/2013
The following tank 007 content has been deleted or replaced: Diesel							
008	In Service	Diesel	2500	Aboveground on Crib Rack or Cradle	10/01/1997		
The following tank 008 content has been deleted or replaced: #2 Fuel Oil							
010	In Service	Diesel	6000	Aboveground on Crib Rack or Cradle	10/04/2012		
011	In Service	Diesel	2000	Aboveground on Crib Rack or Cradle	11/27/2012		
012	Closed − Removed	Diesel	300	Abovegrnd − In Contact w/Imperv. Barrier			02/01/2013
018	In Service	HYDRAULIC OIL	150	Aboveground on Crib Rack or Cradle	01/10/2005		
019	In Service	HYDRAULIC OIL	150	Aboveground on Crib Rack or Cradle	01/10/2005		
020	In Service	HYDRAULIC OIL	145	Aboveground on Crib Rack or Cradle	01/10/2005		
021	In Service	HYDRAULIC OIL	208	Aboveground on Crib Rack or Cradle	01/10/2005		

Map Identification Number 2 **A AND E AUTO SALES AND SERVICE** **Facility Id: 7−600855** **Source: NYS DEC**
176 MAIN ST JOHNSON CITY, 13790 TT−Id: 640A−0007−315

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING (3)
Approximate distance from property: 1360 feet to the NE

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 Name: A AND E AUTO SALES AND SERVICE
Operator Phone #: (607) 217−4299
Owner Name: ABBAS MIZRAP − OWNER
Owner Company: ABBAS MIZRAP
Owner Type: Corporate or Commercial
Owner Address: 176 MAIN ST, JOHNSON CITY, NY 13790

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
1	In Service	Waste Oil/Used Oil	275	Abovegrnd − In Contact w/Imperv. Barrier			

Map Identification Number 3 **AES WESTOVER LLC** **Facility Id: 7−388742** **Source: NYS DEC**
720 RIVERSIDE DR JOHNSON CITY, 13790 TT−Id: 640A−0007−453

MAP LOCATION INFORMATION
Site location mapped by: MANUAL MAPPING − LARGE SITE
Approximate distance from property: 4867 feet to the W

ADDRESS CHANGE INFORMATION
Revised street: NO CHANGE
Revised zip code: NO CHANGE

Site Status: Active
Expiration Date of the facility's registration certificate: 12/27/2017

Facility Type: Utility (Other than Municipal)

Additional PBS information for this site has been publicly withheld by the NYSDEC. The following is historic data:

TANK INFORMATION
Aboveground tanks: Yes Underground tanks: No

Operator Name: JAMES MULLIGAN
Operator Phone #: (607) 729−6950
Owner Name: JAMES MULLIGAN − PLANT MANAGER
Owner Company: AES EASTERN ENERGY, LP
Owner Type: Corporate or Commercial
Owner Address: 720 RIVERSIDE DR., JOHNSON CITY, NY 13790

TANK NUMBER	TANK STATUS	TANK CONTENT	CAPACITY GALLONS	TANK LOCATION	INSTALL DATE	TEST DATE	CLOSE DATE
F03	In Service	#1 2 OR 4 FUEL OIL	30000	Aboveground on Legs Racks Etc	01/01/1988		
F04	In Service	#1 2 OR 4 FUEL OIL	30000	Aboveground on Legs Racks Etc	01/01/1988		

NO CHEMICAL STORAGE FACILITIES IDENTIFIED WITHIN 1 MILE SEARCH RADIUS

Copyright 2016 Toxics Targeting, Inc. June 09, 2016 '135 and 139 Baldwin Street'

Unmappable facilities for 'Broome' County

Petroleum Bulk Storage Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
7-263443	BROOME INDUSTRIAL PAINTING, INC.	P.O. BOX 306	BINGHAMTON	13902
7-428418	BEACON WATER EQUIPMENT CO. INC	PO BOX 487	BINGHAMTON	13902
7-298956	C.F.J. POWERHOUSE	LESTER AVE.	JOHNSON CITY	13790
7-103284	R.B. ROSE CONSTRUCTION CO. INC.	OLD MILL RD	VESTAL	13850

Chemical Bulk Storage Facilities

FACILITY ID	FACILITY NAME	STREET	CITY	ZIP
7-000089	DOVER ELECTRONICS MFG.	KIRKWOOD INDUSTRIAL PARK	BINGHAMTON	UNKNOWN
7-000125	LINK FLIGHT SIMULATION,CAE-LINK CORP.	KIRKWOOD INDUSTRIAL PARK	BINGHAMTON	UNKNOWN

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

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.

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

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.

or Manual Mapping

or Site Visit

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.

ADDRESS CHANGE INFORMATION

Revised Street: NO CHANGE

Revised zip code: NO CHANGE

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]
Data attributes updated from: 9/9/2015. Data obtained by Toxics Targeting: 9/9/2015.
New Facilities updated through: 9/9/2015. Data obtained by Toxics Targeting: 9/9/2015.

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]
Data attributes updated through: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.
New Facilities updated to: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.

3) **Federal & State Corrective Action Activity (CORRACTS):** New York State and Federal databases of hazardous facilities regulated pursuant to the Resource Conservation and Recovery Act (RCRA).
ASTM required.* Fannie Mae required.**

Federal Data Source: U. S. Environmental Protection Agency[1]
Data attributes updated through: 4/11/2016. Data obtained by Toxics Targeting: 4/19/2016.
New facilities updated through: 4/11/2016. Data obtained by Toxics Targeting: 4/19/2016.

State Data Source: New York State Department of Environmental Conservation.[2]
Data attributes updated through: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.
New facilities updated through: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.

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]
Data attributes updated through: 10/25/2013. Data obtained by Toxics Targeting: 1/07/2014.
New Facilities updated through: 1/11/2016. Data obtained by Toxics Targeting: 1/23/2016.

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]
Data attributes updated through: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.
New Facilities updated to: 3/09/2016. Data obtained by Toxics Targeting: 3/09/2016.

(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]
Data updated to: 4/1/2013. Data obtained by Toxics Targeting: 4/1/2013.

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]

New facilities updated through: 4/22/2016. New facilities obtained by Toxics Targeting: 4/22/2016.
Manifest transactions data updated to: 4/22/2016. Manifest transactions data obtained by Toxics Targeting: 4/22/2016.

(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]
New facilities updated through: 4/11/2016. Data obtained by Toxics Targeting: 4/19/2016.
Data attributes updated through: 4/11/2016. 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.** Source: NYS Department of Environmental Conservation.[2]

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 updated through: 3/5/2016. 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. ASTM required.* Fannie Mae required.**
Source: NYS Department of Environmental Conservation.[2]
New facilities updated through: 3/5/2016. Data obtained by Toxics Targeting: 3/5/2016.
Tank data updated through: 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 Department[7]
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 updated through: 4/1/2001. 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]

New facilities updated through: 4/22/2016. New facilities obtained by Toxics Targeting: 4/22/2016.
Manifest transactions data updated to: 4/22/2016. Manifest transactions data obtained by Toxics Targeting: 4/22/2016.

(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]

New facilities updated through: 4/11/2016. Data obtained by Toxics Targeting: 4/19/2016.
Data attributes updated through: 4/11/2016. Data obtained by Toxics Targeting: 4/19/2016.

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. **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 updated through: 3/5/2016. Data obtained by Toxics Targeting: 3/5/2016.

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]
Data updated to: 5/16/2000. Data obtained by Toxics Targeting: 5/16/2000.

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 Conservation[2]
Data updated through: 3/8/2004. Data obtained by Toxics Targeting: 3/25/2004

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]
Data updated through: 6/17/2004. Data obtained by Toxics Targeting: 7/19/2004.

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]
Data updated through: 11/24/1999. Data obtained by Toxics Targeting: 1/6/2000

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]
New Sites through: 10/14/1999.
Data updated through: 10/14/1999. Data obtained by Toxics Targeting: 11/18/1999.

18) **Emergency Response Notification System (ERNS):** Federal database of spills compiled by the Emergency Response Notification System. On-site searches only.
ASTM required.* See Fannie Mae requirement** below. Source: U. S. Environmental Protection Agency.[1]
Data updated through: 1/31/2000. Data obtained by Toxics Targeting: 2/15/2000

* American Society of Testing Materials: Standard Practice on Env. Site Assessments: Phase I Environmental Site Assessment Process (E1527-05).
** 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).

[1]U. S. Environmental Protection Agency, 290 Broadway, NY, NY 10007-1866.

[2]NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233.

[3]Nassau County Department of Health, Bureau of Land Resources Management, 240 Old Country Road, Mineola, NY 11501.

[4]Nassau County Fire Commission, Office of the Fire Marshal, 899 Jerusalem Avenue, P. O. Box 128, Uniondale, NY 11553.

[5]Rockland County Department of Health, The Dr. Robert Yeager Health Center, Building D, Sanitorium Road, Pomona, NY 10970.

[6]Suffolk County Department of Health, Hazardous Materials Management, 15 Horseblock Place, Farmingville, NY 11738-1220.

[7]Cortland 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/ft^2 - hr - people and 10,000 BTU/ft^2 - 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, Sitting 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

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☑ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	11153
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	755.34
ASD for Thermal Radiation for Buildings (ASDBPU)	153.32
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

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 User Guide (https://onecpd.info/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- 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/ft^2 - hr - people and 10,000 BTU/ft^2 - 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, Sitting 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

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	6000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	583.42
ASD for Thermal Radiation for Buildings (ASDBPU)	115.12
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

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 User Guide (https://onecpd.info/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- 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).

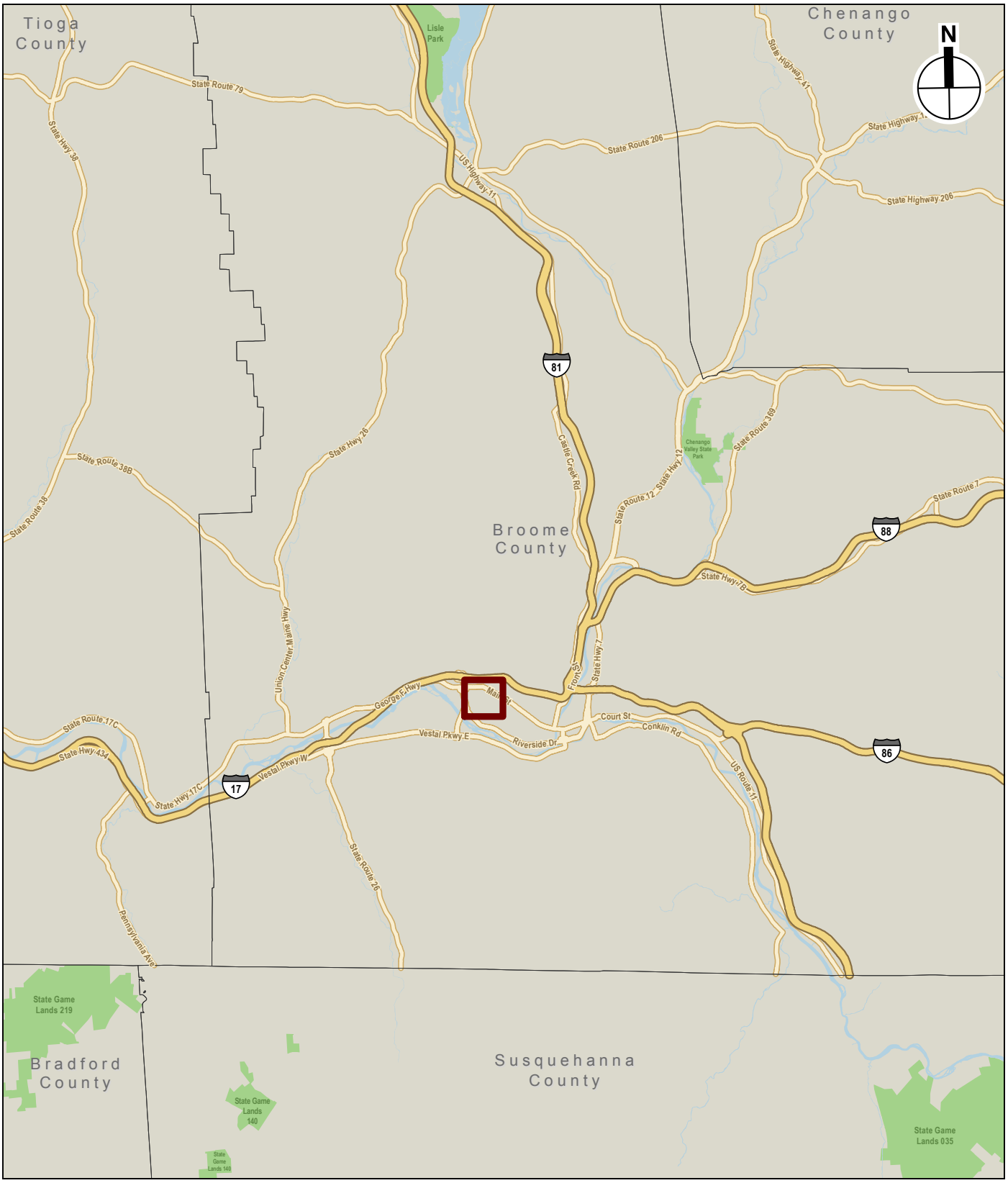
The purpose of this letter is confirm no change to the No Impact letter previously issued by OPRHP (See Attached) pursuant to Section 106 of the NHPA per the implementing regulations at 36 Code of Federal Regulations (CFR) Part 800. GOSR respectfully requests your review of the proposed project described 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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

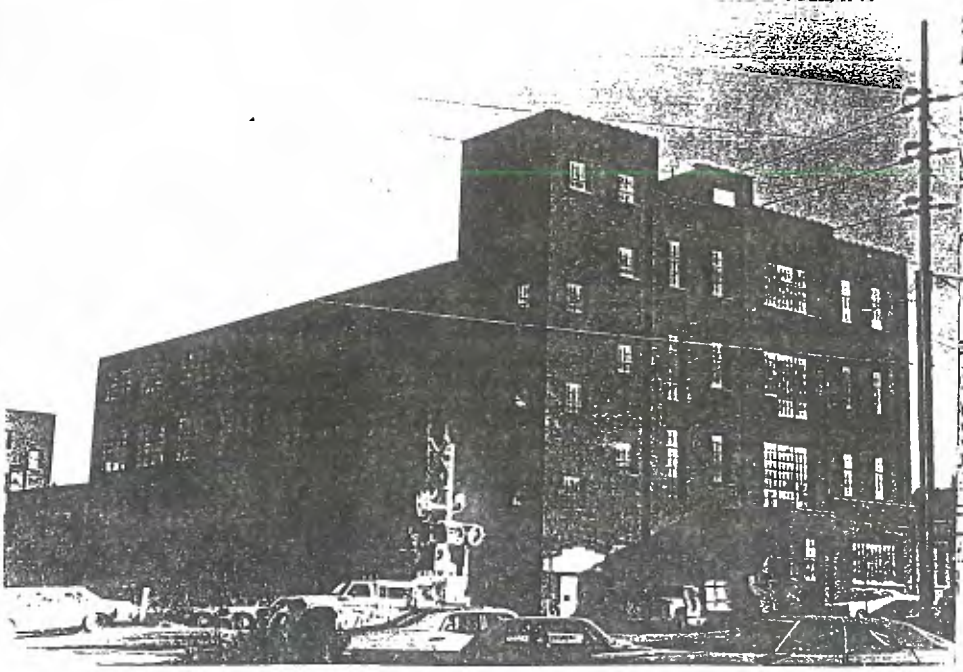
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

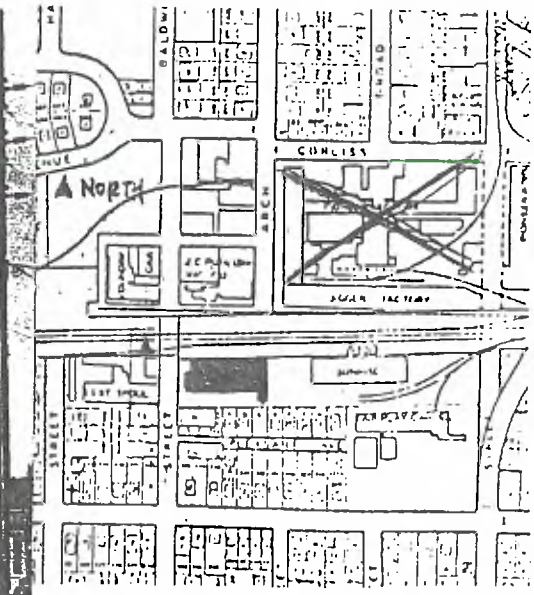
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

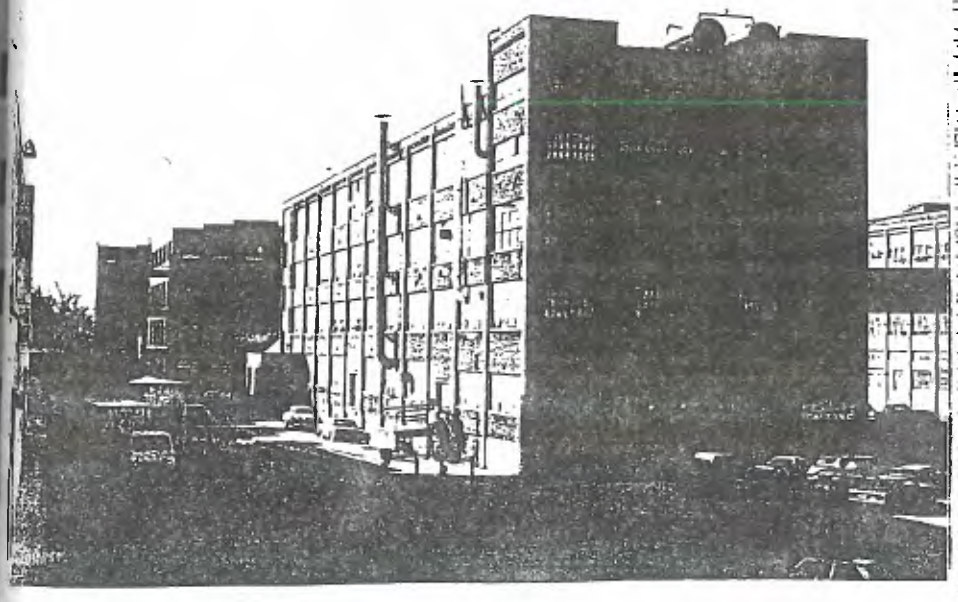
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

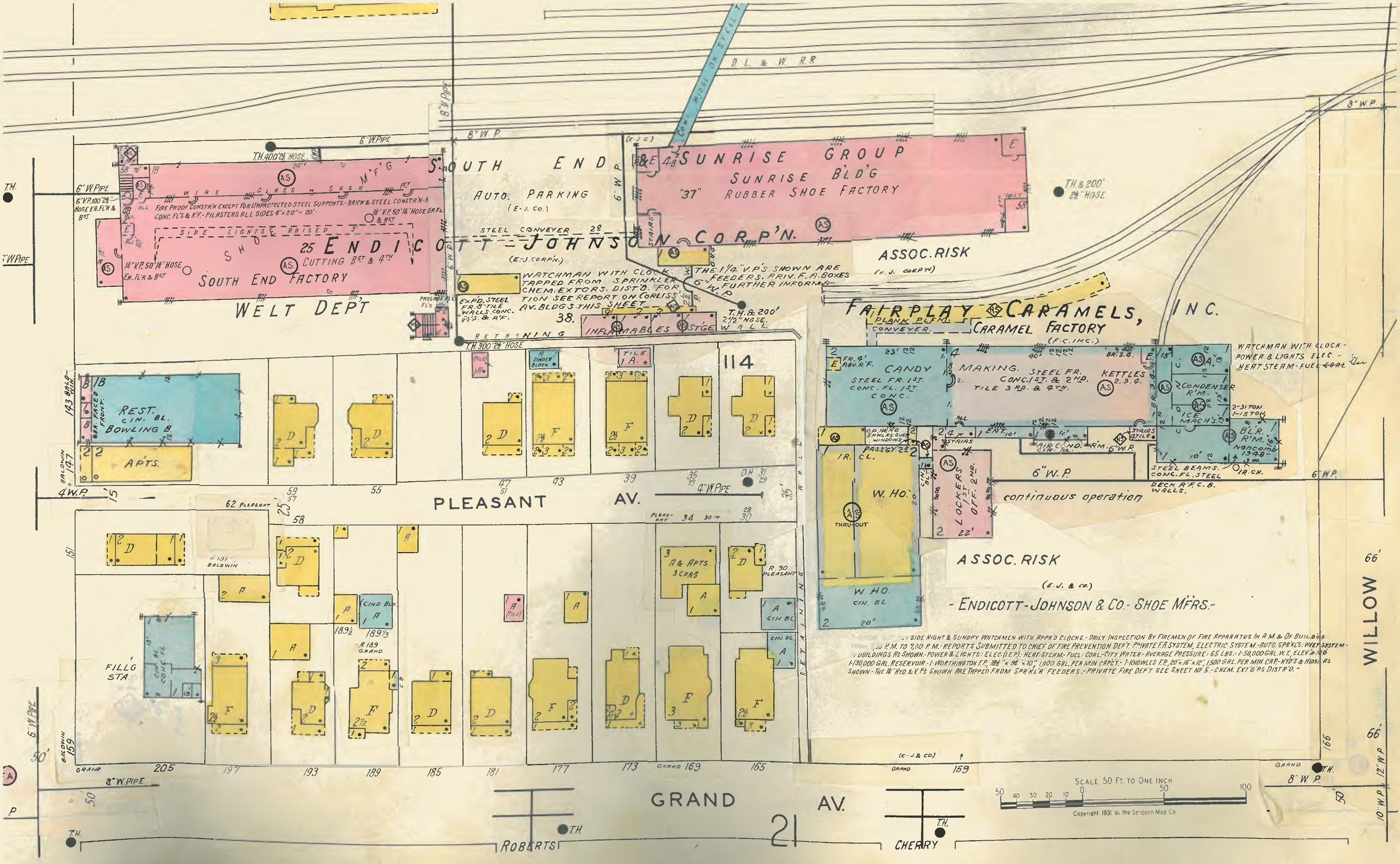
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

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MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone Number

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

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.

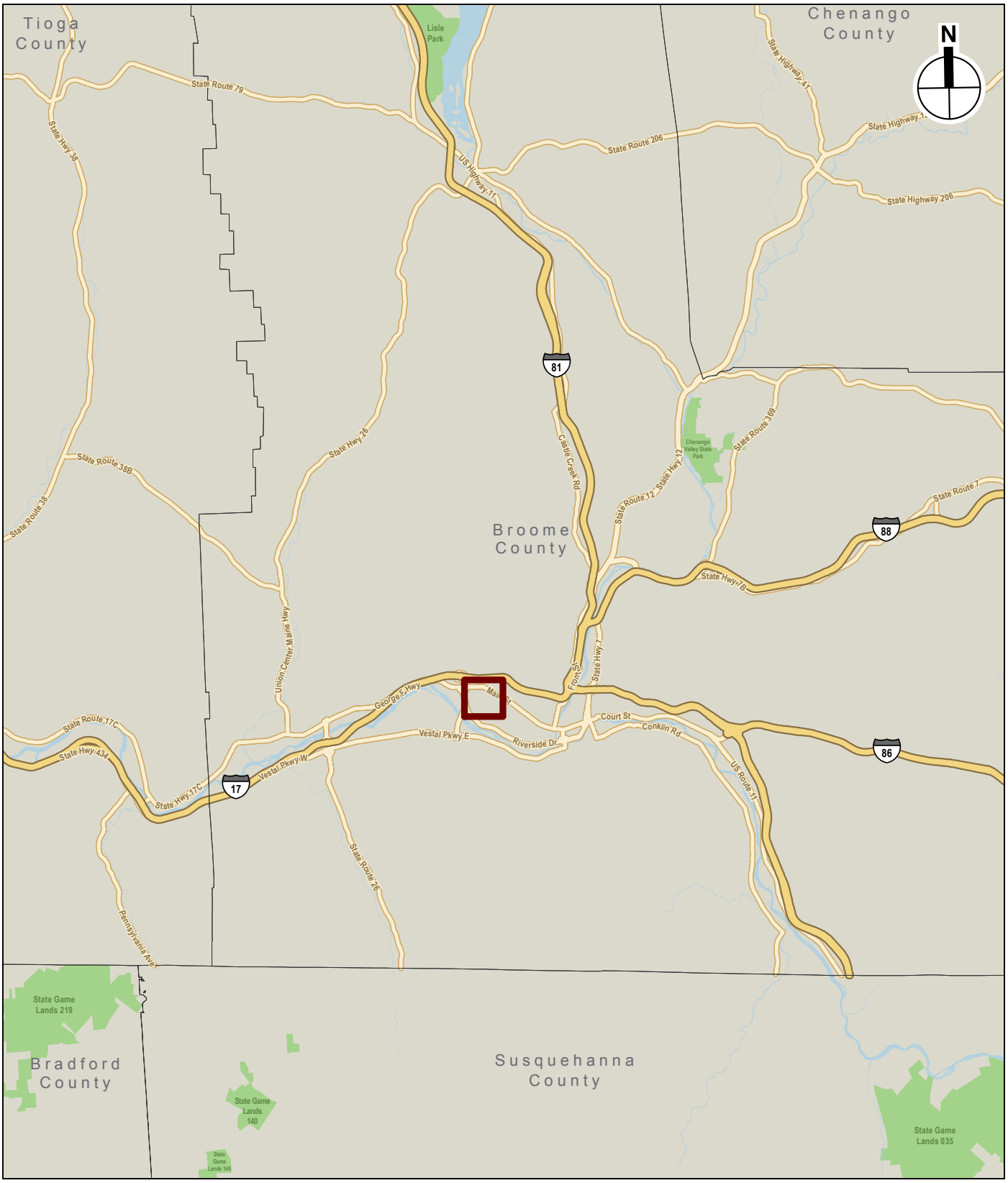
Sincerely,

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

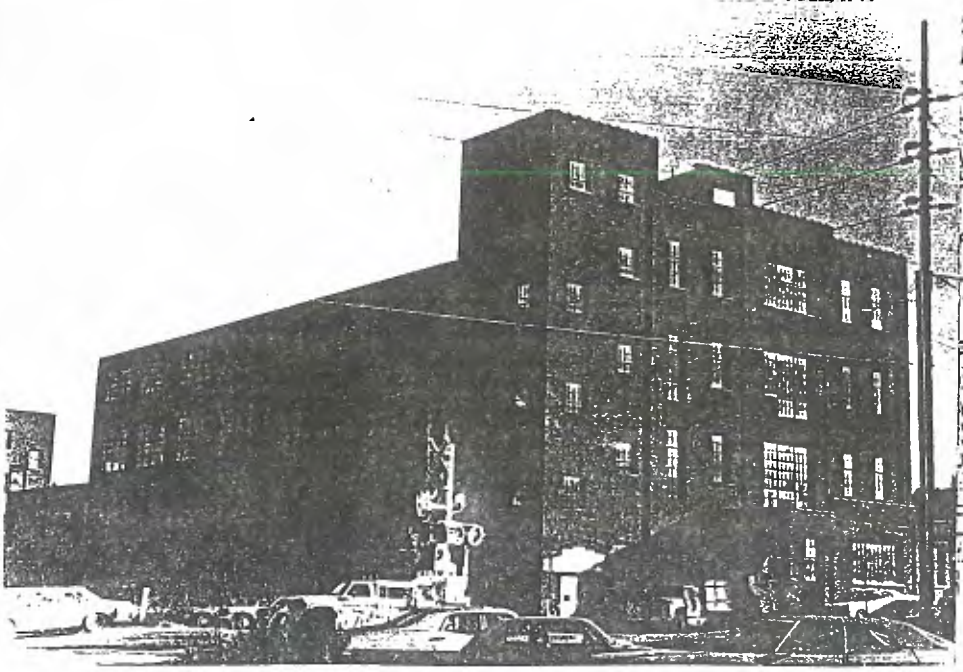
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

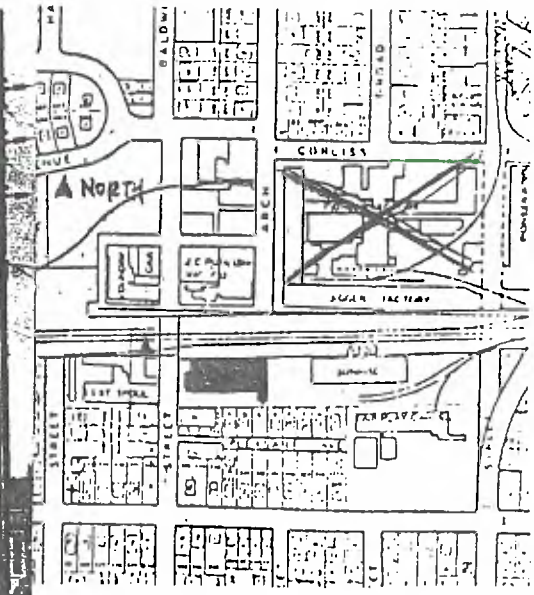
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

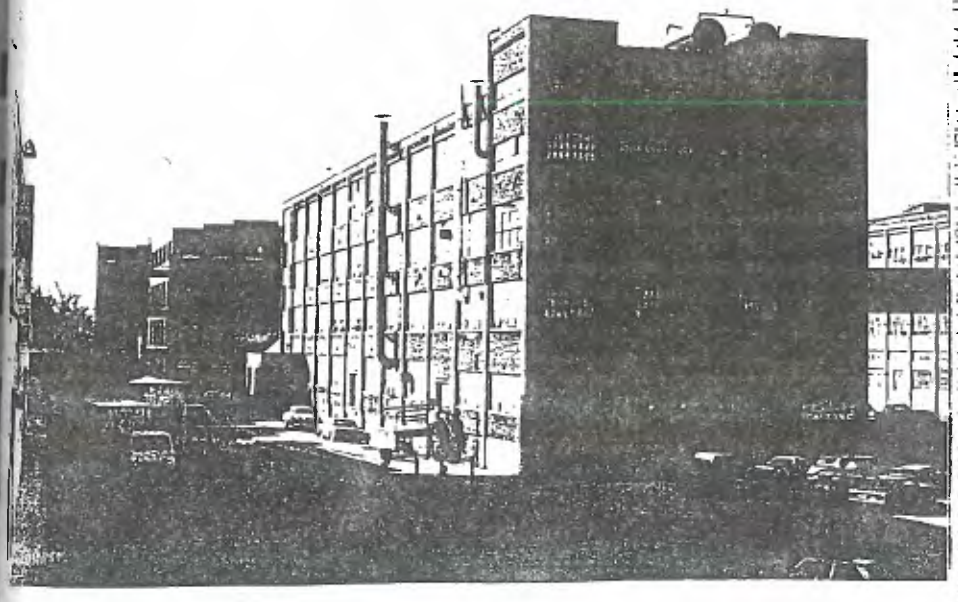
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

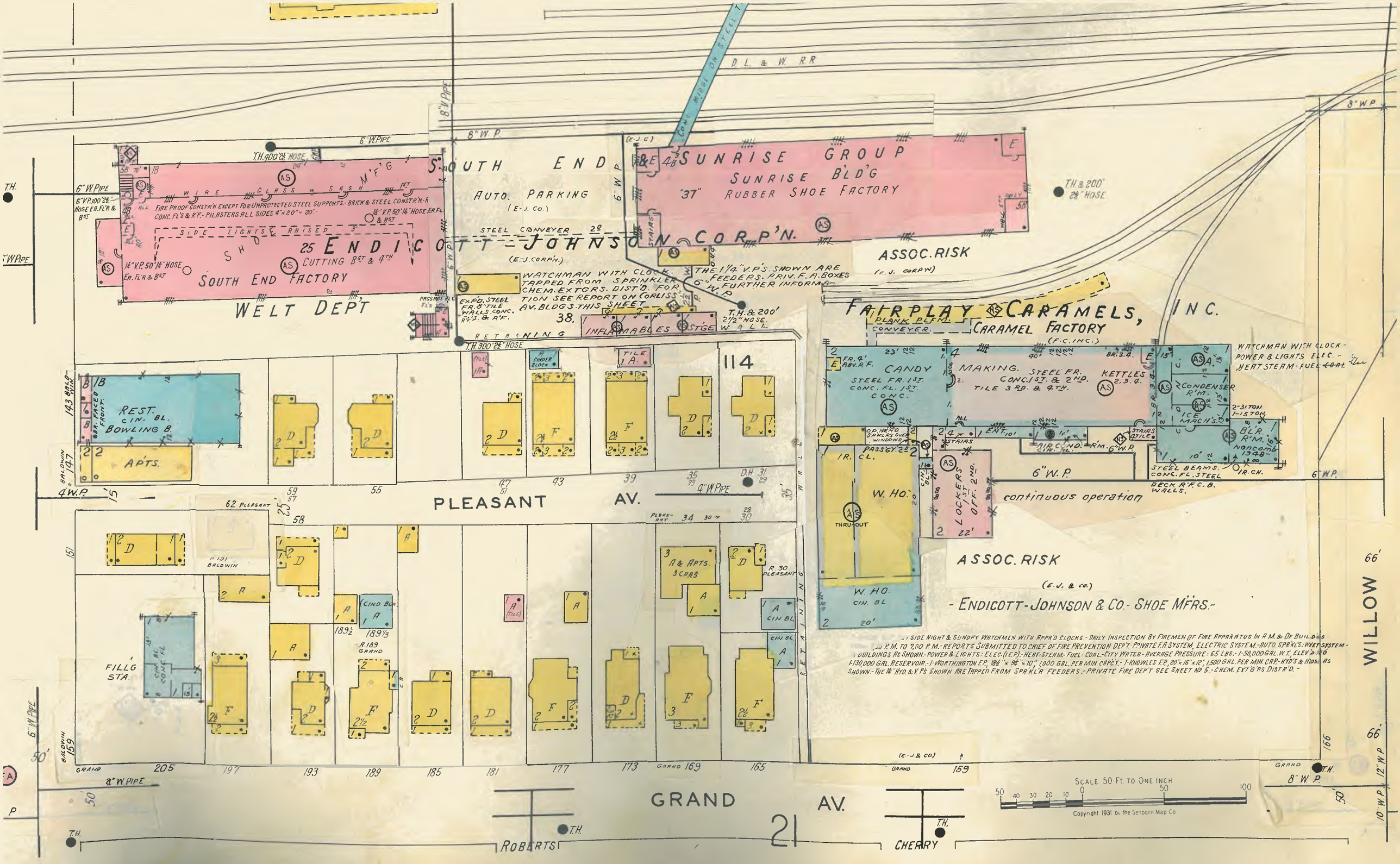
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

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MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone 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.

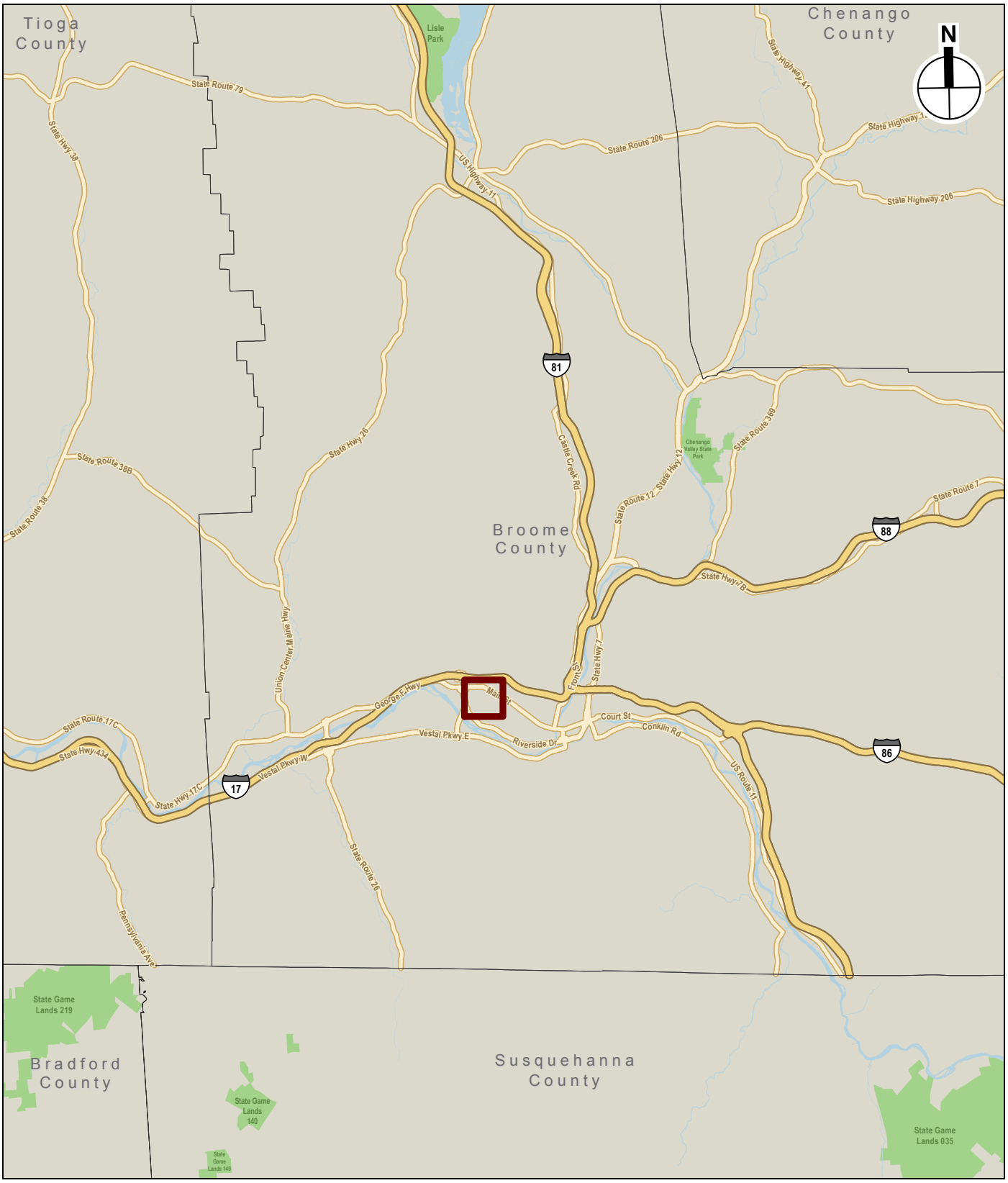
Sincerely,

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

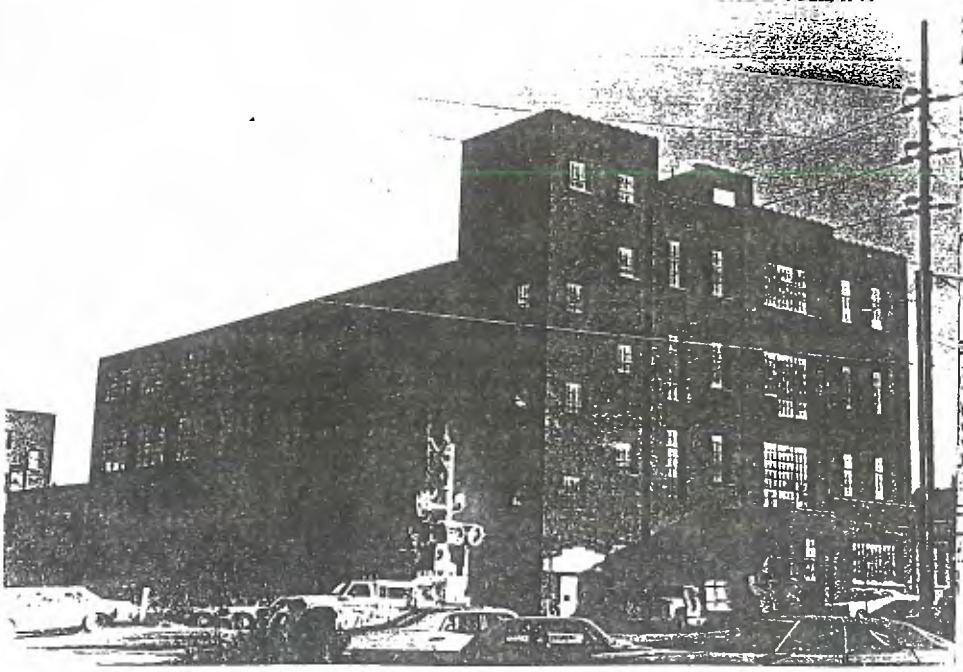
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

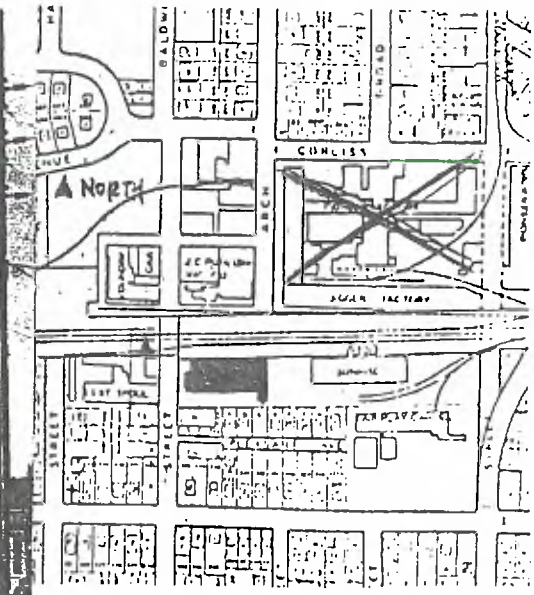
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

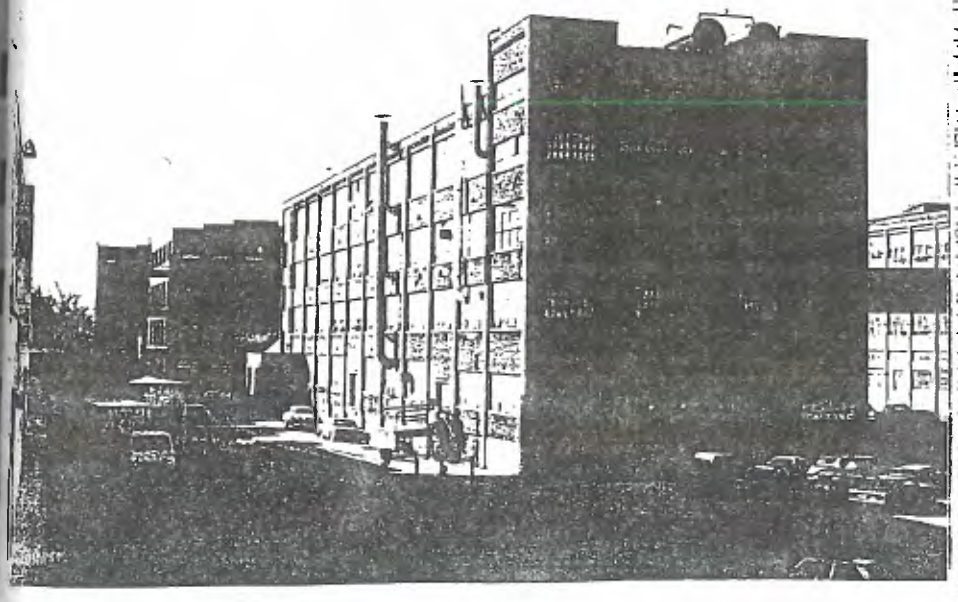
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

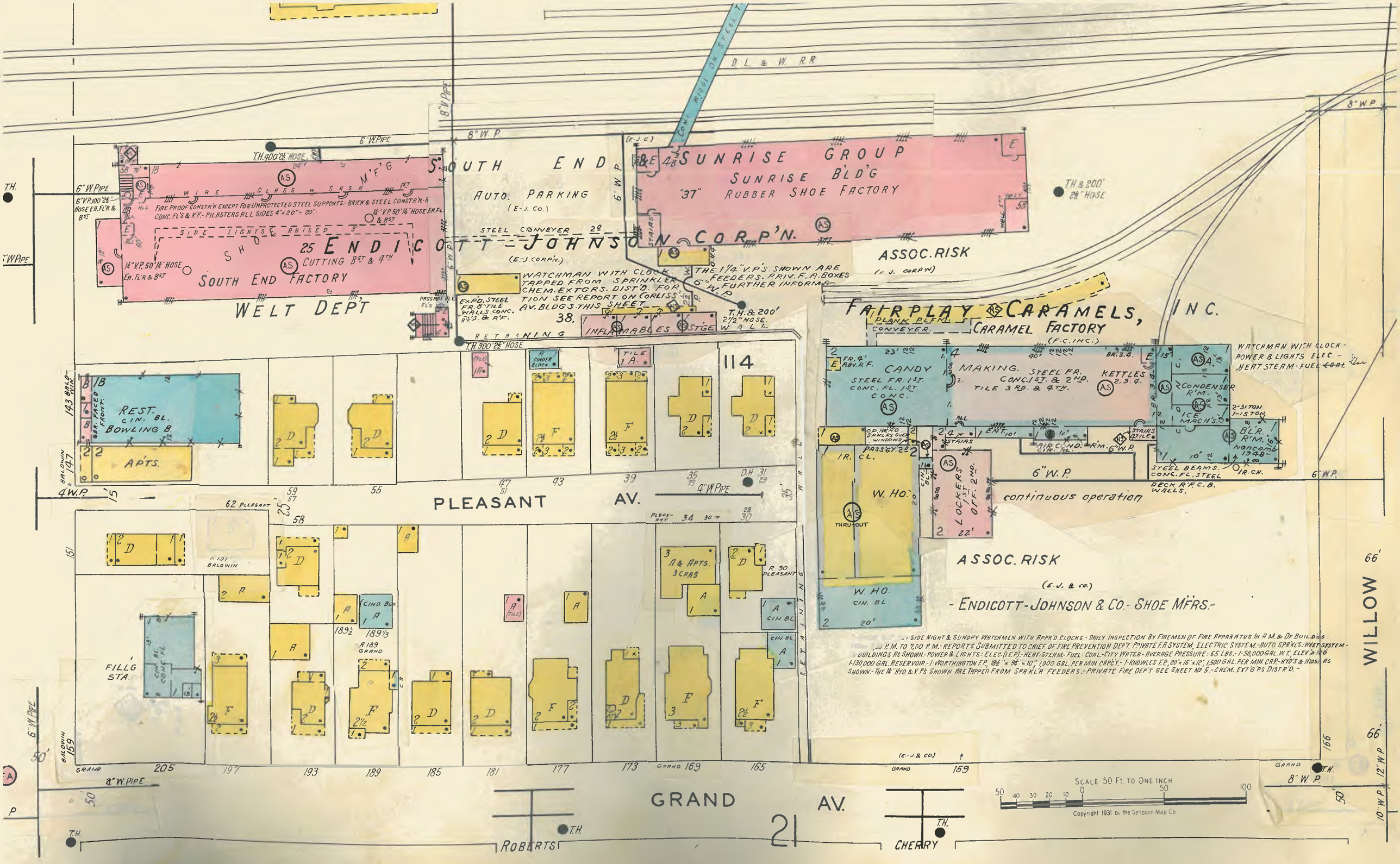
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

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MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone Number

Delaware Tribe Historic Preservation Representatives
P.O. Box 64
Pocono Lake, PA 18347
temple@delawaretribe.org

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 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 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.

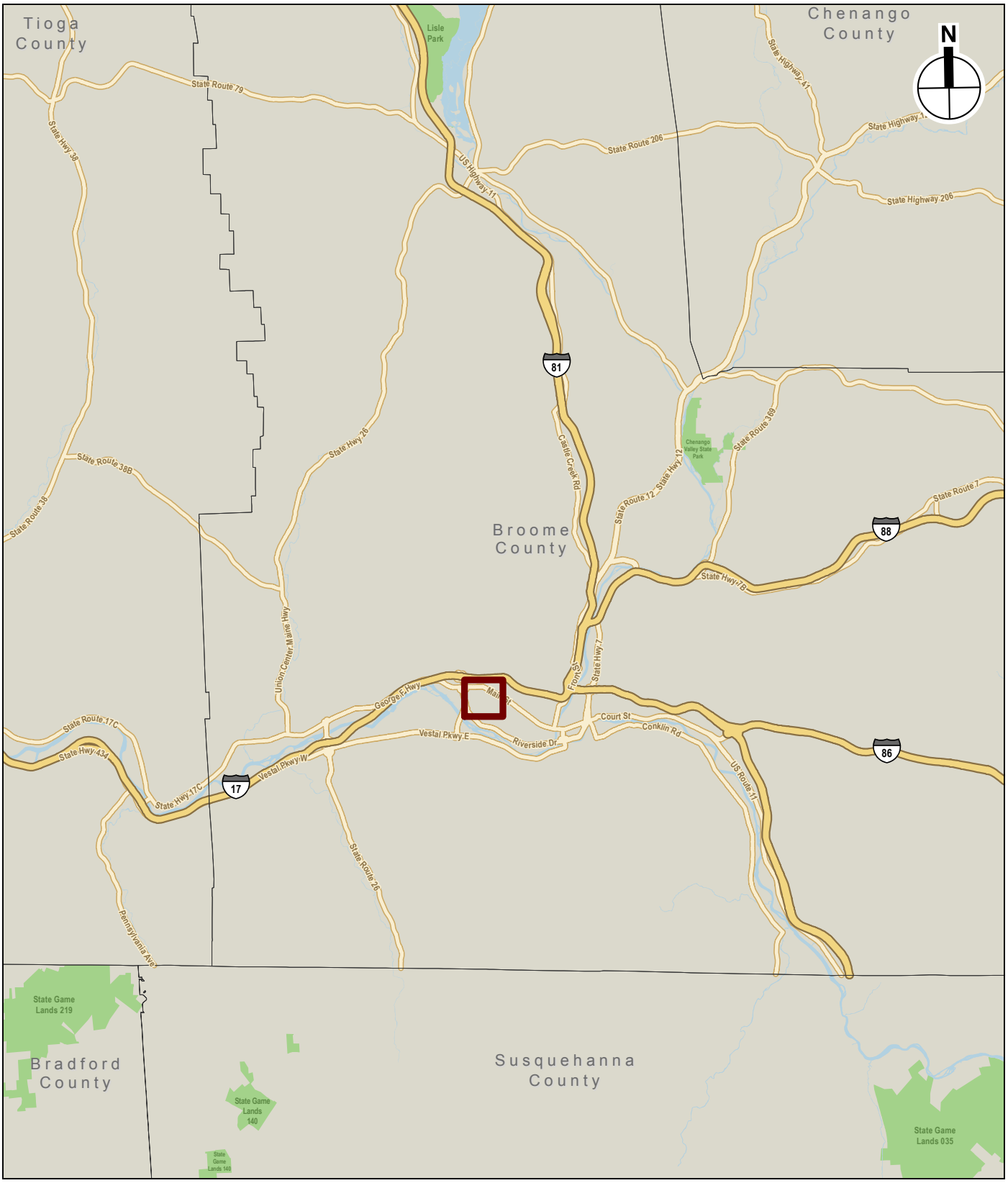
Sincerely,

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

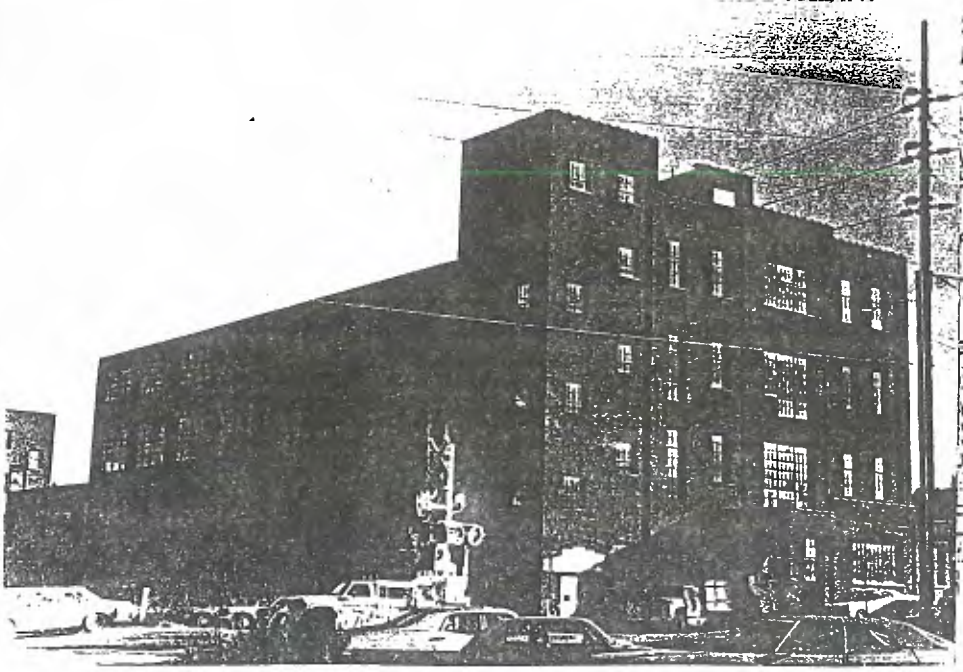
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

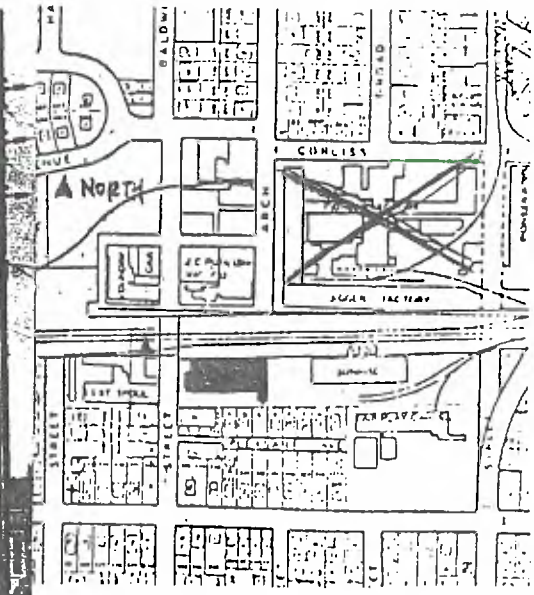
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

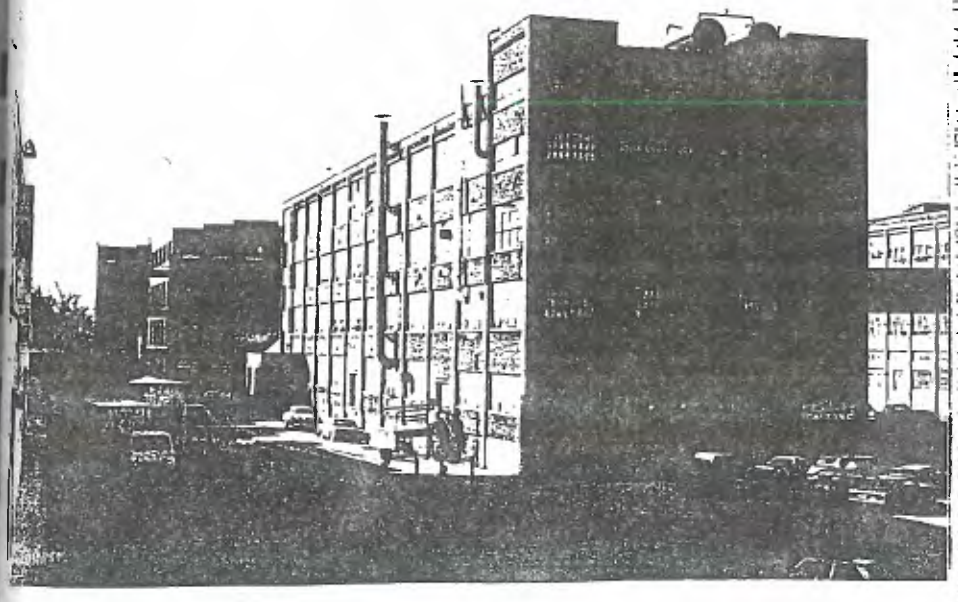
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

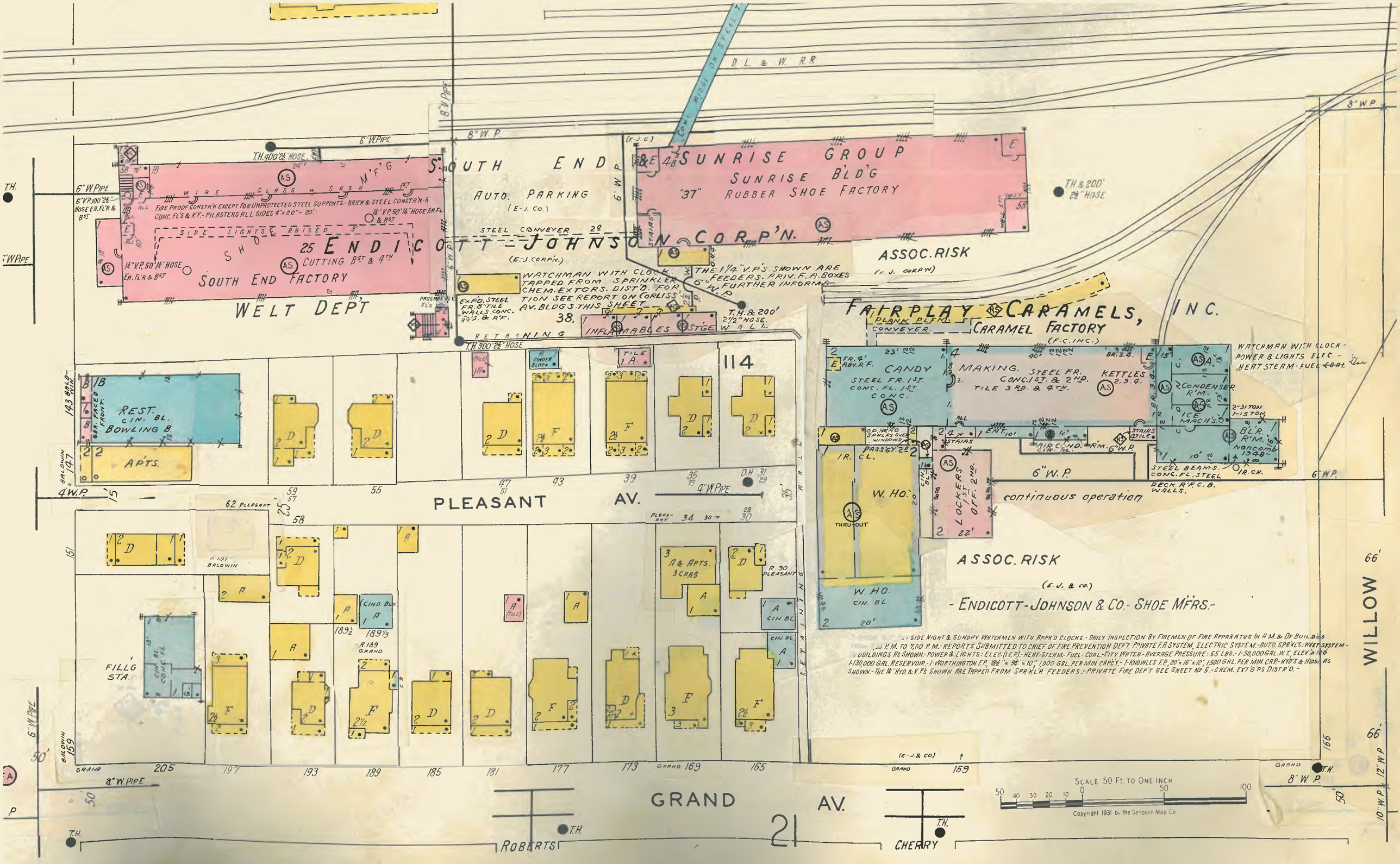
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service 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.

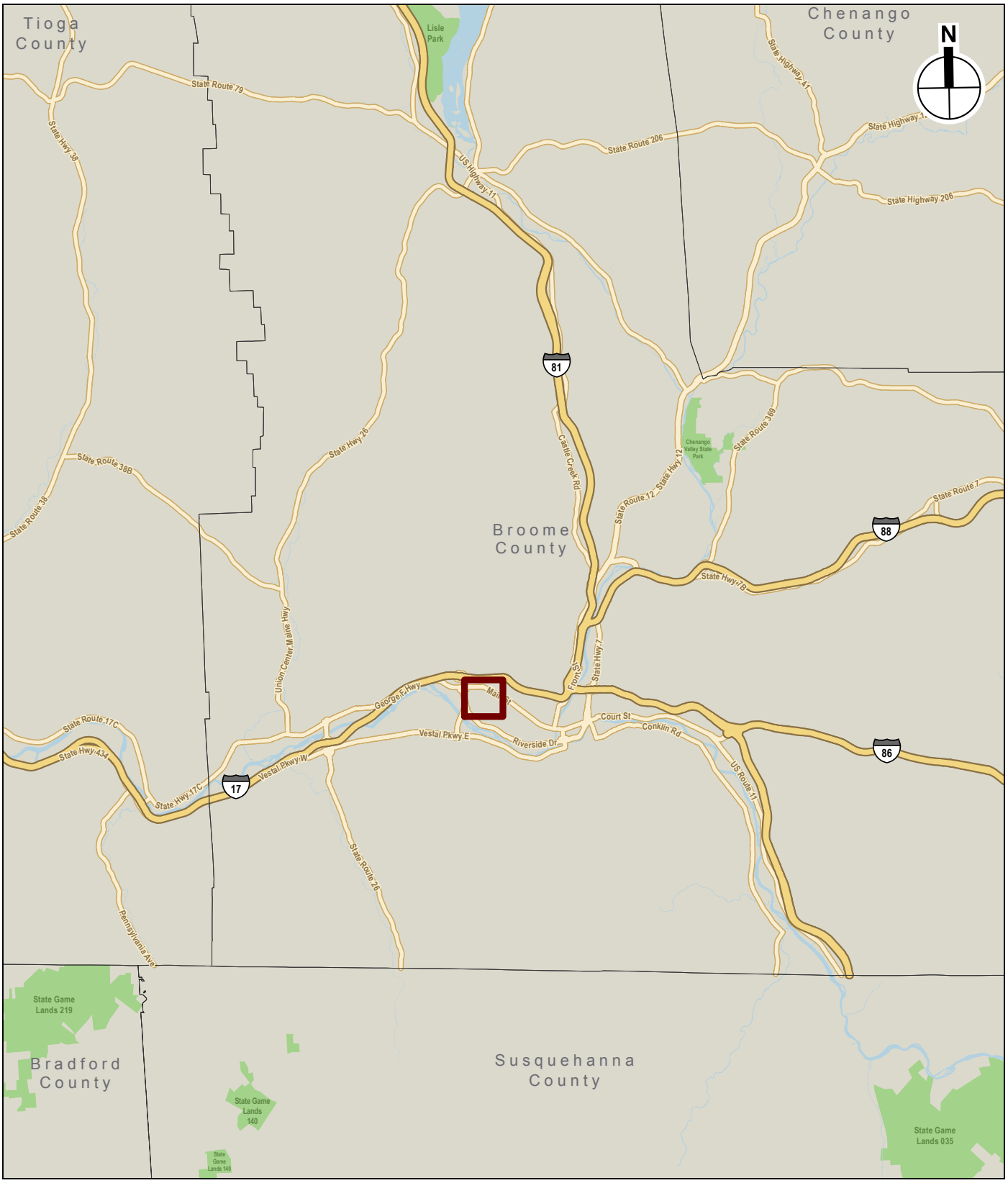
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org . Thank you for your time and consideration.

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

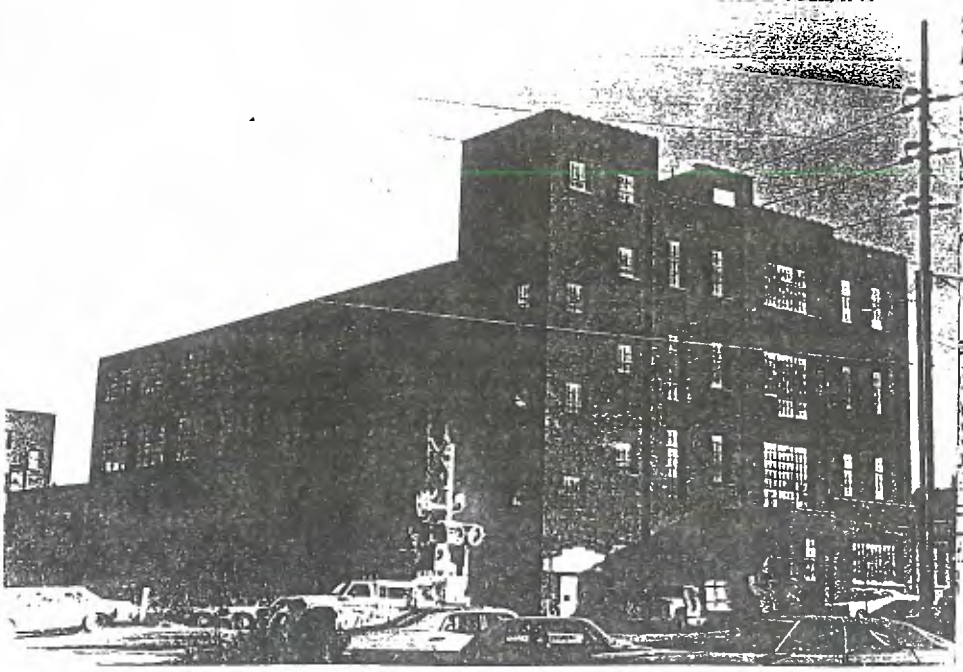
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

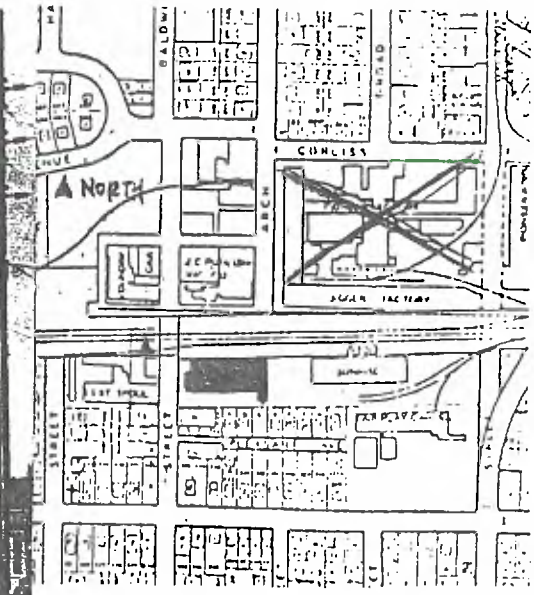
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

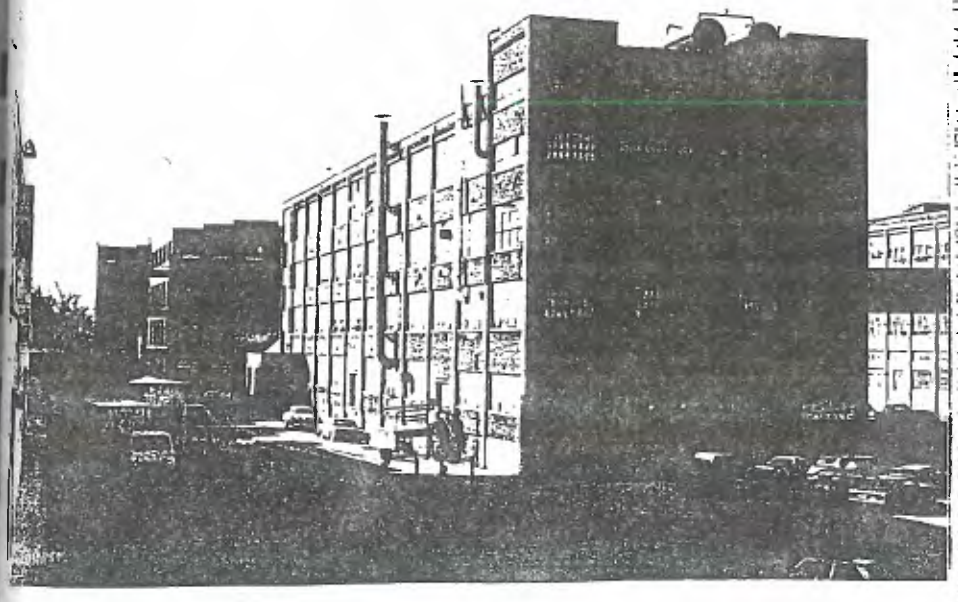
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

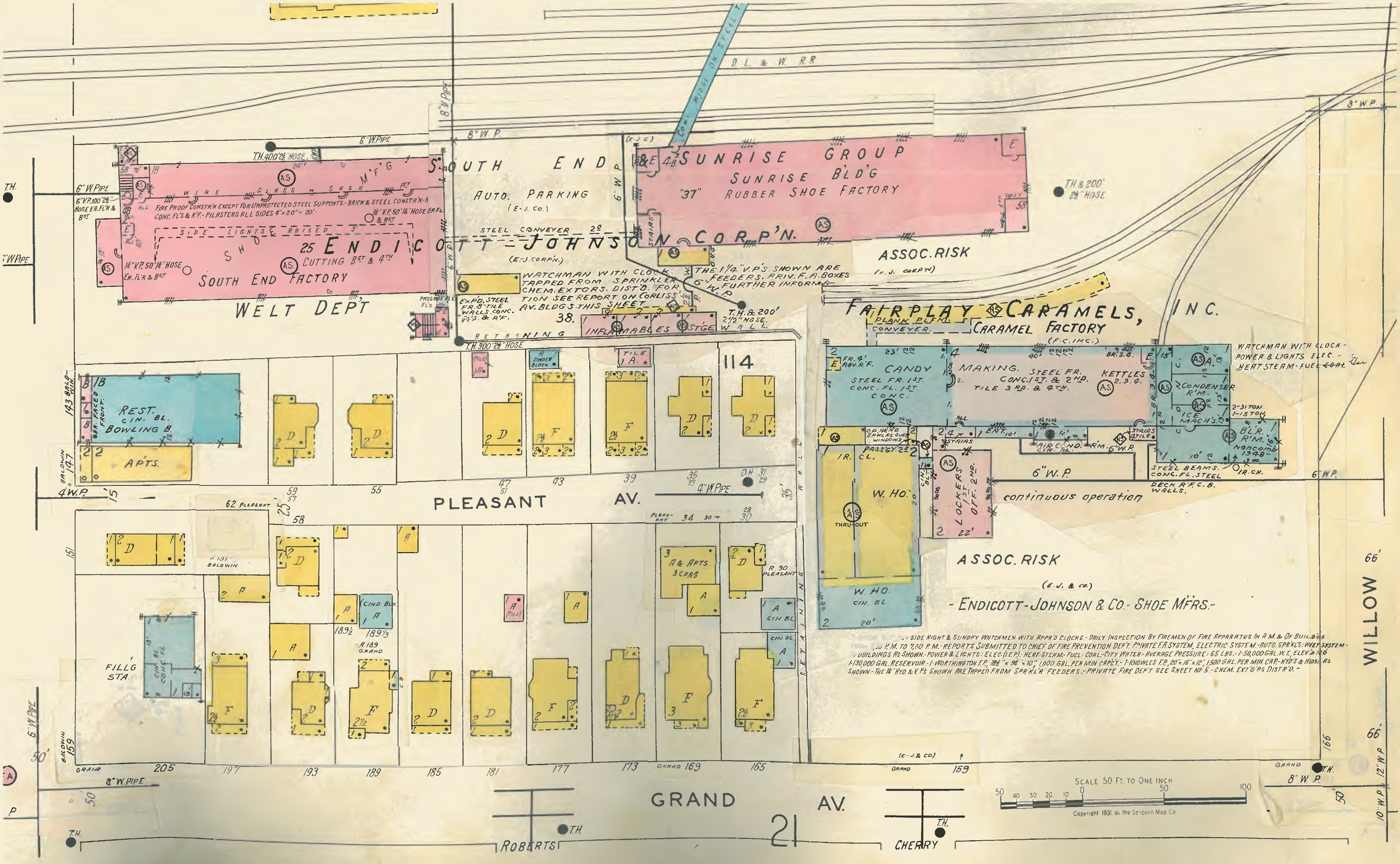
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | 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 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.

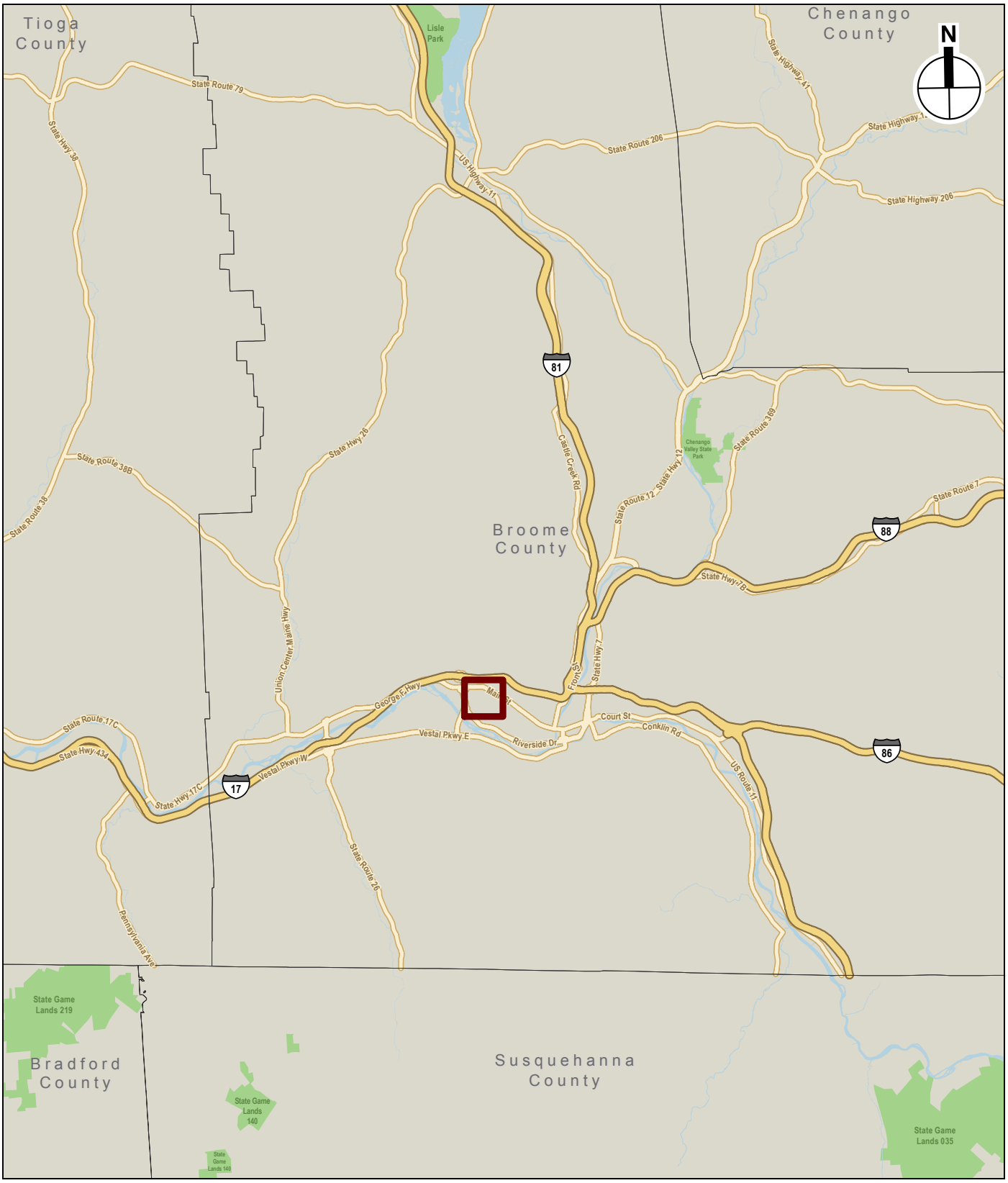
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org . Thank you for your time and consideration.

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

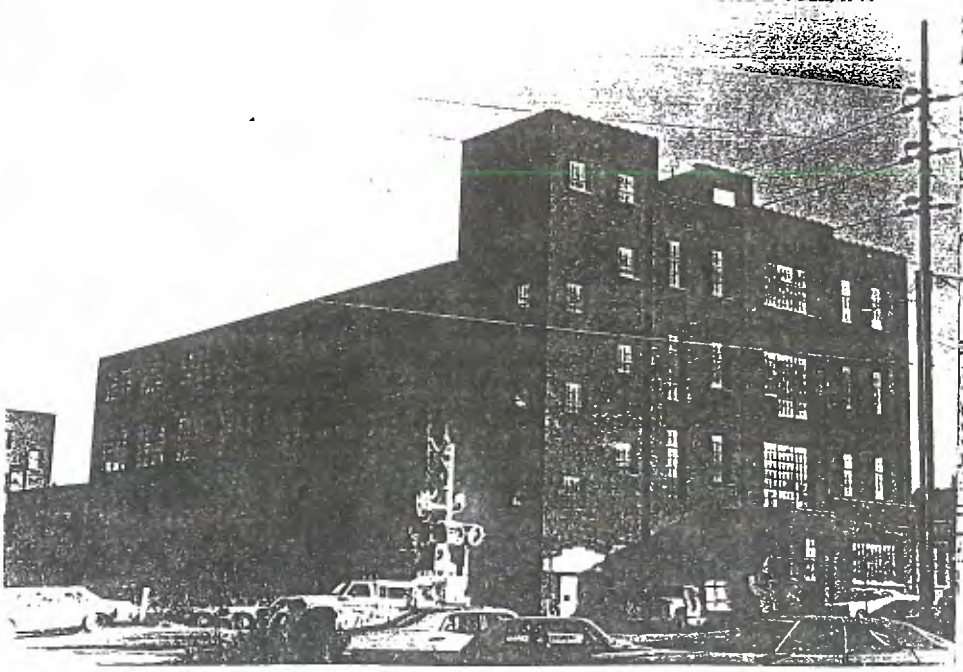
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

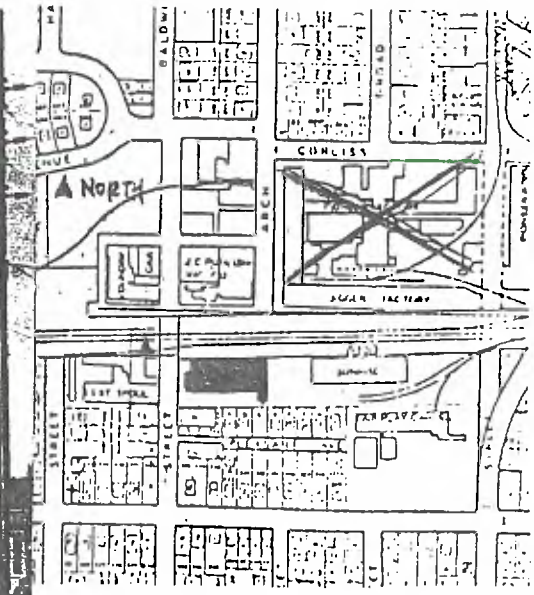
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

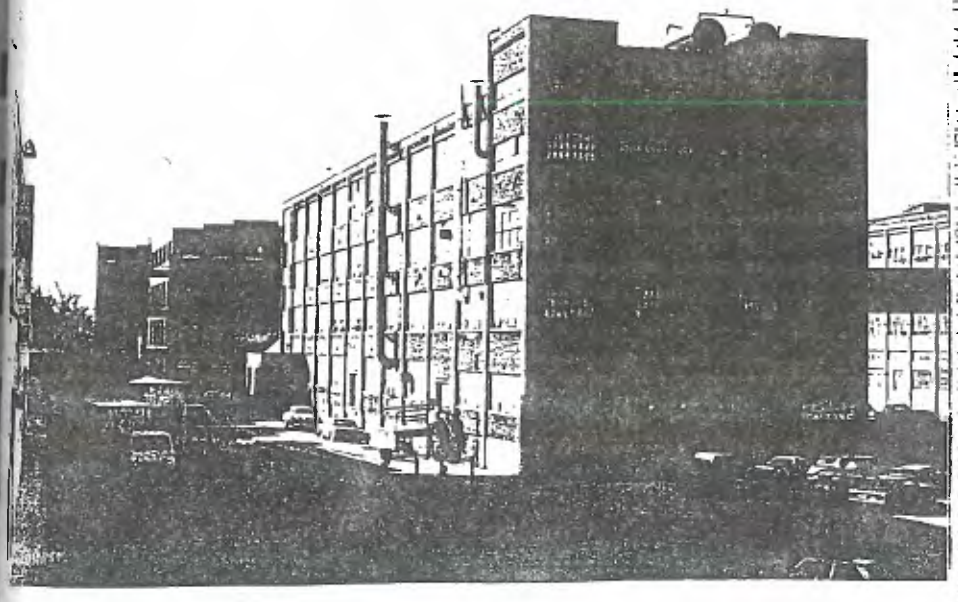
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

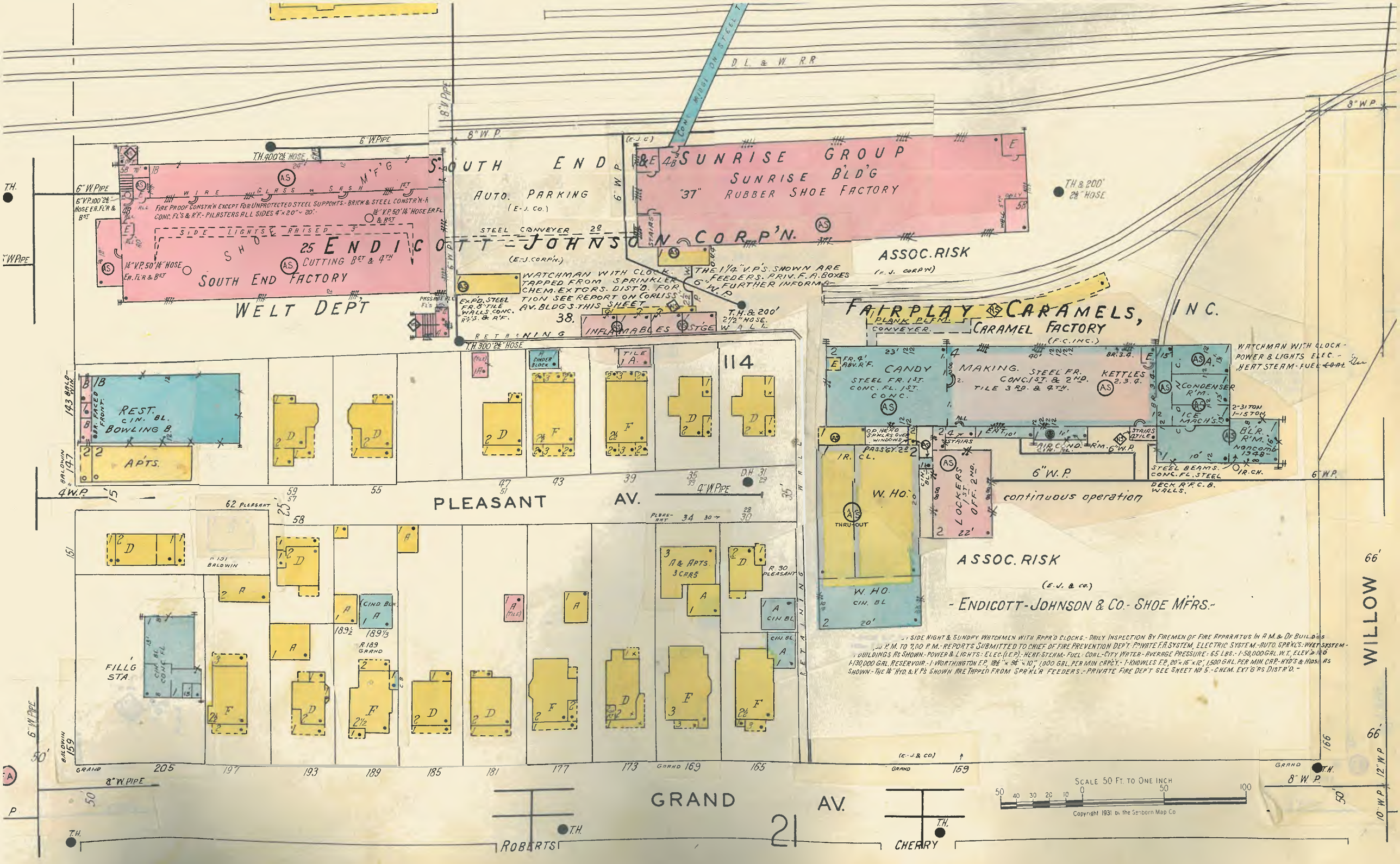
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

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JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | 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.

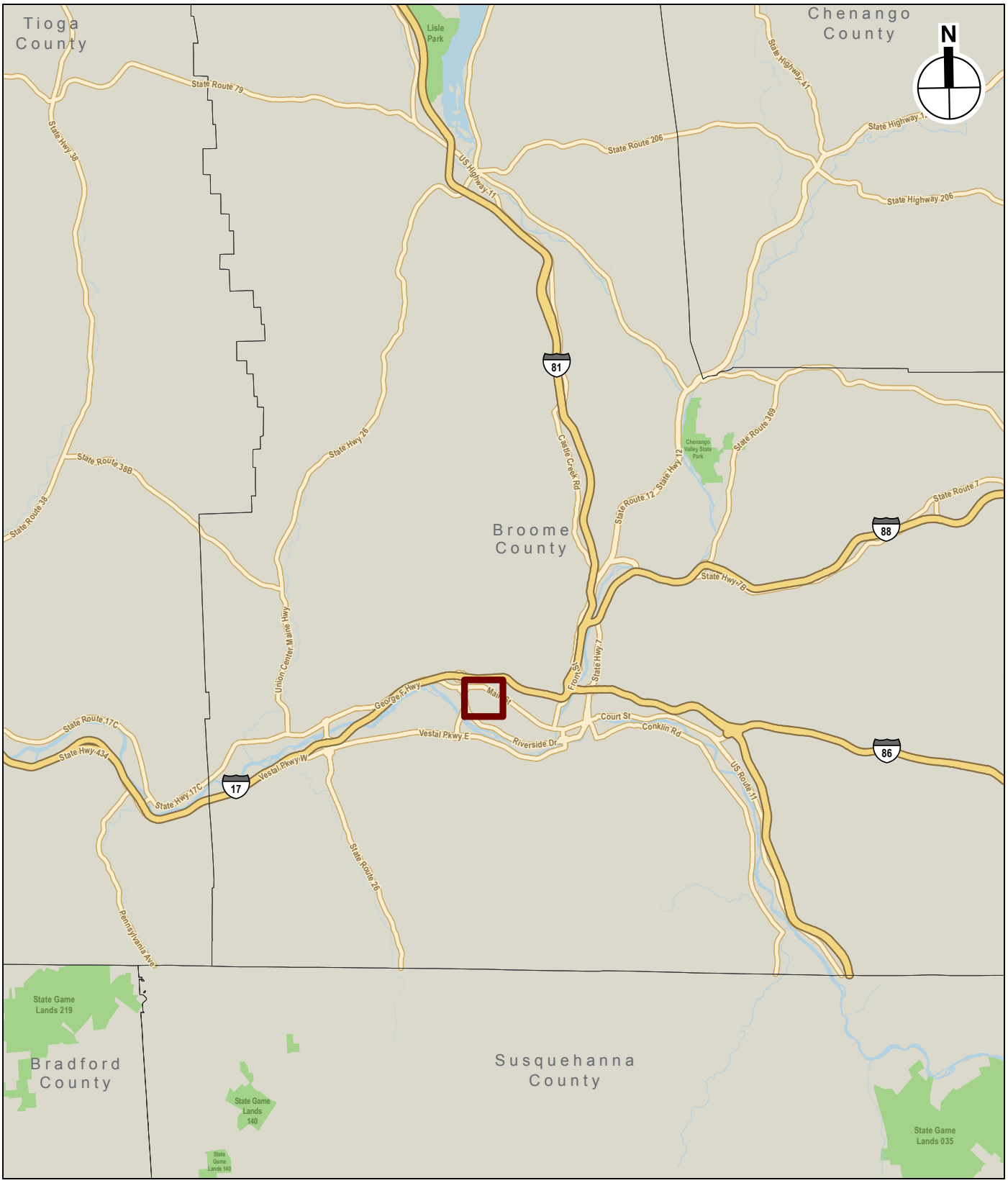
If you have questions or require additional information regarding this request, please contact me at (518) 474-0755 or via email at Lori.Shirley@nyshcr.org . Thank you for your time and consideration.

Sincerely,

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

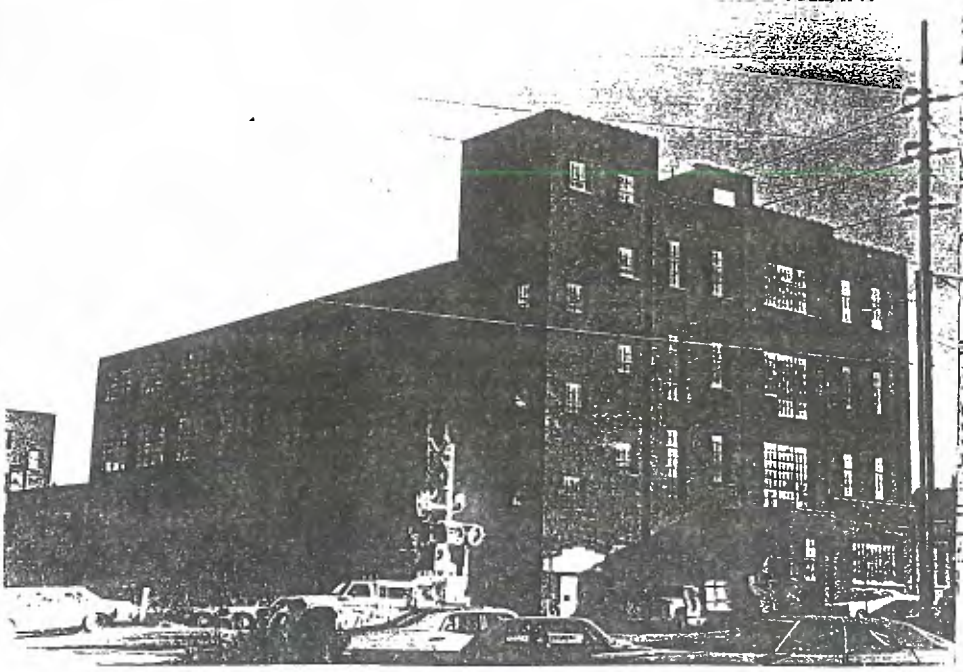
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

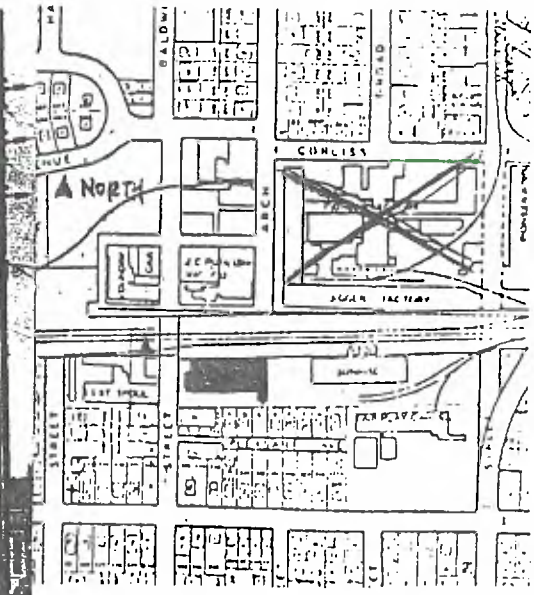
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

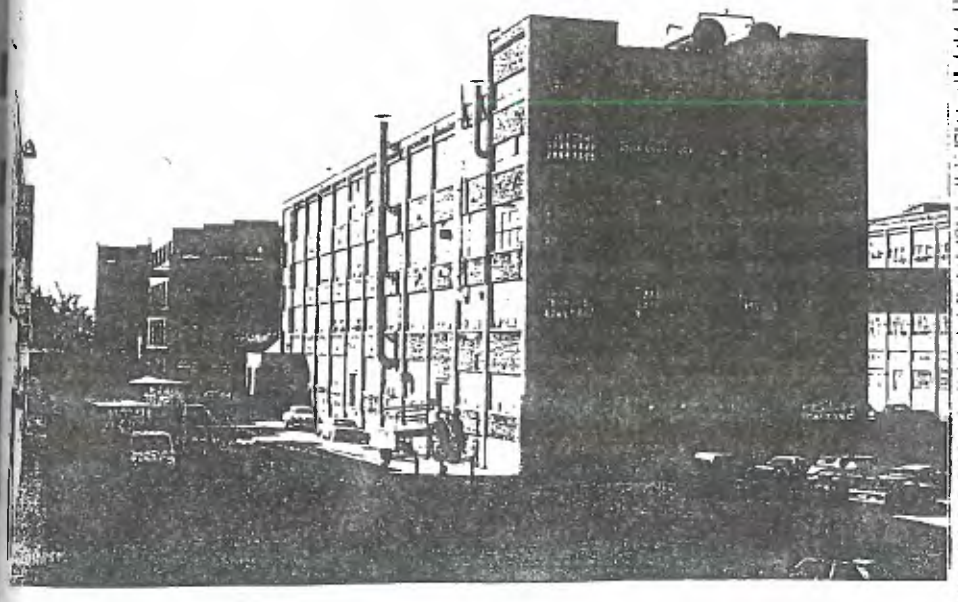
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

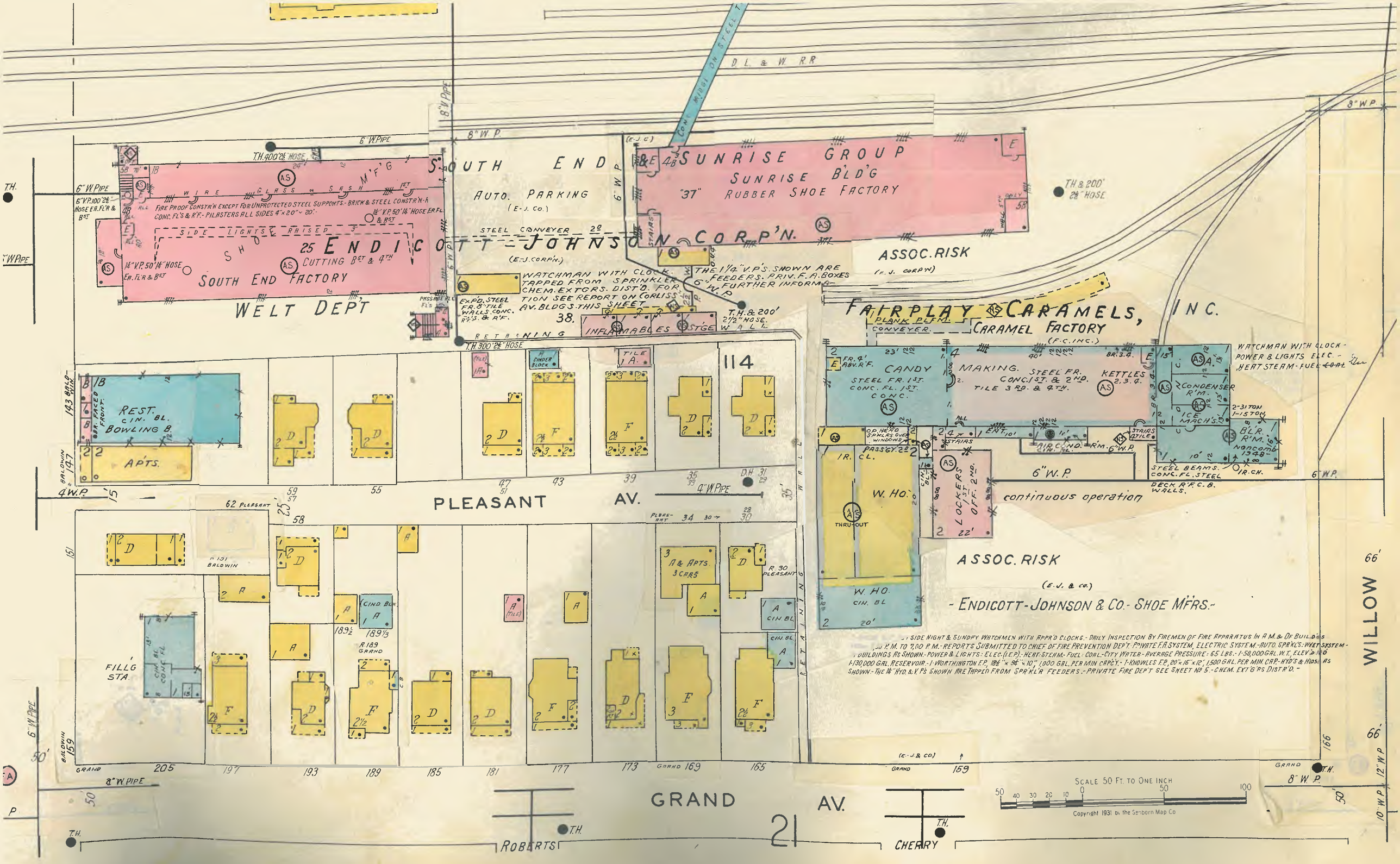
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone 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 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 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.

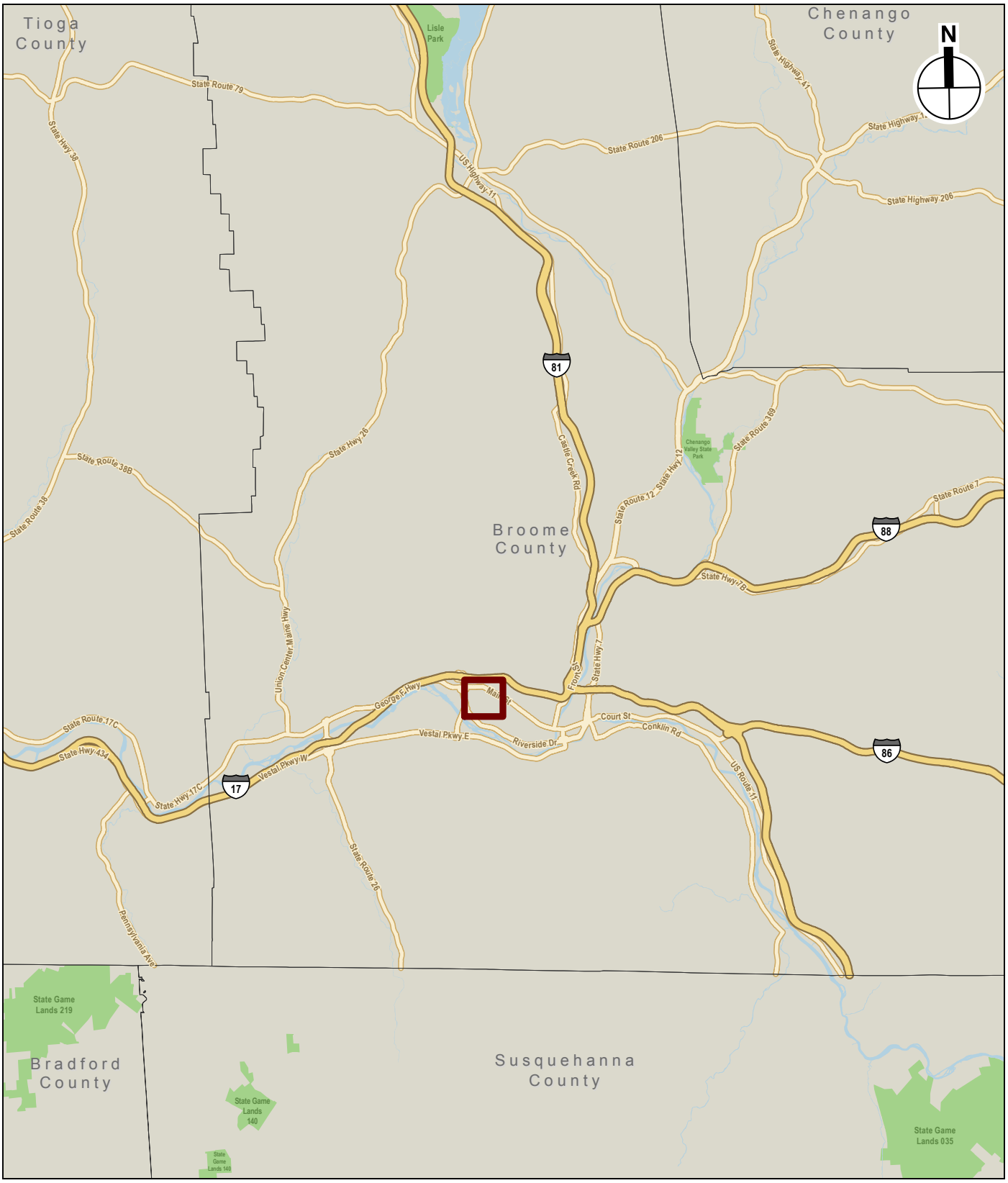
Sincerely,

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

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

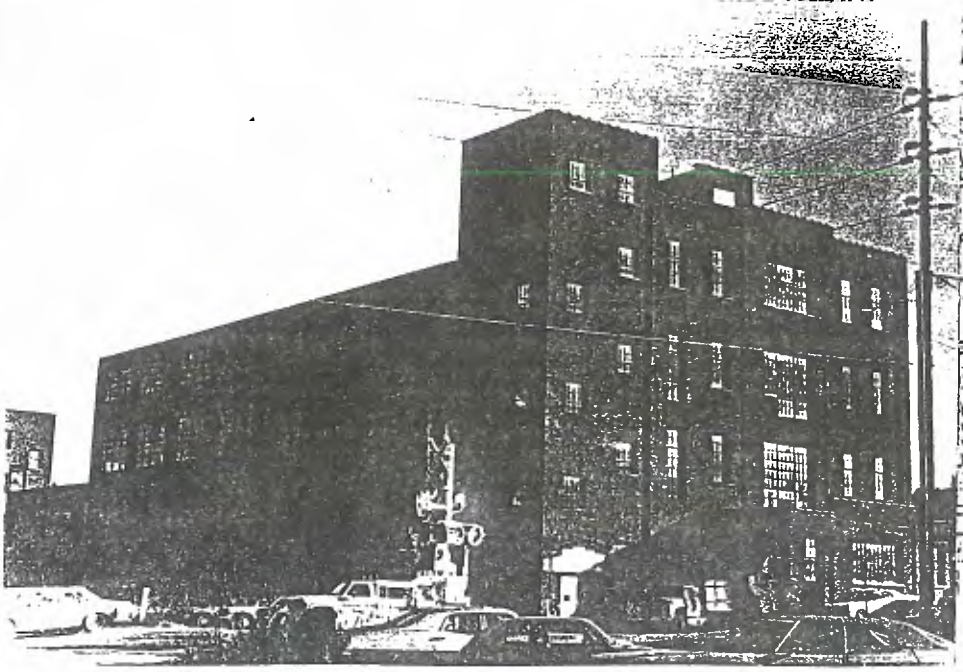
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

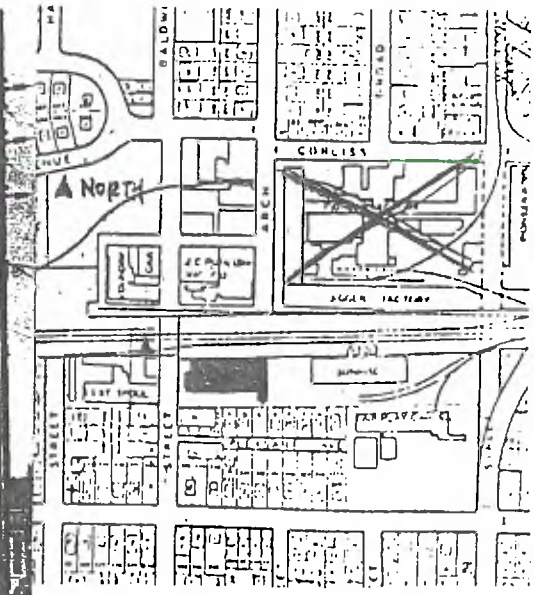
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

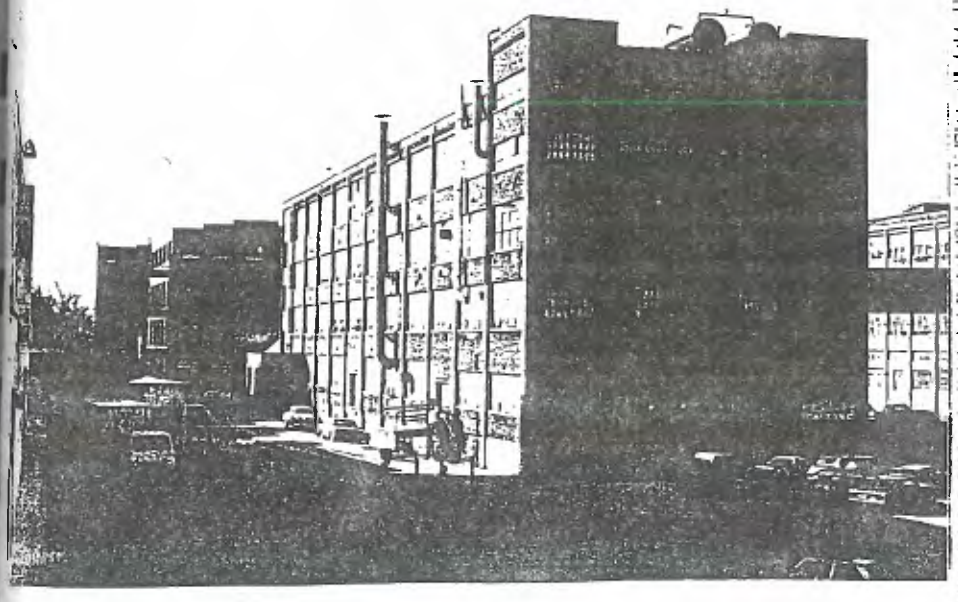
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

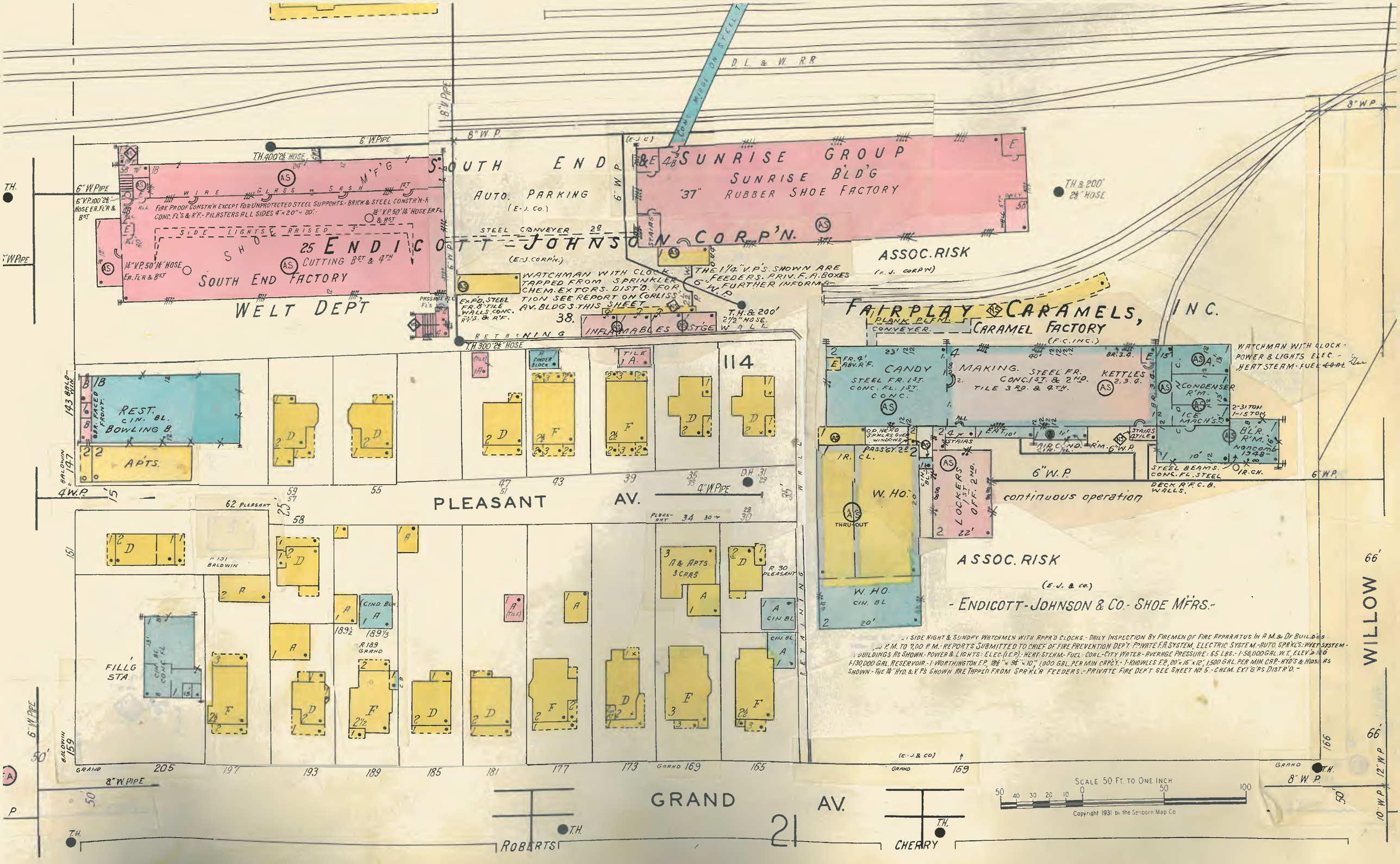
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

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Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

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MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone Number

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 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.

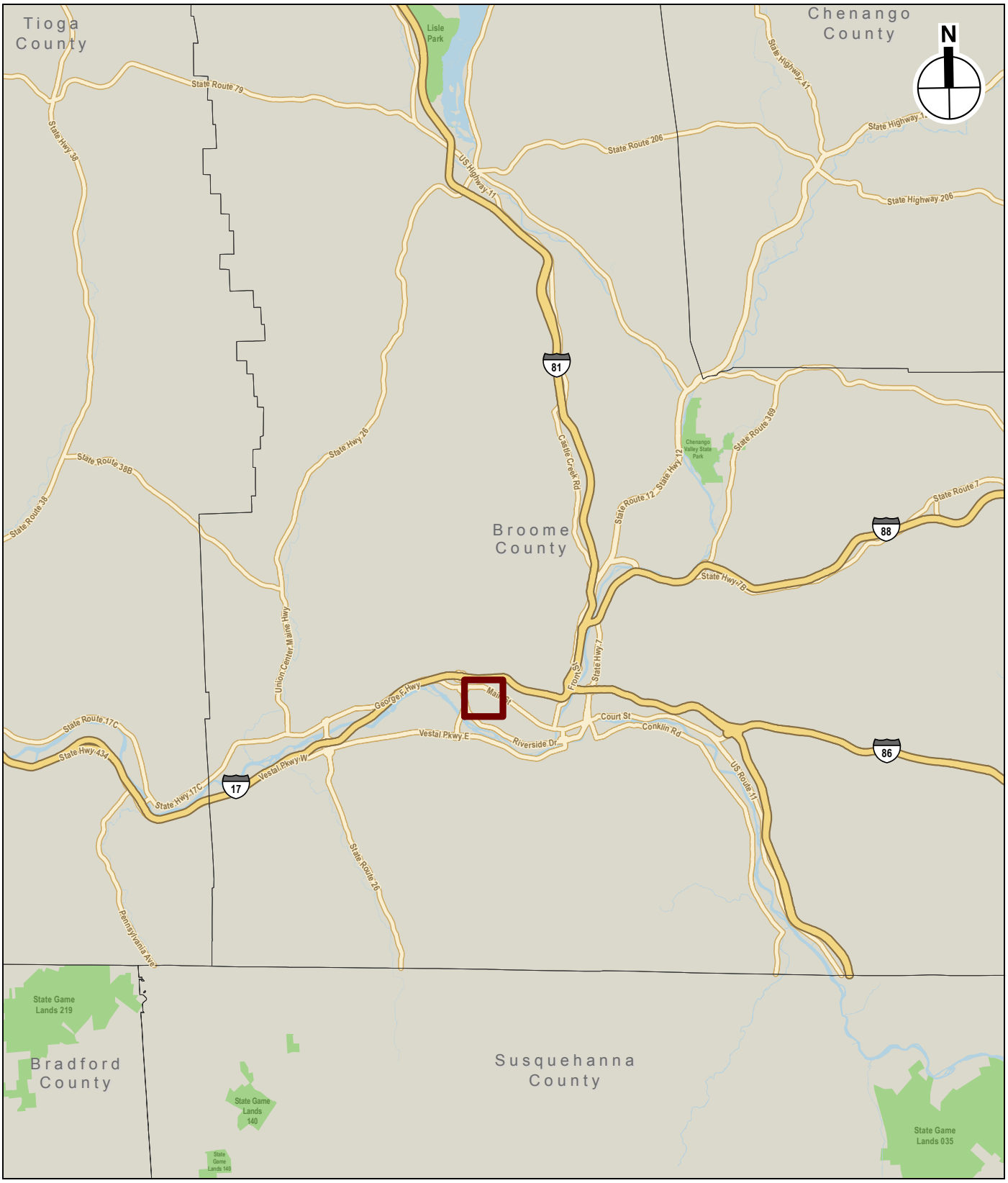
Sincerely,

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:
Bryan Printup
Nation Rep for Section 106
5226 E Walmore Road, Tuscarora Nation
Lewiston, NY 14092

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

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. 007-42-0128
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

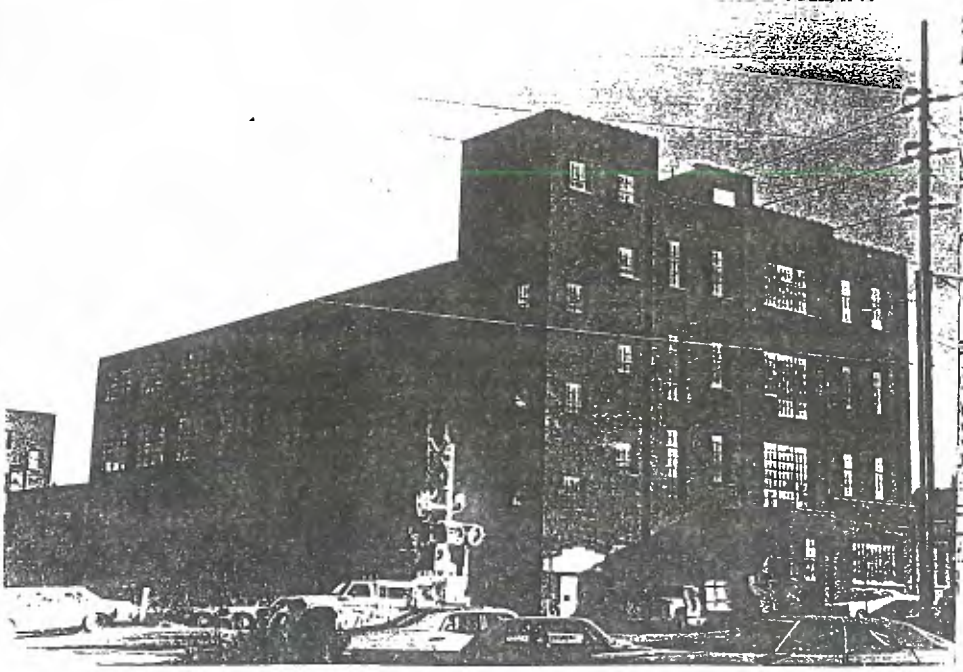
1. BUILDING NAME(S): South End Factory, Welt Department
2. COUNTY: Broome TOWN/CITY: Union VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT RR TRACKS; SOUTH SIDE
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Endicott-Johnson ADDRESS Main St., Endicott, NY
6. USE: Original: factory/warehouse Present: same
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain visitors by permit

DESCRIPTION

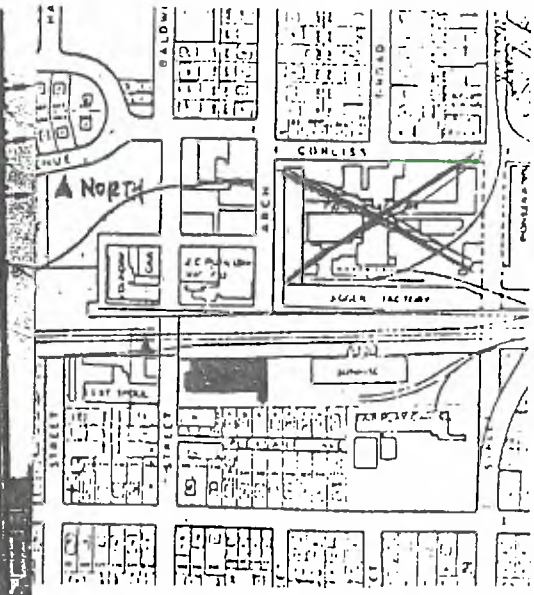
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐ e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other:
9. STRUCTURAL SYSTEM: (if known)
   a. wood frame with interlocking joints ☐
   b. wood frame with light members ☐
   c. masonry load bearing walls ☐
   d. metal (explain) 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

FOR OFFICE USE ONLY
UNIQUE SITE NO. 007-42-0129
QUAD
SERIES
NEG. NO.

YOUR NAME: Jack Glassman DATE: 22 Dec 1978

YOUR ADDRESS: Cornell University TELEPHONE:

ORGANIZATION (if any): Preservation Planning Workshop

* *

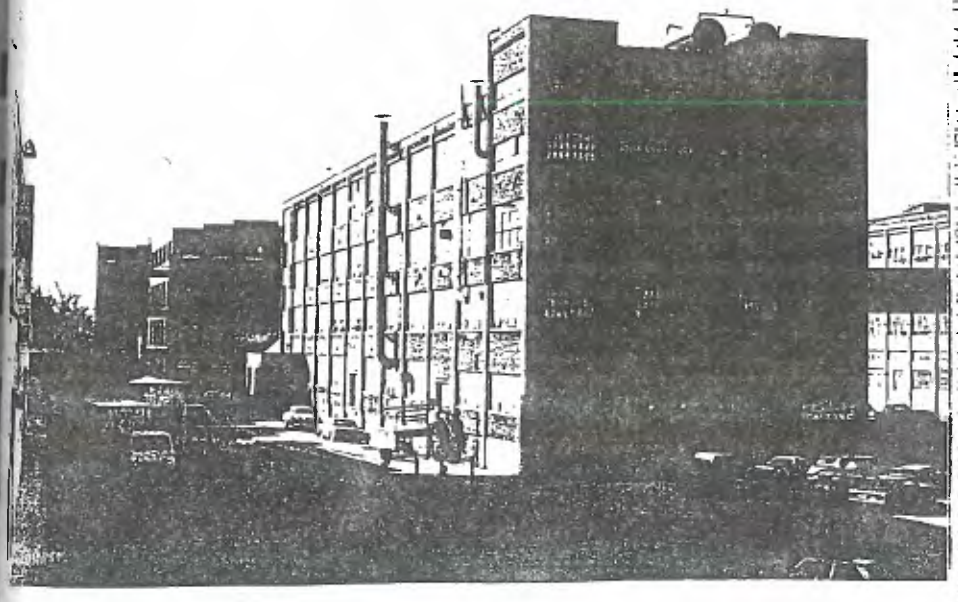
IDENTIFICATION

1. BUILDING NAME(S): Sunrise Factory
2. COUNTY: Broome TOWN/CITY: UNION VILLAGE: Johnson City
3. STREET LOCATION: Baldwin St.; EAST SIDE; AT 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: (if known)
   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:

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

September 13, 2011

RECEIVED
SEP 19 2011
BROOME COUNTY DEPT. OF
PLANNING & COMMUNITY DEVELOPMENT

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

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

May 24, 2011

RECEIVED
MAY 26 2011
BROOME COUNTY DEPT. OF
PLANNING & ECONOMIC DEVELOPMENT

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

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 not withstanding. 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/.

National and State Registers Criteria for Evaluation

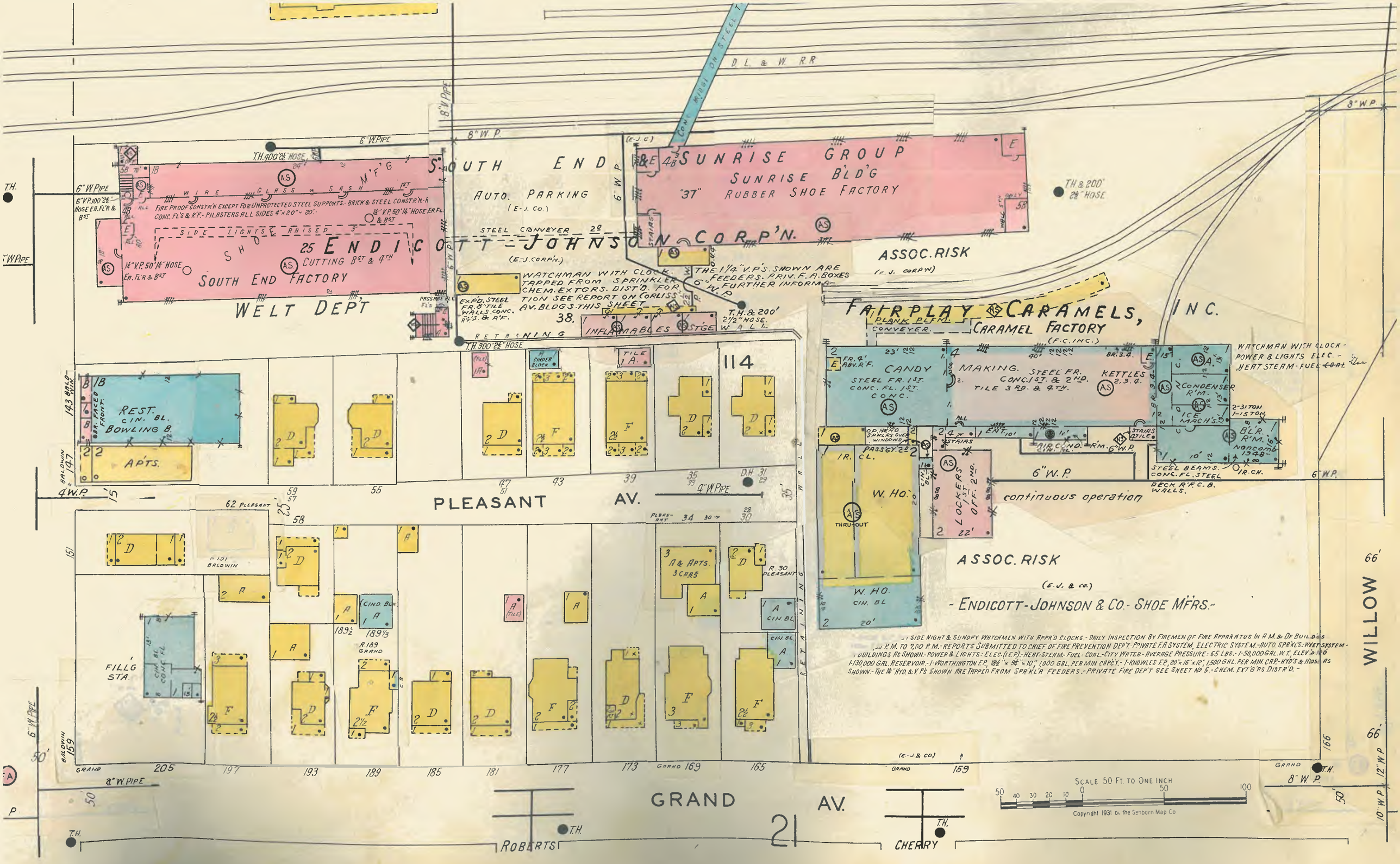
The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

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.


D. L. & W. R.R.
SOUTH END
AUTO. PARKING
(E-J. CO.)
SUNRISE GROUP
SUNRISE BLD'G
"37" RUBBER SHOE FACTORY
STEEL CONVEYER
ENDICOTT-JOHNSON CORP'N.
(E.J. CORP'N.)
ASSOC. RISK
(E.J. CORP'N)
WELT DEPT
SOUTH END FACTORY
25 CUTTING BST & 4TH
WIRE GLASS SASH M'F'G
FIRE PROOF CONSTR'N EXCEPT FOR UNPROTECTED STEEL SUPPORTS - BRICK & STEEL CONSTR'N-h
SIDE LIGHTS RAISED
WATCHMAN WITH CLOCK TAPPED FROM SPRINKLER FEEDERS. PRIV. F.A. BOXES
THE 1¼" V.P'S. SHOWN ARE
FURTHER INFORMATION SEE REPORT ON CORLISS AV. BLDG'S. THIS SHEET
EXP'D. STEEL FR. 8" TILE WALLS. CONC. R'F'S. & R'F.
INFLAMMABLES
STGE
RETAINING WALL
FAIRPLAY CARAMELS, INC.
PLANK PL'FM.
CONVEYER.
CARAMEL FACTORY
(F.C. INC.)
CANDY
STEEL FR. 1ST.
CONC. FL. 1ST.
CONC.
MAKING. STEEL FR.
CONC. 1ST. & 2ND.
TILE 3RD. & 4TH.
KETTLES
WATCHMAN WITH CLOCK - POWER & LIGHTS ELEC. - HEAT STEAM - FUEL COAL
CONDENSER R'M.
ICE MACH'S.
2-31 TON
1-15 TON
BLR. R'M.
NORCOMB 1948
STEEL BEAMS. CONC. FL. STEEL DECK R'F. C.B. WALLS.
continuous operation
W. HO.
THRU-OUT
LOCKERS 1ST
OFF. 2ND.
ASSOC. RISK
(E.J. & CO.)
- ENDICOTT-JOHNSON & CO. - SHOE M'FRS. -
SIDE NIGHT & SUNDAY WATCHMEN WITH APPR'D CLOCKS. - DAILY INSPECTION BY FIREMEN OF FIRE APPARATUS IN A.M. & OF BUILDINGS AS SHOWN - POWER & LIGHTS - ELEC. (E.P.) - HEAT - STEAM - FUEL - COAL - CITY WATER - AVERAGE PRESSURE: 65 LBS. - 1-50,000 GAL. W.T. ELEV'D 100 - 130,000 GAL. RESERVOIR. - 1 WORTHINGTON F.P. 18¾" × 9¾" × 10" 1,000 GAL. PER MIN CAP'CY. - 1 KNOWLES F.P. 20" × 16" × 12" 1,500 GAL. PER MIN. CAP. - HYD'S & HOSE AS SHOWN - THE 1¼" HYD. & V.P'S SHOWN ARE TAPPED FROM SPR'KL'R FEEDERS. - PRIVATE FIRE DEP'T SEE SHEET No 5. - CHEM. EXT'G'RS DIST'R'D. -
REST. CIN. BL.
BOWLING B.
APTS.
114
PLEASANT AV.
62 PLEASANT
FILLG STA.
A & APTS. 3 CARS
R. 30 PLEASANT
R. 189 GRAND
GRAND AV.
ROBERTS
CHERRY
WILLOW
SCALE 50 FT. TO ONE INCH
Copyright 1931 by the Sanborn Map Co.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
FEB 0 2 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JAN 1 2 2016

NPS Project Number
32641

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.
   ☒ 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 (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 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.

2/25/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED

JUL - 7 2015

DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 28 2015

NPS Project Number 32640

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 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.

8/14/15 Karen Brot

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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

JUL 2 0 2015
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

JUL - 7 2015
DIVISION FOR HISTORIC PRESERVATION

NPS Project Number 32641

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.

8/14/15 Karen Bodi

Date National Park Service Authorized Signature

☐ NPS comments attached

RECEIVED
JAN 20 2016
DIVISION FOR HISTORIC PRESERVATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVES PROGRAM

OMB Approved No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

15PR03636

NPS Project Number 32641

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

☐ 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 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 _____ 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 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@regandevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

as amended

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.

6/13/16 Karen Brett

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED
MAR 29 2016
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
MAR - 8 2016

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
32641

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.**
   - ☒ **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 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) 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.

6/13/16
Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

RECEIVED MAR 16 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

15PR 03646

NPS Project Number 32640

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

☒ 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 6 old N. Plank Rd Ste 101 City Newburgh State NY

Zip 12550 Telephone 845-561-3559 Email Address ccoppola@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(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 03/11/2016

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 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.

6/29/16 Karen Bell

Date National Park Service Authorized Signature

☒ NPS conditions or comments attached

Form 10-168d
Revised 3/2002

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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.

6/29/16 Karen Bor

Date | National Park Service Signature | Telephone Number

Kaiser, Genevieve

From: Shirley, Lori (NYSHCR) <Lori.Shirley@nyshcr.org>
Sent: Tuesday, September 20, 2016 1:37 PM
To: npeek@akrf.com; Jarman, Clifford
Subject: FW: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

FYI.

From: Bonney Hartley [mailto:Bonney.Hartley@mohican-nsn.gov]
Sent: Tuesday, September 20, 2016 3:34 PM
To: Barthelme, Mary (STORMRECOVERY) <Mary.Barthelme@stormrecovery.ny.gov>
Cc: Shirley, Lori (NYSHCR) <Lori.Shirley@nyshcr.org>
Subject: RE: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

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

From: Barthelme, Mary (STORMRECOVERY) [mailto:Mary.Barthelme@stormrecovery.ny.gov]
Sent: Monday, September 12, 2016 3:55 PM
To: Bonney Hartley
Cc: Shirley, Lori (NYSHCR)
Subject: Section 106 Compliance for the Century Sunrise Redevelopment, Village of Johnson City, Broome County, New York

Dear Bonney,

Please see the attached consultation for the above-mentioned project.

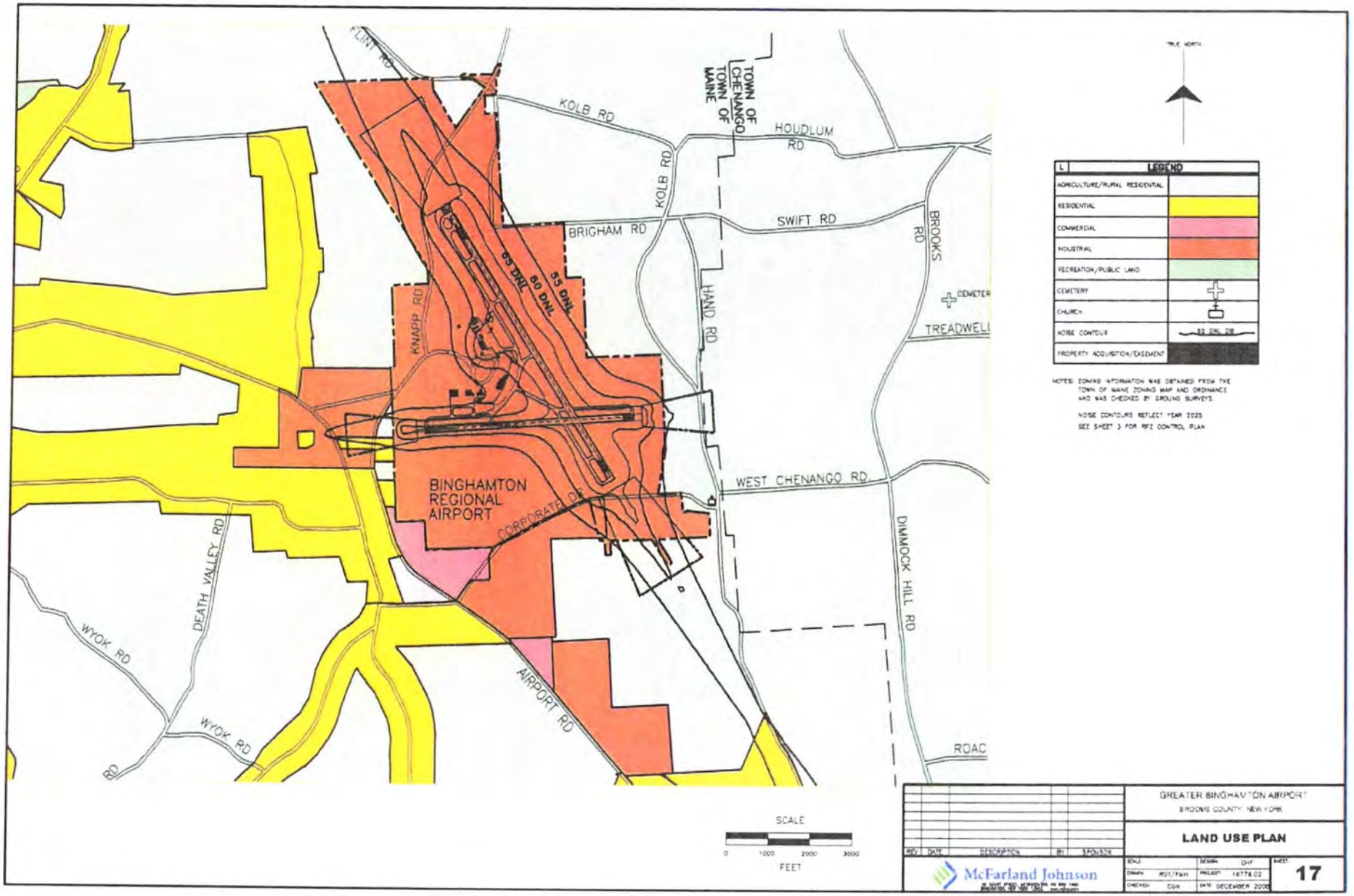
A hard copy is being sent today by mail. Please let me know if you have any questions.

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


TRUE NORTH
LEGEND
AGRICULTURE/RURAL RESIDENTIAL
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
RECREATION/PUBLIC LAND
CEMETERY
CHURCH
NOISE CONTOUR
PROPERTY ACQUISITION/EASEMENT
NOTES: ZONING INFORMATION WAS OBTAINED FROM THE TOWN OF MAINE ZONING MAP AND ORDINANCE AND WAS CHECKED BY GROUND SURVEYS.
NOISE CONTOURS REFLECT YEAR 2025
SEE SHEET 3 FOR RPZ CONTROL PLAN
BINGHAMTON REGIONAL AIRPORT
65 DNL
60 DNL
55 DNL
KOLB RD
HOUDLUM RD
TOWN OF CHENANGO
TOWN OF MAINE
BRIGHAM RD
SWIFT RD
BROOKS RD
HAND RD
KNAPP RD
CEMETER
TREADWELL
WEST CHENANGO RD.
CORPORATE DR
DIMMOCK HILL RD
DEATH VALLEY RD
WYOK RD
AIRPORT RD
ROAC
SCALE
0 1000 2000 3000
FEET
REV DATE DESCRIPTION BY SPONSOR
McFarland Johnson
GREATER BINGHAMTON AIRPORT
BROOME COUNTY, NEW YORK
LAND USE PLAN
DESIGN CHF
DRAWN RGT/FMH
PROJECT 16776.02
CHECKED CGN
DATE DECEMBER 2006
SHEET 17

Ryan McGrady

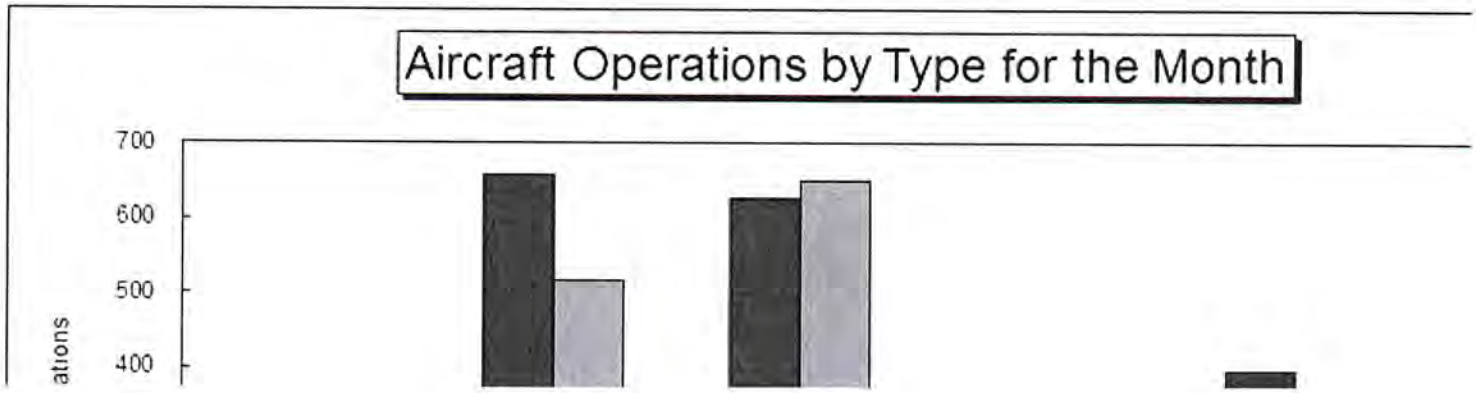
From: Pudish, Thomas A. <TPudish@co.broome.ny.us>
Sent: Monday, November 24, 2014 3:57 PM
To: Ryan McGrady
Subject: RE: Binghamton Ward 1 Noise Data Information Request
Attachments: Noise footprint map 2010.pdf

Here is all the current info I have. Hope it helps

GREATER BINGHAMTON AIRPORT TRAFFIC RECORD

	OCTOBER 2013	OCTOBER 2014	% DIFFERENCE	YTD 2013	YTD 2014
ITINERANT					
AIR CARRIER	0	2	100.0%	2	17
AIR TAXI	657	517	-21.3%	6,079	5,257
GEN. AVIATION	626	650	3.8%	5,984	5,981
MILITARY	17	8	-52.9%	211	316
TOTAL	1,300	1,177	-9.5%	12,276	11,571
LOCAL					
CIVIL	394	260	-34.0%	3,312	2,843
MILITARY	56	0	-100.0%	176	176
TOTAL	450	260	-42.2%	3,488	3,019
GRAND TOTAL	1,750	1,437	-17.9%	15,764	14,590

A/C operations:	46	average/day this month		61	average/day
Commercial:	36.12%	GA:	63.33%	Military:	0.56%
Year to date	36.15%		60.48%		3.37%



Thomas A. Pudish
Greater Binghamton Airport
Department of Aviation
2534 Airport Road, # 16
Johnson City, NY 13790-4100
Telephone (607) 763-4474 x202
Fax (607) 763-4200
email tpudish@co.broome.ny.us
web flybgm.com

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* - 570-342-6083
- *email* -rmcgrady@quad3.com
- *web* - www.quad3.com

Have you seen our new look at www.quad3.com?

Norfolk Southern Corporation
Transportation Department
4600 Deer Path Road, Suite 101
Harrisburg, Pennsylvania 17110-3927
Fax: 717/541-2421

M. David Gooden
Division Superintendent
Harrisburg Division
717/541-2100

June 27, 2016

FILE: 4-16
LOG:JUN10205

Keith P. Libolt
Affordable Housing Concepts
15 Steves Lane
Gardiner, NY 12525

Subject: Vestal Industrial Track

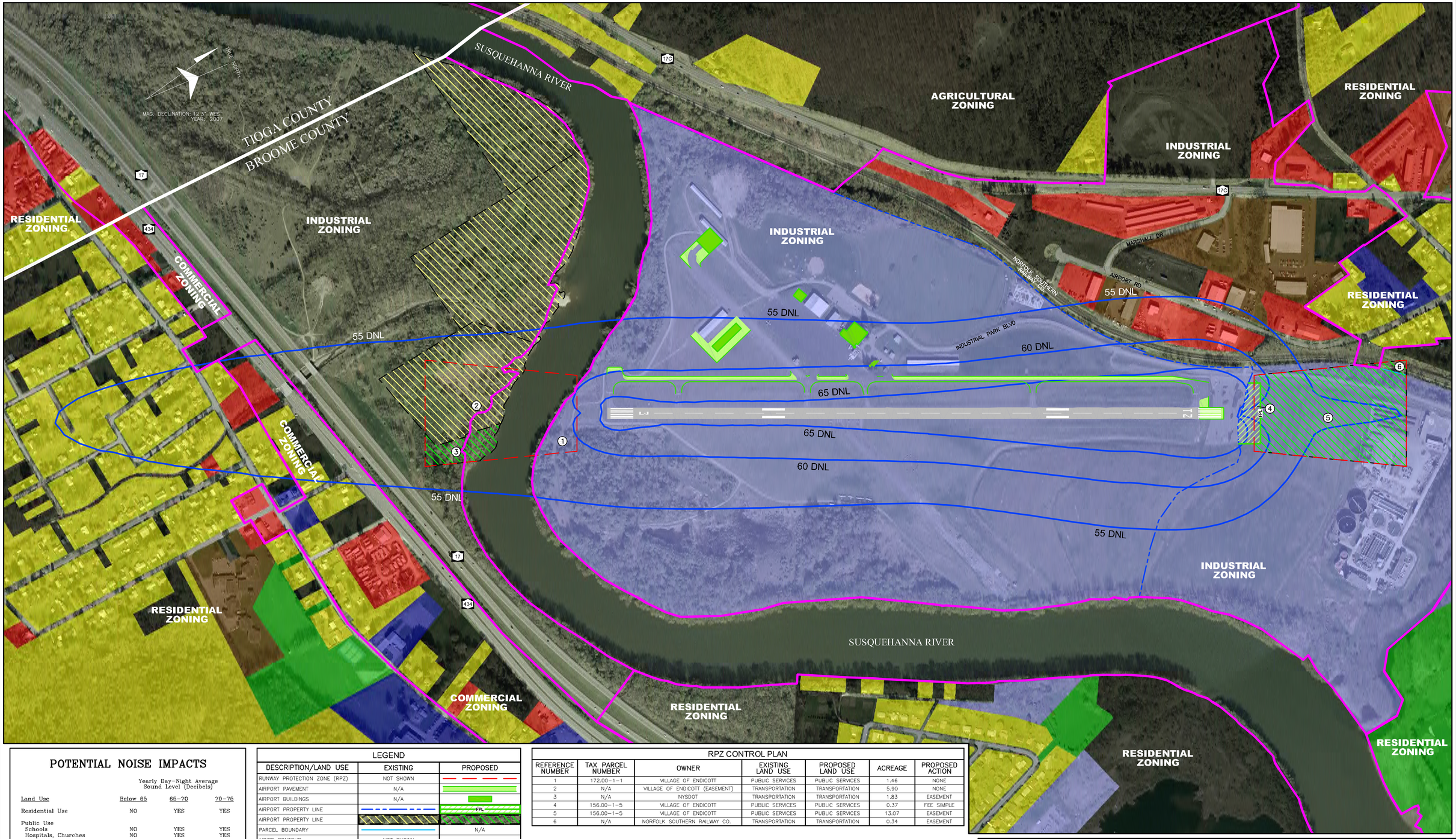
Mr. Libolt:

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



POTENTIAL NOISE IMPACTS

Land Use	Below 65	65–70	70–75
	Yearly Day–Night Average Sound Level (Decibels)		
Residential Use	NO	YES	YES
Public Use			
Schools	NO	YES	YES
Hospitals, Churches	NO	YES	YES
Roads, Parking	NO	NO	NO
Commercial Use			
Office, Retail, Business	NO	NO	YES
Utility, Wholesale	NO	NO	NO
Manufacturing	NO	NO	NO
Recreation			
Parks (general)	NO	NO	NO
Nature Exhib., Zoos	NO	NO	YES
Music Shells	NO	YES	YES
Agriculture	NO	NO	NO

Source: Report FAA-EE-85-2, Aviation Noise Effects.

LEGEND

DESCRIPTION/LAND USE	EXISTING	PROPOSED
RUNWAY PROTECTION ZONE (RPZ)	NOT SHOWN	
AIRPORT PAVEMENT	N/A	
AIRPORT BUILDINGS	N/A	
AIRPORT PROPERTY LINE		FPL
AIRPORT PROPERTY LINE		
PARCEL BOUNDARY		N/A
NOISE CONTOUR	NOT SHOWN	
ZONING BOUNDARY		N/A
COMMERCIAL		N/A
COMMUNITY SERVICES		N/A
INDUSTRIAL		N/A
VACANT		N/A
PUBLIC SERVICES		N/A
RECREATIONAL		N/A
RESIDENTIAL		N/A
NO DATA		N/A

LAND USE AND ZONING DATA PROVIDED BY BROOME AND TIOGA COUNTY

RPZ CONTROL PLAN

REFERENCE NUMBER	TAX PARCEL NUMBER	OWNER	EXISTING LAND USE	PROPOSED LAND USE	ACREAGE	PROPOSED ACTION
1	172.00–1–1	VILLAGE OF ENDICOTT	PUBLIC SERVICES	PUBLIC SERVICES	1.46	NONE
2	N/A	VILLAGE OF ENDICOTT (EASEMENT)	TRANSPORTATION	TRANSPORTATION	5.90	NONE
3	N/A	NYSDOT	TRANSPORTATION	TRANSPORTATION	1.83	EASEMENT
4	156.00–1–5	VILLAGE OF ENDICOTT	PUBLIC SERVICES	PUBLIC SERVICES	0.37	FEE SIMPLE
5	156.00–1–5	VILLAGE OF ENDICOTT	PUBLIC SERVICES	PUBLIC SERVICES	13.07	EASEMENT
6	N/A	NORFOLK SOUTHERN RAILWAY CO.	TRANSPORTATION	TRANSPORTATION	0.34	EASEMENT

SCALE

0 300 600 900 1200

FEET

NOTE: NO HEIGHT RESTRICTIONS IN VILLAGE OF ENDICOTT ZONING DISTRICT

REV	DATE	DESCRIPTION	BY	SPONSOR

TRI-CITIES AIRPORT

BROOME COUNTY, NEW YORK

AIRPORT LAND USE PLAN

McFarland Johnson

49 COURT STREET, METROCENTER, PO BOX 1980
BINGHAMTON, NEW YORK 13902 www.mjinc.com

SCALE: 1" = 300'	DESIGN: MH	SHEET: 8	
DRAWN: RGT	PROJECT: 16232.03		
CHECKED: CHF	DATE: NOVEMBER 2008		

Appendix H – Sole Source Aquifers

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

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 multistory 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.

CRITERIA QUESTIONS	YES	NO	N/A
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.]	☐	☒	☐
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.]	☐	☒	☐
3. Is the total impervious surfaces greater than 75 percent?	☒	☐	☐
4. Is the project site greater than 30 acres?	☐	☒	☐

5. Will the project include or directly cause (check appropriate items):

	YES	NO	N/A
construction or expansion of water supply facilities greater than 1320 feet	☐	☒	☐
construction or expansion of on-site wastewater treatment plants	☐	☒	☐
construction or expansion of sewage trunk lines greater than 1320 feet	☐	☒	☐
construction or expansion of petroleum trunk lines greater than 1320 feet	☐	☒	☐

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.

I. Project/Activity Location	**Enclosed?**	
	Yes	No
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.]	☐	☒

II. Nature of Project/Activity	**Enclosed?**	
	Yes	No
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.	☒	☐

III. Public Water Supply	**Enclosed?**	
	Yes	No
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	**Enclosed?**	
	Yes	No
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.	☒	☐
7. Provide a description of plans to handle storm water runoff.	☒	☐
8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc.	☐	☒

V. Use, Storage, Transport of Hazardous or Toxic Materials *(Applies only to non-housing projects/activities)*	**Enclosed?**	
	Yes	No
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	☐	☒
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.	☐	☒
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	☐	☒

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

ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Detailed Responses

RE: CDBG-DR Funding Application for Village of Johnson City Century Sunrise Redevelopment, Broome County, NY

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 storrmwater piping.

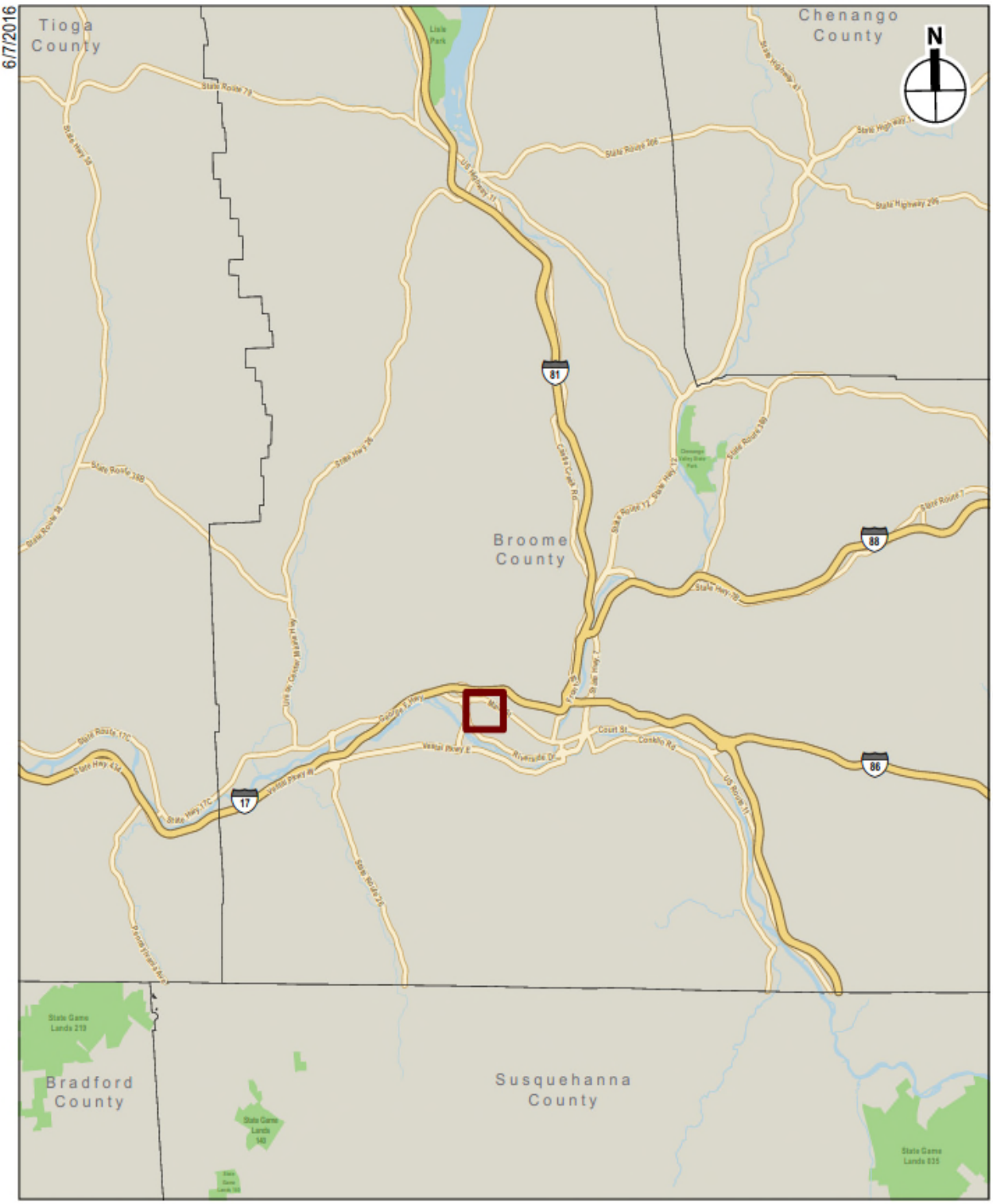
V. Use, Storage, Transport of Hazardous or Toxic Materials

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.

6/7/2016



CENTURY SUNRISE - JOHNSON CITY

Project Location Map

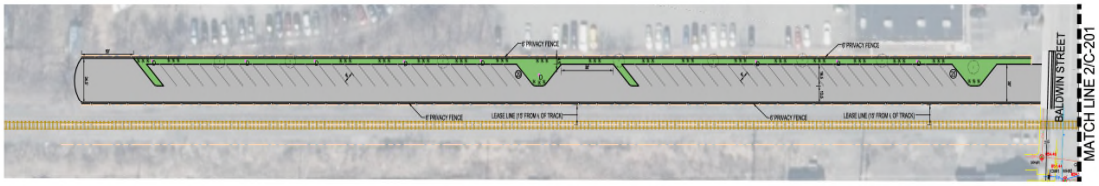
Figure 1

Project Site

0 1,000 FEET

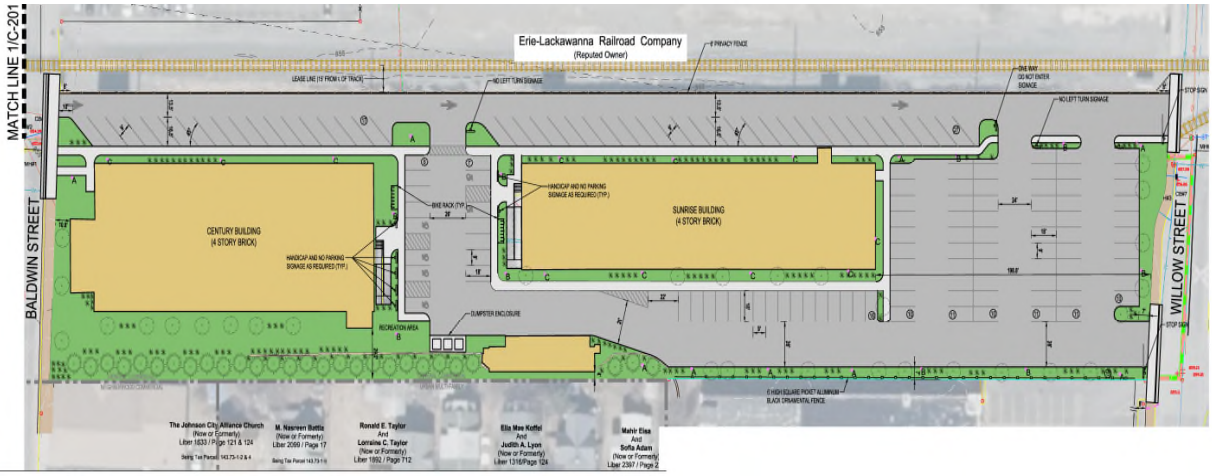
CENTURY SUNRISE - JOHNSON CITY

Project Site
Figure 2



1 C-201 SITE PLAN SCALE: 1"=40'

NORTH



2 C-201 SITE PLAN SCALE: 1"=50'

NORTH

LEGEND:

BUILDINGS	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT AND WALKS	
LANDSCAPE AND LAWN AREAS	
PROPERTY LINE	
LEASE LINE	
PRIVACY FENCE	
ORNAMENTAL FENCE	
NEW DECIDUOUS TREE	
NEW CONIFEROUS TREE	
NEW SHRUB	
LIGHT FIXTURE	A B C

ZONING SUMMARY:

135-139 BALDWIN STREET — TAX MAP NO. 143.75-1-1
ZONING CLASSIFICATION: GENERAL COMMERCIAL

CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	15,000 SF	150,266 SF
MINIMUM LOT WIDTH:	40'	120'
MINIMUM FRONT SETBACK:	30'	18.8*
MINIMUM SIDE SETBACKS:		
PRINCIPAL NEXT TO COMMERCIAL:	30'	0*
PRINCIPAL NEXT TO RESIDENTIAL:	30'	26.2'
ACCESSORY:	15'	4*
MINIMUM REAR SETBACKS:	NA	NA
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING):	30'	
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING):	20'	
MAXIMUM BUILDING COVERAGE:	40%	33.4%
MULTI-FAMILY DEVELOPMENT REQUIREMENTS:		
PARKING FOR MULTI-FAMILY IN FRONT YARD:	NOT PERM.	YES**
PARKING SETBACK FROM PROPERTY LINES:	20'	0' AT N* 20 AT S 7' AT EAST* 15' AT WEST**
RECREATION AREA SETBACK FROM PROPERTY LINES:	50'	15**
MULTI-FAMILY BUILDING SETBACK FROM PROPERTY LINES:	50'	2**
REQUIRED PARKING:		
RESIDENTIAL:		
(44) 1 BEDROOM UNITS x 1.5 SPACES PER DWELLING UNIT	66	
(56) 2 BEDROOM UNITS x 2 SPACES PER DWELLING UNIT	112	
(6) 3 BEDROOM UNITS x 2.5 SPACES PER DWELLING UNIT	9	
TOTAL RESIDENTIAL:	186	
COMMERCIAL:		
7,765 SF OFFICE/MEDICAL x (5 SPACES PER 1,000 SF)	40	
TOTAL REQUIRED PARKING:	226	
PROVIDED PARKING:		
SPACES ON 135-139 BALDWIN STREET		93
SPACES ON PROPERTY LEASED FROM RAILROAD		44
ADDITIONAL OFFSITE LEASED SPACES FROM RAILROAD		53
TOTAL PROVIDED PARKING:		190**

*DENOTES EXISTING NON-CONFORMING CONDITION
**DENOTES VARIANCE REQUIRED

LANDSCAPING SUMMARY:

CRITERIA	REQUIRED	PROVIDED
TREES: 1 TREE REQUIRED FOR EVERY 40' OF PROPERTY PERIMETER: 1862' PERIMETER/40' = 47 TREES REQUIRED; 1 TREE REQUIRED FOR EVERY 20 PARKING SPACES: 190 SPACES/20 = 10 TREES REQUIRED; TOTAL	57	96
SHRUBS: 1 SHRUB REQUIRED FOR EVERY 10' OF PROPERTY PERIMETER: 1862' PERIMETER/10' = 186 SHRUBS REQUIRED	186	260
INTERIOR ISLANDS: 200 SQUARE FEET/20 SPACES = 10 SF/SPACE; 190 SPACES/10 = 1,900 SQUARE FEET OF INTERIOR ISLANDS REQUIRED	1,900 SF	6,986 SF
RECREATION AREA: 400 SQUARE FEET REQUIRED FOR THE FIRST 10 DWELLING UNITS; 100 SQUARE FEET FOR EACH ADDITIONAL 5 DWELLING UNITS: 104 DWELLING UNITS = 400 + [(94/5)*100] = 2,388 SF	2,390 SF	1,903 SF INTERIOR; 1,139 SF EXTERIOR; 2,803 SF TOTAL

SITE LIGHTING SUMMARY:

LABEL	FIXTURE TYPE	MOUNT TYPE	HEIGHT	LAMP
A	1	POST	15'	LED
B	2	POST	20'	LED
C	2	WALL	15'	LED
D	1	POST	15'	SOLAR LED

GRAPHIC SCALE: 1"=40'

GRAPHIC SCALE: 1"=30'

No.	Revision	Date

Project Name

135-139 BALDWIN STREET
SITE DEVELOPMENT

JOHNSON CITY NEW YORK

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
860 Hooper Road
Endwell, New York 13760
Tel: 607.231.6600
Fax: 607.231.6660
Email: mail@delta-eas.com
Web: www.delta-eas.com

Seal

Scale: AS SHOWN

Project No.: 2015.194.001

UNAUTHORIZED ALTERATION OF THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBDIVISION 2

Date: MAY 3, 2016

Drawing Title

SITE PLAN

Drawing No.

C-201

CENTURY SUNRISE – JOHNSON CITY

Grading and Site Plan

Figure 3

8/18/2016

Source: USGS Aerials; FEMA Flood Insurance Rate Map 360047B

Project Site

0 1,000 FEET

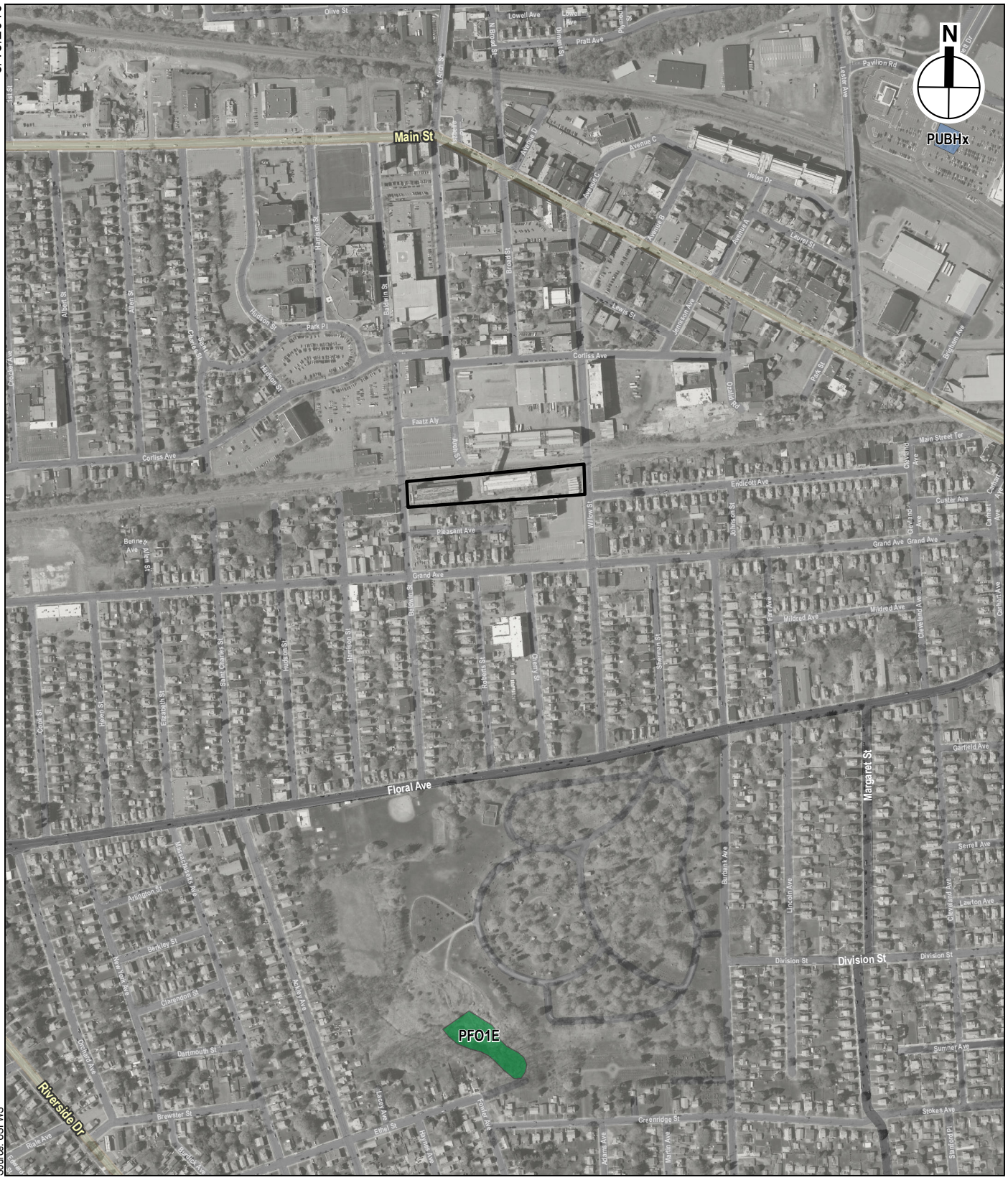
Note: No flood hazard areas were indentified in the vicinty of the project site.

FEMA Floodplain

CENTURY SUNRISE - JOHNSON CITY

Figure 4

8/18/2016



Source: USFWS

Project Site

Freshwater Forested/Shrub Wetland

Freshwater Pond

0 1,000 FEET

NWI Wetlands

CENTURY SUNRISE - JOHNSON CITY

Figure 5

6/8/2016

Source: USGS Aerials: Freshwater Wetlands, New York State Department of Environmental Conservation, 1999

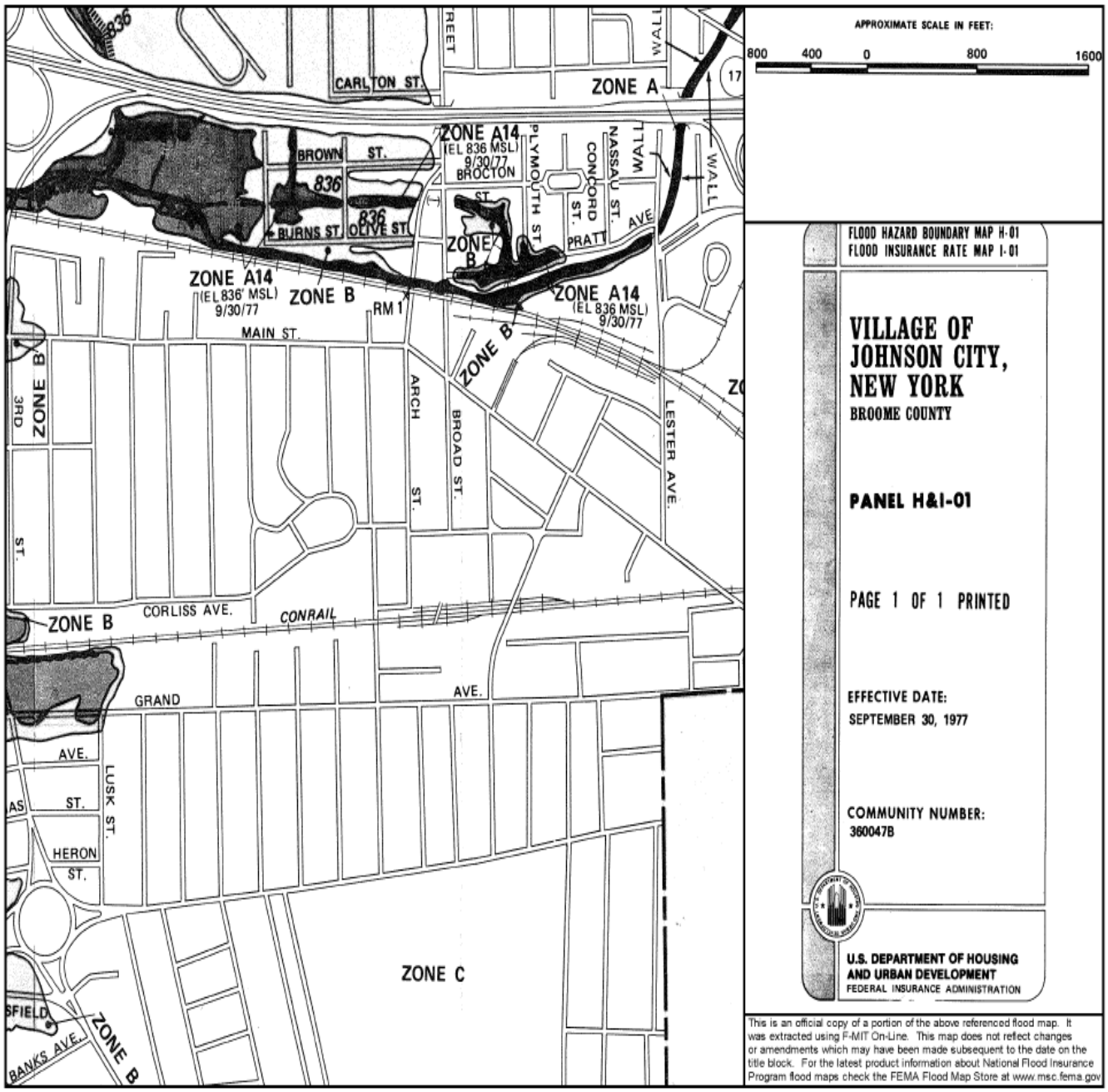
Project Site

0 1,000 FEET

NYSDEC FRESHWATER WETLANDS

CENTURY SUNRISE - JOHNSON CITY

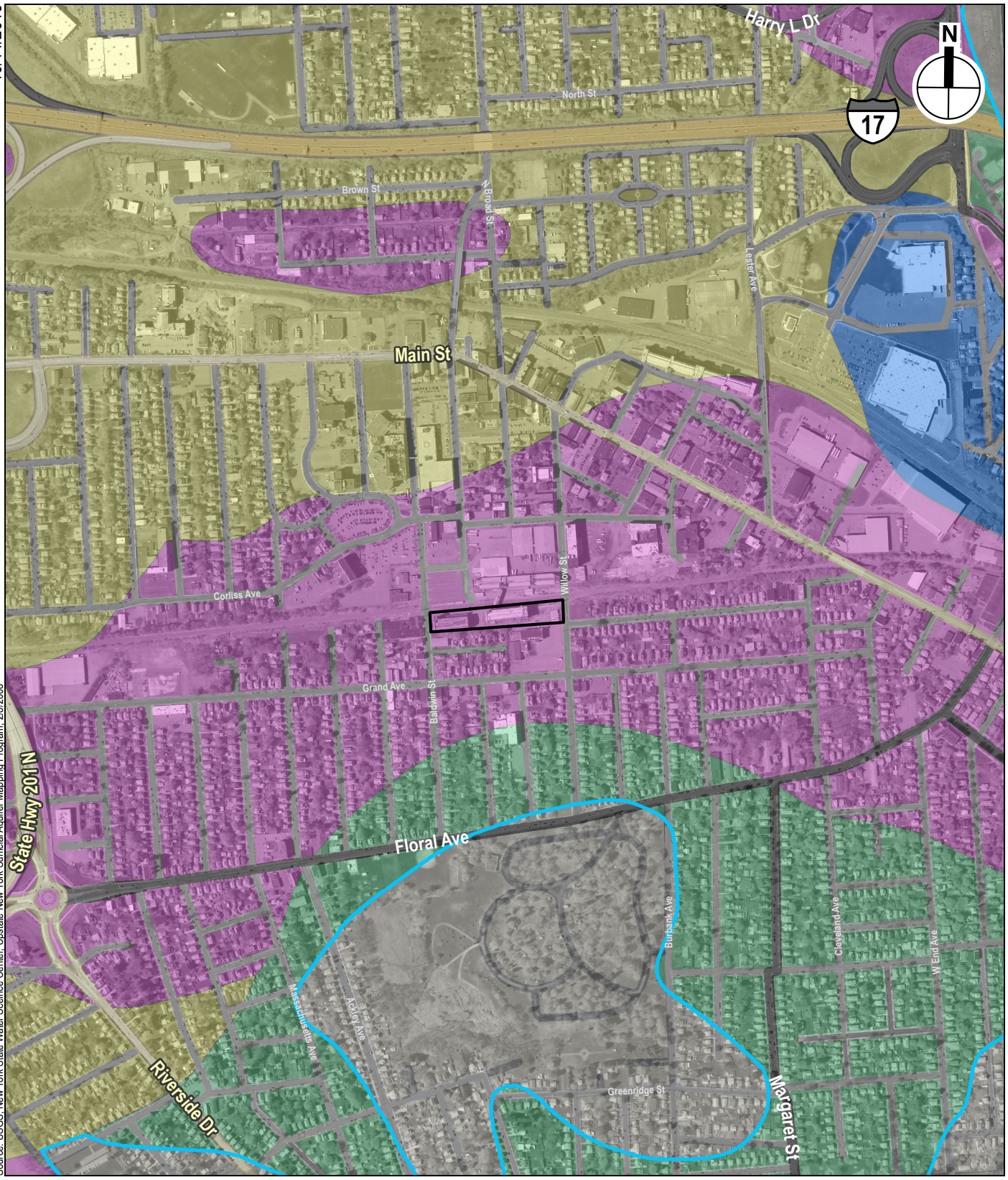
Figure 6



FEMA FIRM

CENTURY SUNRISE – JOHNSON CITY **Figure 7**

10/14/2016



Source: USGS, New York State Water Sceince Center, Upstate New York Surficial Aquifer Mapping Program, 2/8/2008

- Project Site
- Primary Aquifer Boundary
- Kame Sand and Gravel
- Outwash Over Kame Sand and Gravel
- Outwash Over Lacustrine Sand and Clay
- Peat and Muck

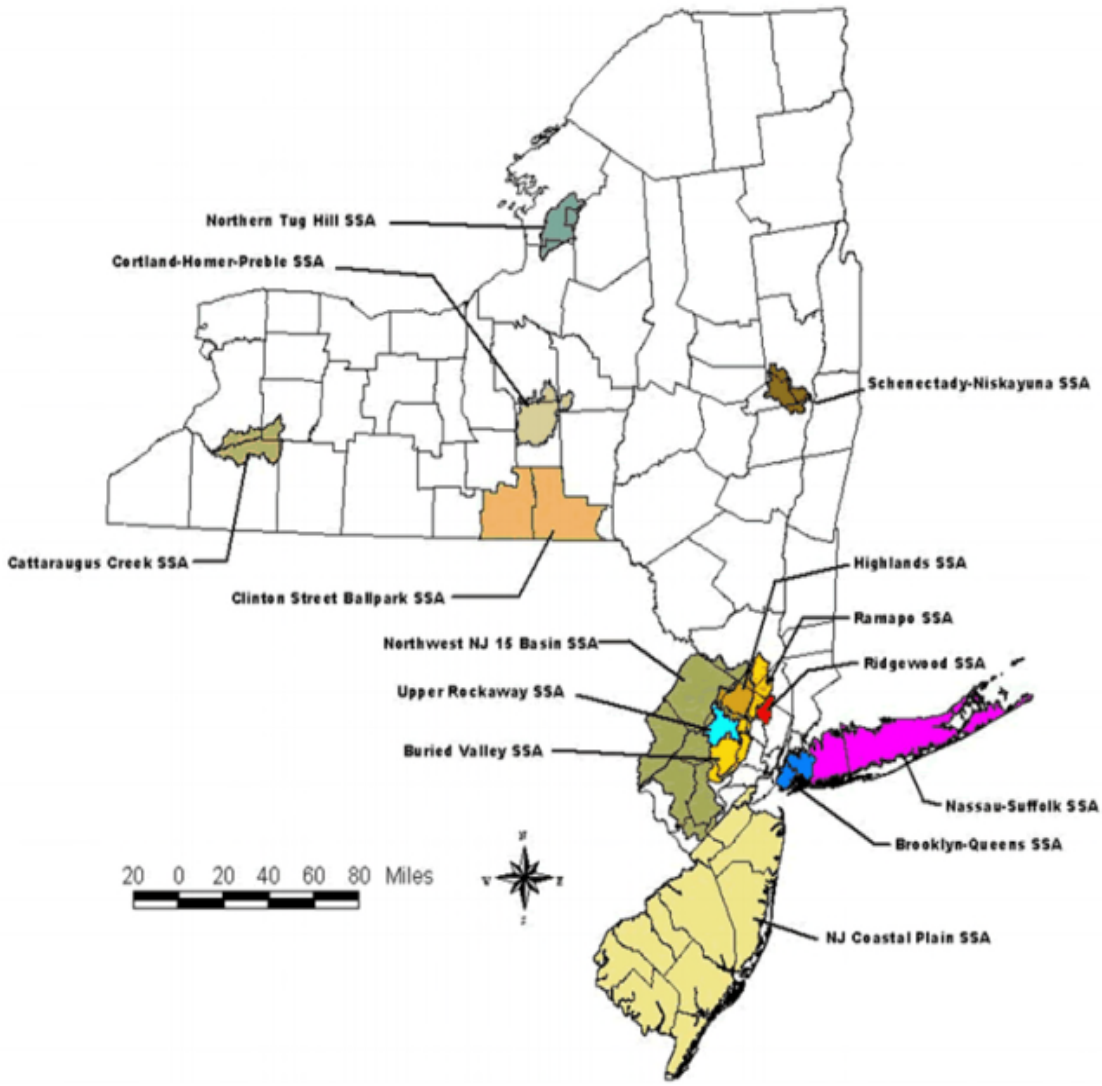
0 1,000 FEET

CENTURY SUNRISE - JOHNSON CITY

Source Water Assessment Program

Figure 8

NYS Sole Source Aquifer Map



Source: http://www.dec.ny.gov/lands/36119.html

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

OCT 31 2016

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.[1] 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.

For more information on diesel emission controls in construction projects, please see:
http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf

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/polwaste/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/
http://www.wateruseitwisely.com/100-ways-to-conserve/index.php

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

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 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: 135-139 Baldwin Street		
Project Location (describe, and attach a general location map): 135-139 Baldwin Street		
Brief Description of Proposed Action (include purpose or need): Conversion of existing vacant buildings (Century Building and Sunrise Building) into multiple dwellings and commercial use. Total number of apartments is 104, distributed as follows: (44) 1-Bedroom, (56) 2-Bedroom, (4) 3-Bedroom. Commercial area is 7,745 square feet, use is to be determined but anticipated to be office or medical office. Current application is to revise previously approved parking arrangement to include railroad property.		
Name of Applicant/Sponsor: Larry Regan, Regan Development	Telephone: (914) 693-6613 E-Mail: larry@regandevelopment.com	
Address: 1055 Saw Mill River Road, Suite 204		
City/PO: Ardsley	State: NY	Zip Code: 10502
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.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
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 1

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, or an adopted municipal farmland protection plan? ☐Yes ☑No

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
If Yes,
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? 3.7 +/- acres
b. Total acreage to be physically disturbed? 3.0 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.7 +/- acres

Includes 2.417 acre parcel to be purchased plus leased acreage from Railroad.

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: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
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: 24 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: _____

f. Does the project include new residential uses? ☑ Yes ☐ No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				104
At completion of all phases				104

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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No
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): _____
_____

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? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

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 18,480(Residential) + 2,500(Commercial)

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 18,480(Residential) + 2,500(Commercial)

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? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

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 (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ 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)? ☐Yes ☑No

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? ☐Yes ☑No

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? ☐Yes ☑No

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? ☐Yes ☐No

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? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 200,000 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? To be determined. ☐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: ""

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:

North: Railroad, Parking lot, proposed Pharmacy School. East: Parking lot. South: Mosque, Houses, Church. West: Commercial.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.31	3.10	+ 0.79
• Forested	N/A	N/A	N/A
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.53	0.70	- 0.83
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	N/A	N/A	N/A
• Non-vegetated (bare rock, earth or fill)	N/A	N/A	N/A
• Other Describe: _____	N/A	N/A	N/A

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 ☐No

☑ 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

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

e. 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 _____
- Wetland No. (if regulated by DEC) _____

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

If Yes:

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

If Yes:

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

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

If Yes:

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 6/28/2016

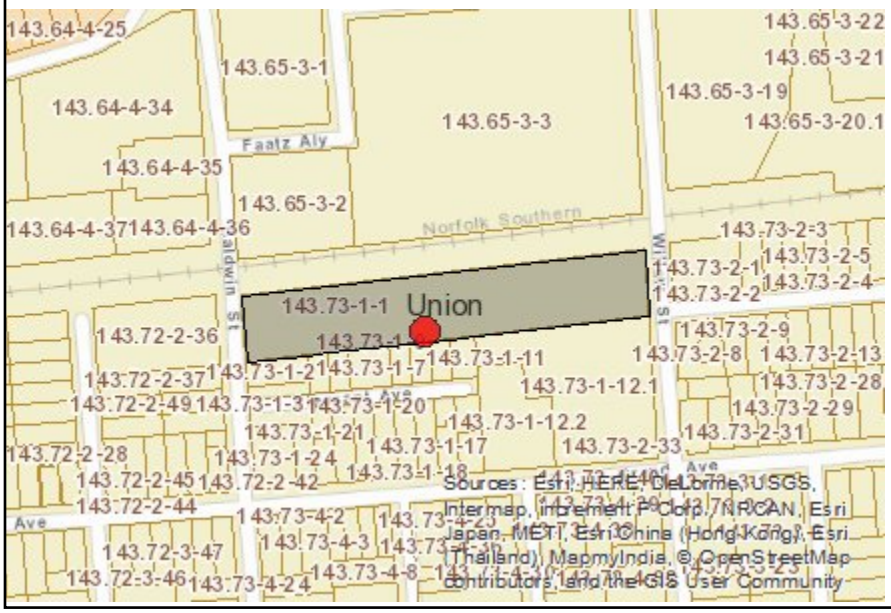
Signature _____ Title Director of Facilities

By Delta Engineering as representative

PRINT FORM

EAF Mapper Summary Report

Thursday, June 23, 2016 2:41 PM



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

E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Clinton Street Ballpark SSA, Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Johnson City Historic District
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

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.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☐	☐

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) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

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) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
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.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
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.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
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.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

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) ☐NO ☑YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑NO ☐YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

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) ☑NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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 (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
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	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

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.) ☑NO ☐YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
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.	E2m	☐	☐
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: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
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.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

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 1. E.1.a, E.1.b, E.3.h.)
If "Yes", answer questions a - g. If "No", go to Section 10.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
If "Yes", answer questions a - e. If "No", go to Section 11.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	E3e	☑	☐
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.	E3f	☑	☐
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: _____	E3g	☑	☐

d. Other impacts: _____		☐	☐
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.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
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.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

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.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

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.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
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.	E3d	☐	☐
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.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
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.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____		☐	☐

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

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.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
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.	E1g, E1h	☐	☐
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.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
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.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts:			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
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%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
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.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

PRINT FULL FORM

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 _____ 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: Gerald E Putman Date: June 28, 2016

Signature of Preparer (if different from Responsible Officer) Marina A Lane 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 1 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

PLANNING DEPARTMENT
VILLAGE OF JOHNSON CITY
MUNICIPAL BUILDING
243 MAIN STREET • JOHNSON CITY, NY 13790
PHONE: (607) 797-9098
FAX: (607) 798-9553
WEBSITE: www.villageofjc.com

June 30, 2016

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

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,

Marina A. Lane

Marina A. Lane
Senior Planner

I, _____, do hereby agree to adhere to
Print Name

all the conditions described in this Letter of Approval.

_____ _____
Signature Date

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

INDEX OF DRAWINGS

GENERAL

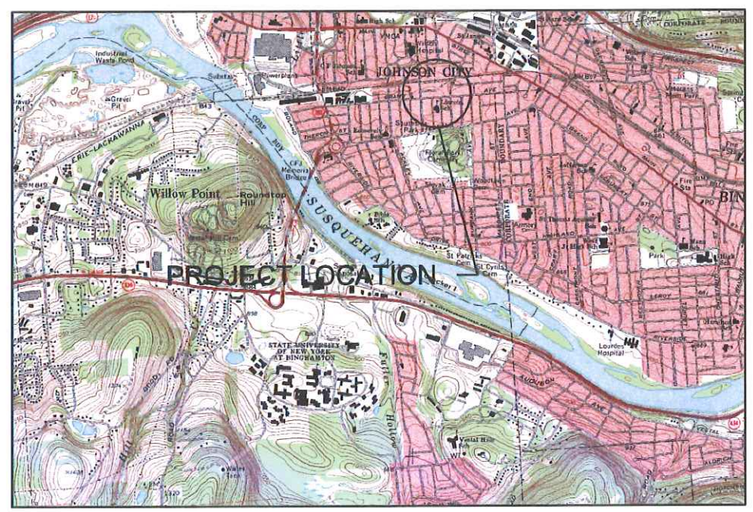
TS TITLE SHEET

CIVIL

C-101 EXISTING SITE PLAN
C-201 SITE PLAN
C-202 SITE GRADING AND UTILITY PLAN
C-301 SITE DETAILS

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

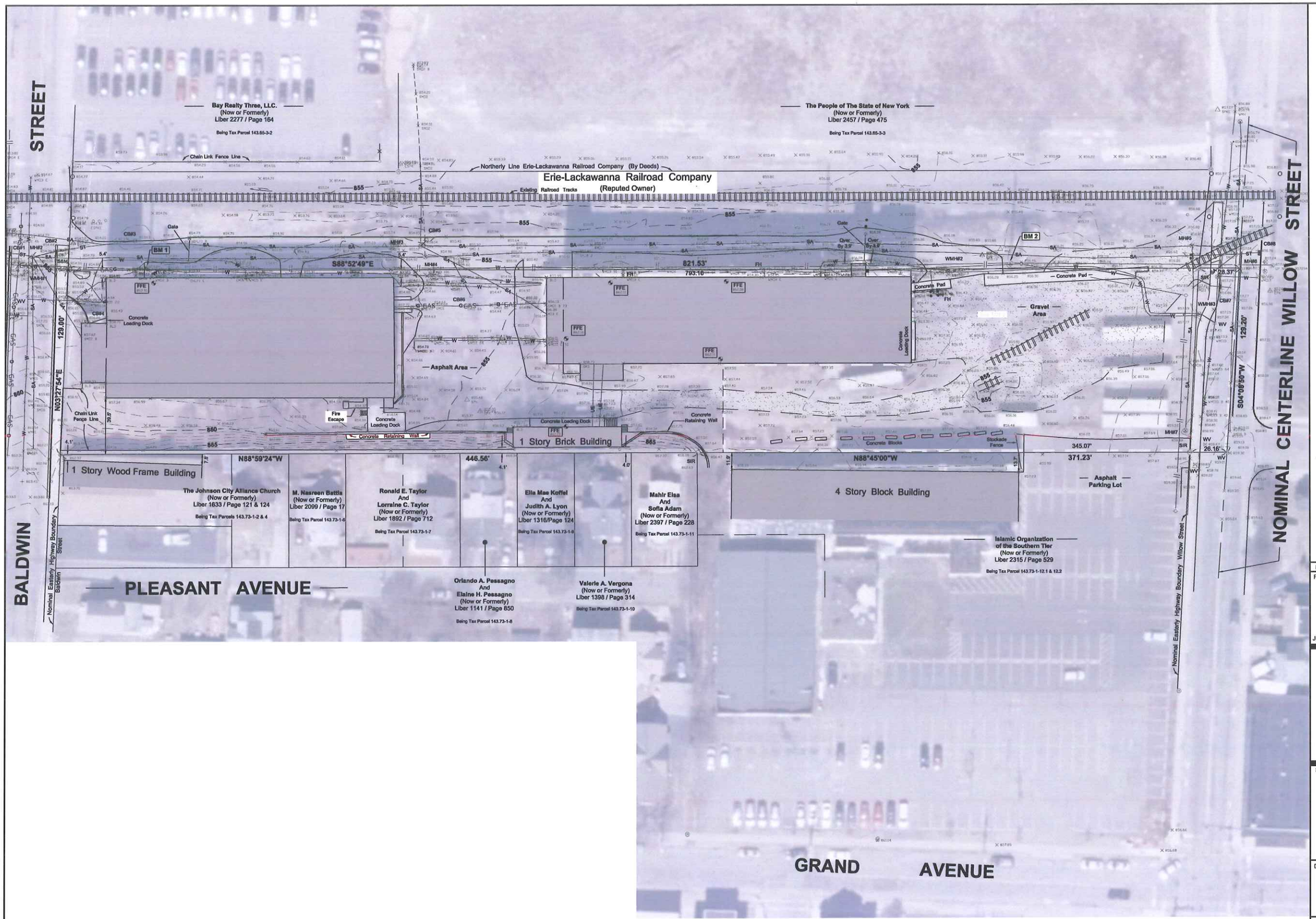


OWNER

AFFORDABLE HOUSING CONCEPTS
15 STEVES LANE
GARDINER, NEW YORK 12525

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J.C. Planning Board

TS



1 / C-101 EXISTING SITE PLAN
SCALE: 1"=30'

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J. C. Planning Board

No.	Revision	Date

Project Name

135-139 BALDWIN STREET
SITE DEVELOPMENT

JOHNSON CITY NEW YORK

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

Seal

Scale
AS SHOWN

Project No.
2015.194.001

UNAUTHORIZED ALTERATION OF THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUBDIVISION 2.

Date
OCTOBER 20, 2015

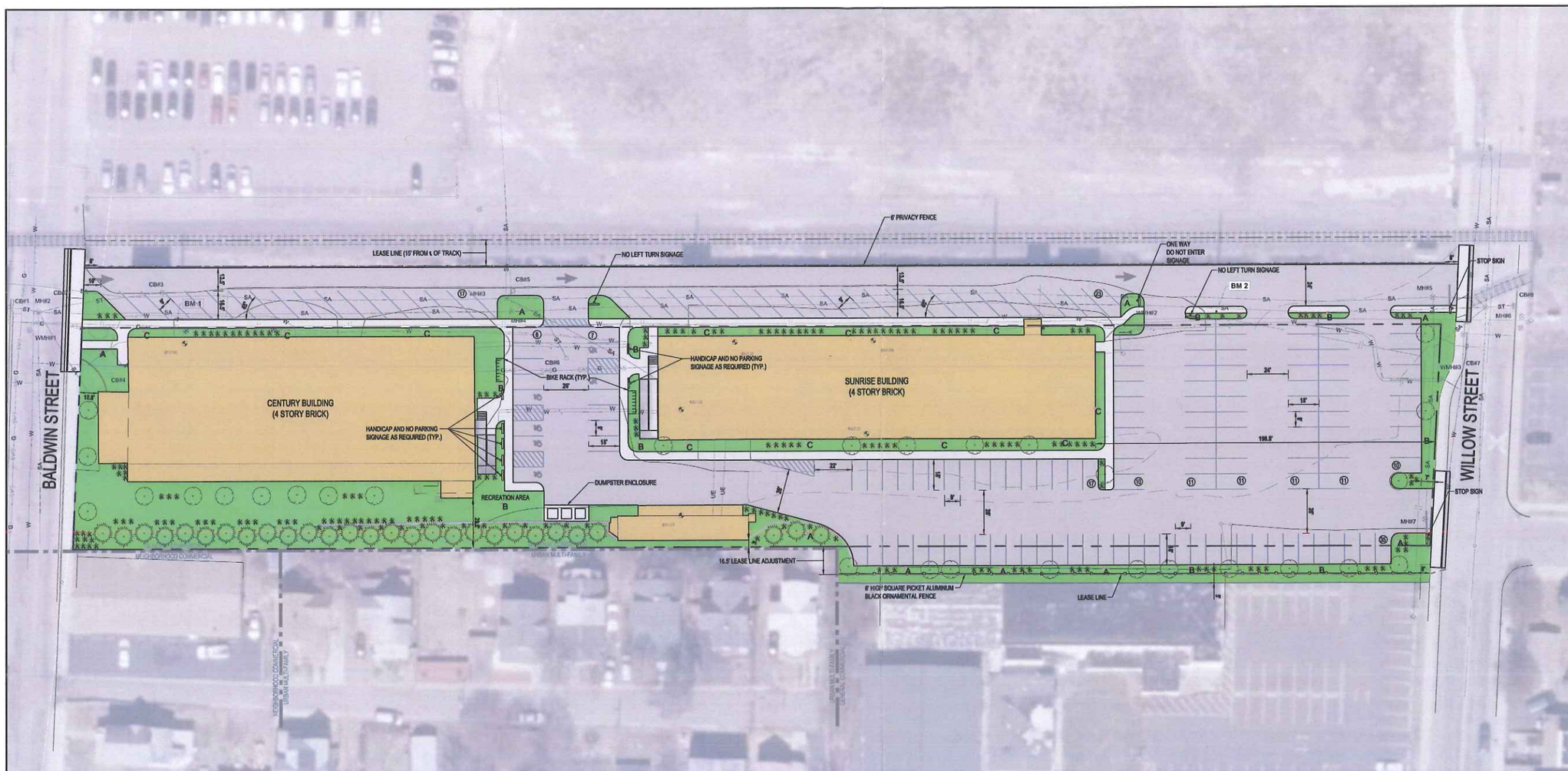
Drawing Title

EXISTING SITE PLAN

Drawing No.

C-101

DEC21'15 AM10:06:17 TOUPI



LEGEND:

BUILDINGS	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT AND WALKS	
LANDSCAPE AND LAWN AREAS	
PROPERTY LINE	
LEASE LINE	
PRIVACY FENCE	
ORNAMENTAL FENCE	
NEW DECIDUOUS TREE	
NEW CONIFEROUS TREE	
NEW SHRUB	
LIGHT FIXTURE	A B C

ZONING SUMMARY:

135-139 BALDWIN STREET — TAX MAP NO. 143.73-1-1
ZONING CLASSIFICATION: GENERAL COMMERCIAL

CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	15,000 SF	105,285 SF
MINIMUM LOT WIDTH:	40'	120'
MINIMUM FRONT SETBACK:	30'	10.8'*
MINIMUM SIDE SETBACKS:		
PRINCIPAL NEXT TO COMMERCIAL:	20'	0'*
PRINCIPAL NEXT TO RESIDENTIAL:	30'	29.2'
ACCESSORY :	10'	4'*
MINIMUM REAR SETBACKS:	NA	NA
MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING):	50'	
MAXIMUM BUILDING HEIGHT (ACCESSORY BUILDING):	20'	
MAXIMUM BUILDING COVERAGE:	40%	33.4%
MULTI-FAMILY DEVELOPMENT REQUIREMENTS:		
PARKING FOR MULTI-FAMILY IN FRONT YARD	NOT PERM.	YES**
PARKING SETBACK FROM PROPERTY LINES	20'	0' AT N AND S** 7' AT EAST** 10' AT WEST**
RECREATION AREA SETBACK FROM PROPERTY LINES	50'	15**
MULTI-FAMILY BUILDING SETBACK FROM PROPERTY LINES	50'	0**
REQUIRED PARKING:		
RESIDENTIAL:		
(44) 1 BEDROOM UNITS x 1.5 SPACES PER DWELLING UNIT	66	
(56) 2 BEDROOM UNITS x 2 SPACES PER DWELLING UNIT	112	
(4) 3 BEDROOM UNITS x 2 SPACES PER DWELLING UNIT	8	
TOTAL RESIDENTIAL:	186	
COMMERCIAL:		
7,745 SF OFFICE/MEDICAL x (5 SPACES PER 1,000 SF)	40	
TOTAL REQUIRED PARKING:	226	
PROVIDED PARKING:		
SPACES ON 135-139 BALDWIN STREET		91
SPACES ON PROPERTY LEASED FROM RAILROAD		45
SPACES ON PROPERTY LEASED FROM IOST		35
ADDITIONAL OFFSITE LEASED SPACES FROM IOST		19
TOTAL PROVIDED PARKING:		190**

*DENOTES EXISTING NON-CONFORMING CONDITION
**DENOTES VARIANCE REQUIRED

LANDSCAPING SUMMARY:

CRITERIA	REQUIRED	PROVIDED
TREES: 1 TREE REQUIRED FOR EVERY 40' OF PROPERTY PERIMETER 1682' PERIMETER/40' = 47 TREES REQUIRED 1 TREE REQUIRED FOR EVERY 20 PARKING SPACES 190 SPACES/20 = 10 TREES REQUIRED TOTAL	57	57
SHRUBS 1 SHRUB REQUIRED FOR EVERY 10' OF PROPERTY PERIMETER 1682' PERIMETER/10' = 168 SHRUBS REQUIRED	168	168
INTERIOR ISLANDS 200 SQUARE FEET/20 SPACES = 10 SF/SPACE. 190 SPACES X10 = 1,900 SQUARE FEET OF INTERIOR ISLANDS REQUIRED	1,900 SF	1,918 SF
RECREATION AREA 400 SQUARE FEET REQUIRED FOR THE FIRST 10 DWELLING UNITS 100 SQUARE FEET FOR EACH ADDITIONAL 5 DWELLING UNITS 104 DWELLING UNITS = 400 + [(94/5)*100] = 2,300 SF	2,300 SF	1,503 SF INTERIOR 1,100 SF EXTERIOR 2,603 SF TOTAL

SITE LIGHTING SUMMARY:

LABEL	FIXTURE TYPE	MOUNT TYPE	HEIGHT	LAMP
A	1	POST	15'	LED
B	2	POST	20'	LED
C	2	WALL	15'	LED

1 / C-201 SITE PLAN
SCALE: 1"=30'

NORTH

60' 30' 0' 30' 60'
GRAPHIC SCALE: 1"=30'

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J.C. Planning Board

No.	Revision	Date
1.	ADDED BIKE RACKS & CLARIFICATIONS	12/18/15

Project Name

135-139 BALDWIN STREET SITE DEVELOPMENT

JOHNSON CITY — NEW YORK

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

Seal

Scale: AS SHOWN
Project No. 2015.194.001

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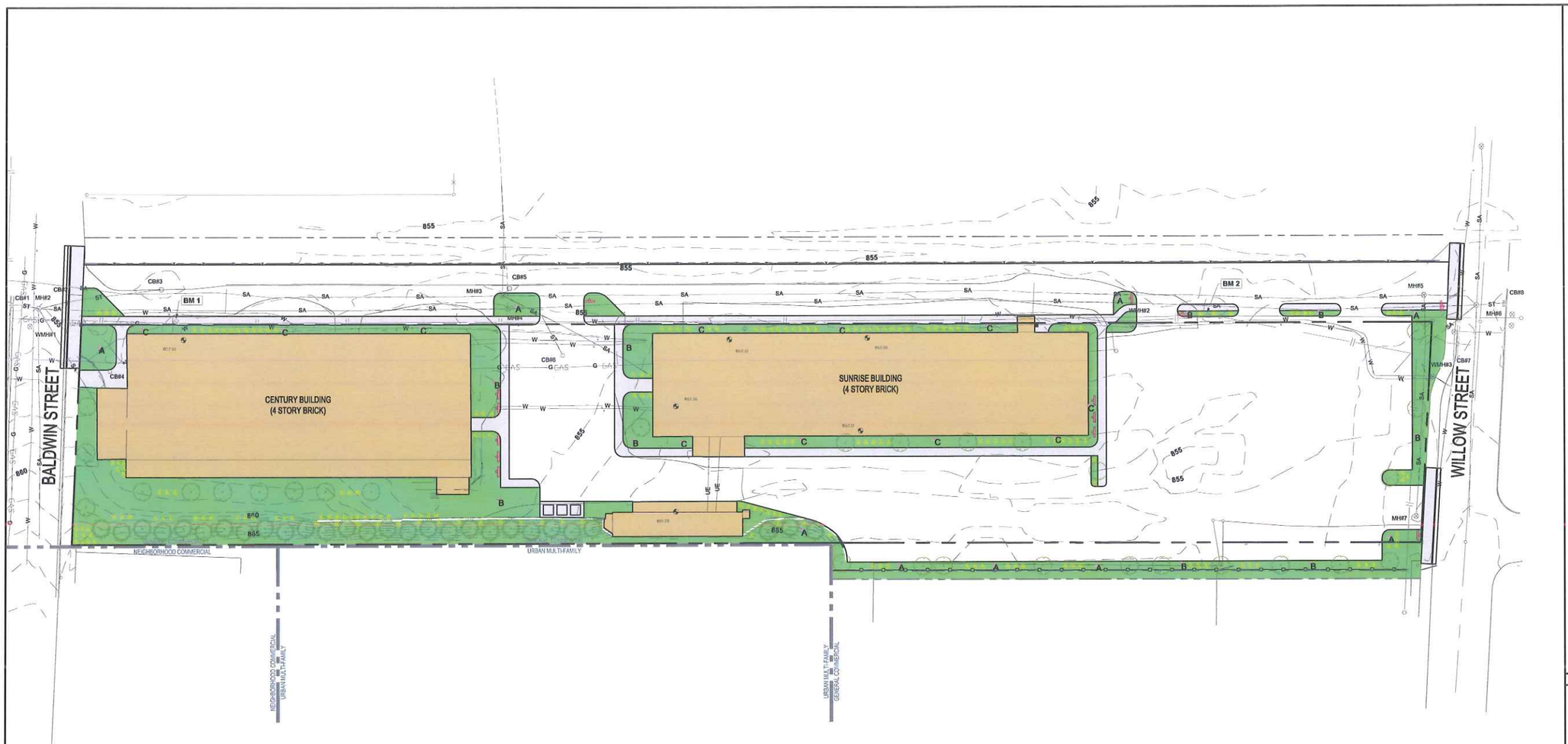
Date: NOVEMBER 12, 2015

Drawing Title: SITE PLAN

Drawing No. C-201



1 / C-202 SITE GRADING AND UTILITY PLAN
SCALE: 1"=30'

NORTH

60' 30' 0' 30' 60'
GRAPHIC SCALE: 1"=30'

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J.C. Planning Board

No.	Revision	Date

Project Name

135-139 BALDWIN STREET
SITE DEVELOPMENT

JOHNSON CITY NEW YORK

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
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Seal

Scale
AS SHOWN

Project No.
2015.194.001

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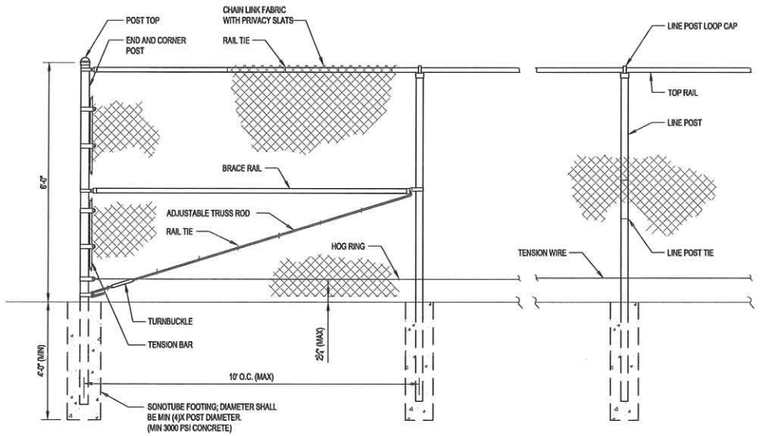
Date
OCTOBER 20, 2015

Drawing Title

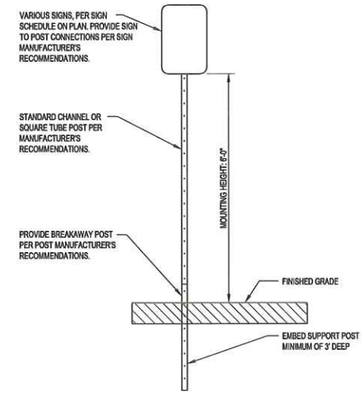
SITE GRADING AND
UTILITY PLAN

Drawing No.

C-202



1 C-301 CHAIN LINK PRIVACY FENCE
SCALE: NONE



2 C-301 SIGN INSTALLATION
SCALE: NONE

3 C-301 NO PARKING SIGN
SCALE: NONE

4 C-301 HANDICAP PARKING SIGN
SCALE: NONE

5 C-301 TYPE 1 LIGHT FIXTURE
SCALE: NONE

6 C-301 TYPE 2 LIGHT FIXTURE
SCALE: NONE

SITE PLAN APPROVED
DATE Dec. 22, 2015
BY J.C. Planning Board

No.	Revision	Date

Project Name

135-139 BALDWIN STREET
SITE DEVELOPMENT

JOHNSON CITY NEW YORK

DELTA
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Seal

Scale
AS SHOWN

Project No.
2015.194.001

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Date
OCTOBER 20, 2015

Drawing Title

SITE DETAILS

Drawing No.

C-301

ENGINEERS, ARCHITECTS, & LAND SURVEYORS

860 Hooper Road
Endwell, NY 13760
Tel: 607.231.6600
Fax: 607.231.6650
www.delta-eas.com

AN ISO 9001:2008 CERTIFIED COMPANY

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.

Aaron P. Falkenmeyer, PE
Project Manager

Appendix J – Commitments

COPPOLA ASSOCIATES

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

6 Old North Plank Road • Suite 101 • Newburgh, NY 12550 • TEL: 845-561-3559 • FAX: 845-561-2051

Johnson City Central School District
666 Reynolds Road
Johnson City, NY 13790
www.jcschools.com

Educational Excellence for a Changing Tomorrow

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

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

NYSEG

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

COPPOLA ASSOCIATES

July 7, 2016

REGISTERED ARCHITECT
ANTHONY J. COPPOLA
018849
STATE OF NEW YORK

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

6 Old North Plank Road • Suite 101 • Newburgh, NY 12550 • TEL: 845-561-3559 • FAX: 845-561-2051

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.

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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

Governor's Office of Storm Recovery

Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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,

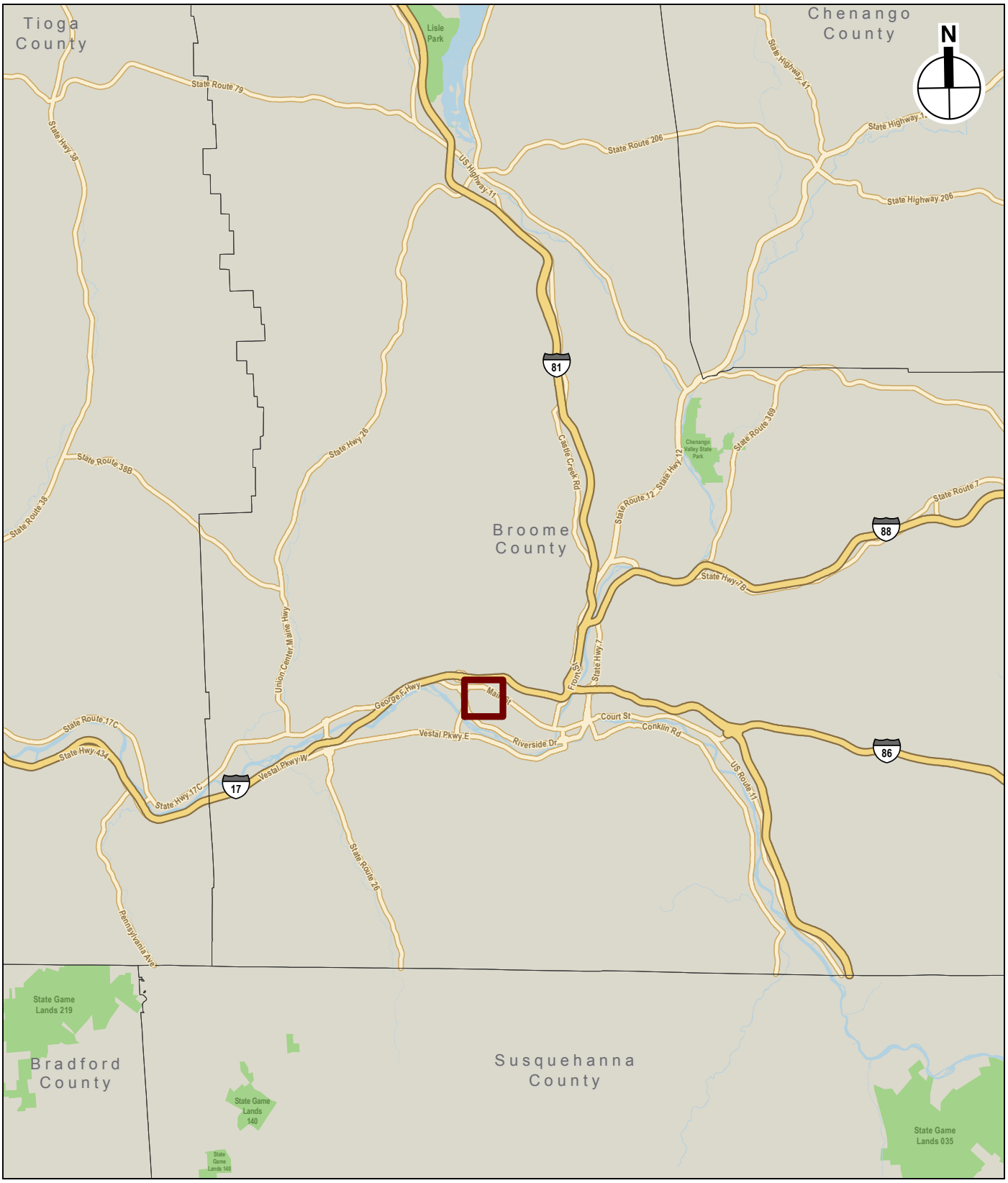
Lori A. Shirley
Deputy Director, Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

Enclosures:

Attachment 1: Project Location Map

Attachment 2: Project Site Map

6/7/2016



Project Location

0 10 Miles

Project Location Map

CENTURY SUNRISE - JOHNSON CITY

Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

Project Site

CENTURY SUNRISE - JOHNSON CITY

Figure 2

Governor's Office of Storm Recovery

Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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

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6/7/2016

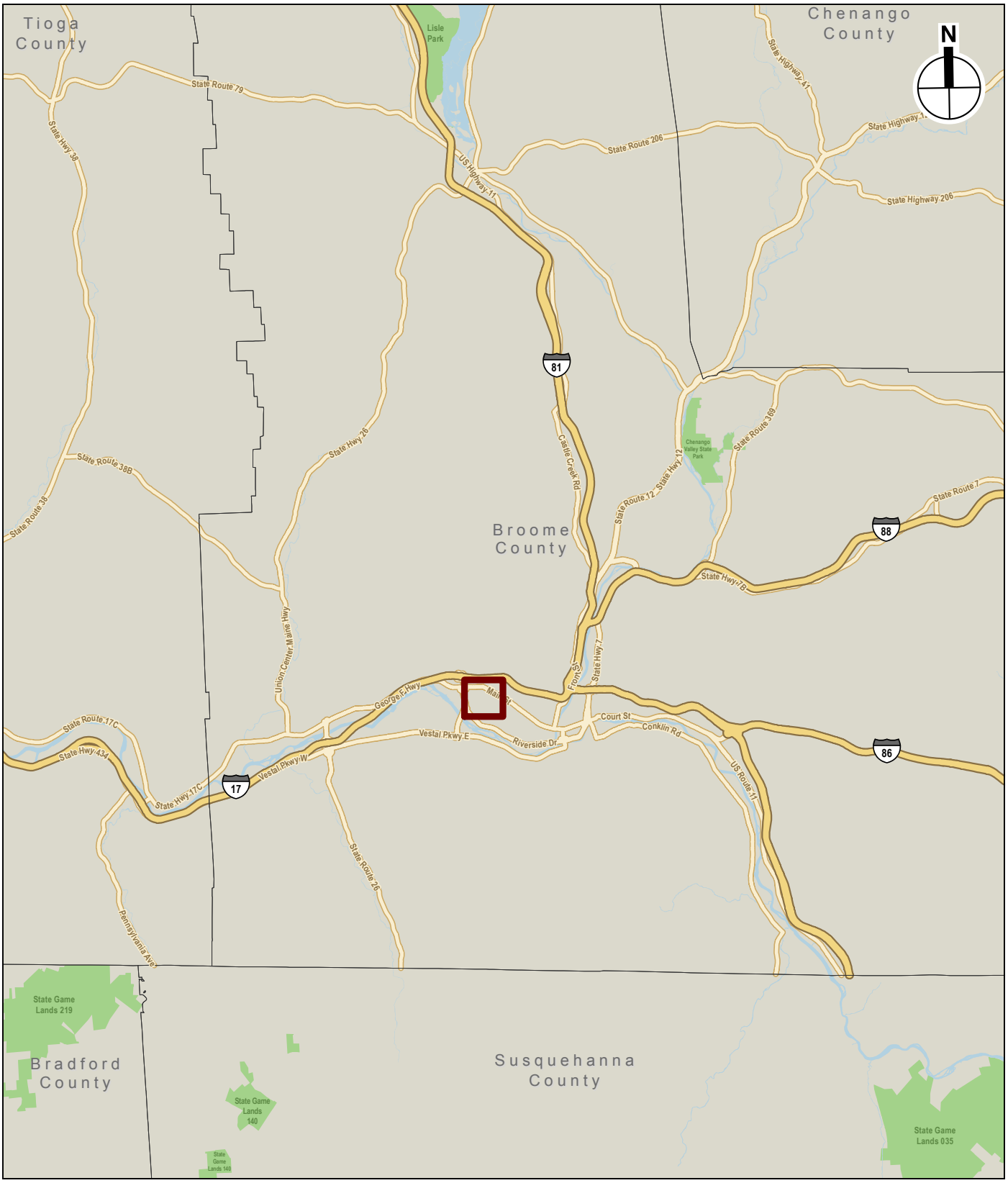

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Figure 1

6/7/2016

Source: USGS Aerials

Project Site

0 1,000 FEET

Project Site

CENTURY SUNRISE - JOHNSON CITY

Figure 2

Governor's Office of Storm Recovery

Andrew M. Cuomo
Governor

Lisa Bova-Hiatt
Executive Director

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

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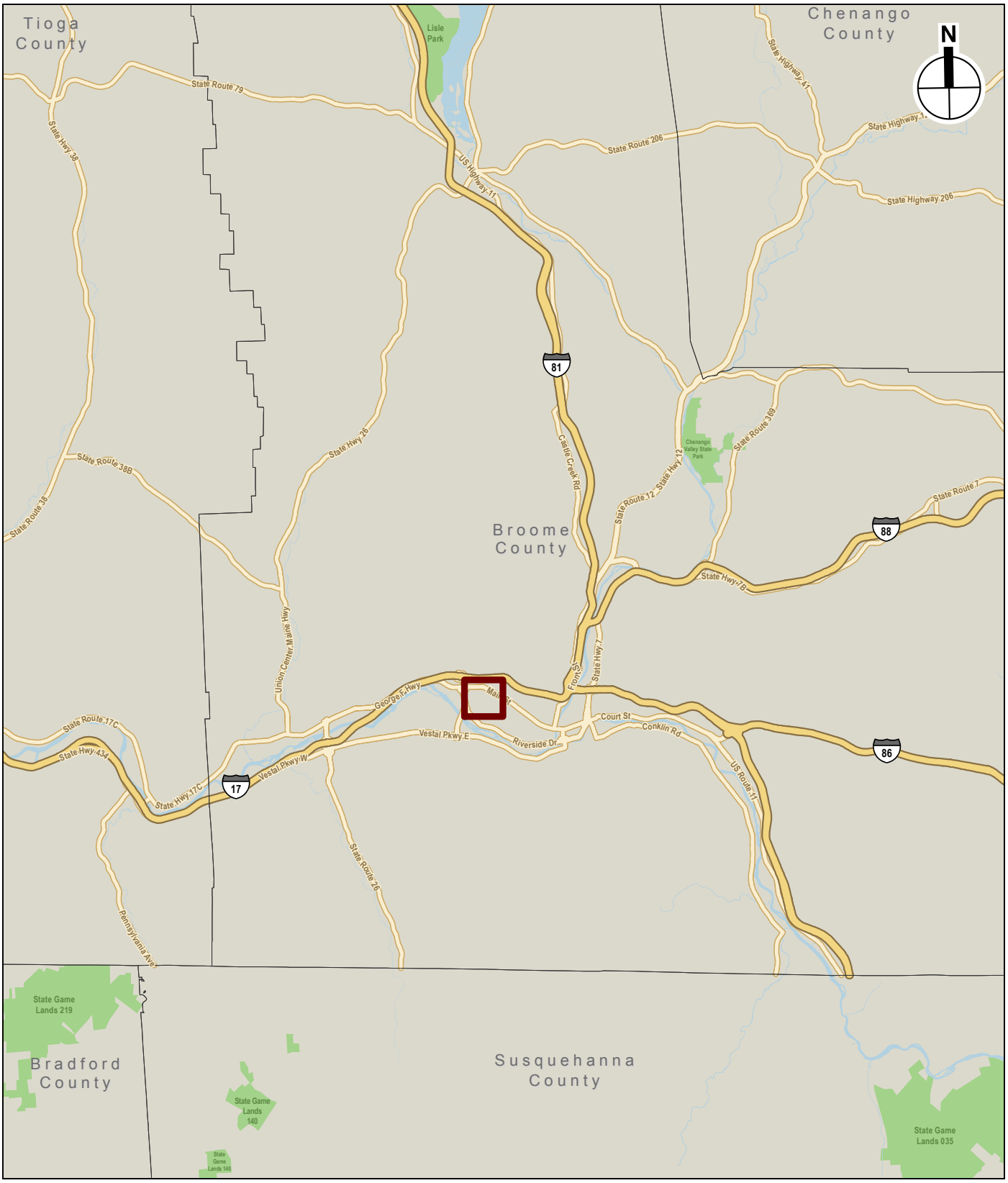

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