

Appendix A

Site Profile Sheets

**Broome County BOA
Descriptive Site Profile**

Summary of Site Information				Map ID= A1	
Site Address:	76 Arch Street				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Danny R. Planavsky				
Tax Map Parcel No.:	143.65-1-2	Acreage:	0.11 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 12		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> <u>X</u> <u>NYS Empire Zone</u>		<input type="checkbox"/> <u>Urban Renewal Area</u>		
	<input type="checkbox"/> <u>Fed. Enterprise Business Zone</u>		<input type="checkbox"/> <u>Historic District</u>		
	<input type="checkbox"/> <u>Business Improvement District</u>		<input type="checkbox"/> <u>Archeologically Significant</u>		
	<input type="checkbox"/> <u>Special Assessment District</u>		<input type="checkbox"/> <u>NYS Environmental Zone</u>		
	<input type="checkbox"/> <u>Other:</u>				

Property Access:			
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±
		Adjacent to Rail Service:	No
Airport:	Greater Binghamton Airport	Miles to Airport:	6.6±

Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	5328	3	1965	Wooden	Poor

Utilities			
Service to site:	<input checked="" type="checkbox"/> <u>X</u> <u>Gas</u>	<input checked="" type="checkbox"/> <u>X</u> <u>Electric</u>	
Water Supply/Wells:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u>	<input type="checkbox"/> <u>Private</u>	
Sanitary Sewer:	<input checked="" type="checkbox"/> <u>X</u> <u>Public</u>	<input type="checkbox"/> <u>Private</u>	<input type="checkbox"/> <u>N/A</u>
Septic System	<input type="checkbox"/> <u>Public</u>	<input type="checkbox"/> <u>Private</u>	<input checked="" type="checkbox"/> <u>X</u> <u>N/A</u>

Natural and Cultural Resources:


No natural or cultural resources were identified for this parcel.



Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property currently appears to be vacant and run down and most recently used for residential purposes.	
Adjacent Land Use	
North:	Hospital parking garage South: Vacant Masonry Building (80 Arch st)
East:	Residential West:
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	Flat, gently sloping to south
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes <u>X</u> No
<i>Storage Tanks (underground or above ground)</i>	__ Yes <u>X</u> No
<i>Drums</i>	__ Yes <u>X</u> No
<i>Pits, Ponds, or Lagoons</i>	__ Yes <u>X</u> No
<i>Evidence of Filling</i>	__ Yes <u>X</u> No
<i>Evidence of Solid Waste Disposal</i>	__ Yes <u>X</u> No
<i>Stained Soils</i>	__ Yes <u>X</u> No
<i>Stressed Vegetation</i>	__ Yes <u>X</u> No
<i>Noxious Odors</i>	__ Yes <u>X</u> No
<i>PCB Sources</i>	__ Yes <u>X</u> No
<i>Drains or Sumps</i>	__ Yes <u>X</u> No
<i>Evidence of wastewater discharges</i>	__ Yes <u>X</u> No
<i>Suspect Lead Based Paint:</i>	<u>X</u> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories searched from 1980 to 1930 revealed that this property was listed as having multiple private owners and there was no indication of any other usage than residential.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	
Summary of Environmental Concerns	
There were no documented concerns identified in the database report, and historic research indicated only usage for residential purposes. This type of use would not indicate the likelihood of environmental contamination at the site, however further investigation would need to be performed to rule it out.	

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 80 Arch Street					Map ID= A2
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Kradro Realty Corp				
Tax Map Parcel No.:	143.65-3-1	Acreage:	1.2 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> <u>NYS Empire Zone</u>		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		3		Masonry	Good
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel, however the architecture and stone facade of this building may be of some historical significance.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile



	Date: 12/5/2007
Current Use of Property	
The property is currently vacant. Historic research indicates that it had previously been occupied by Lescron Enterprises Inc, and Felters Co. It is located between an abandoned warehouse district, and many of the healthcare buildings associated with Wilson Hospital	
Adjacent Land Use	
North: Residential, parking and healthcare facilities.	South: Parking facilities for the hospital.
East: Vacant portion of the lot at 96 Corliss.	West: Parking facilities for the hospital.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<u>X</u> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<u>X</u> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories revealed that this site has had two listed tenants, Lescron Enterprises Inc, and the Felters Co. Lescron is believed to have been a book company, and Felters Co. is listed as having been a textile company.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA
Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= A3
Site Address:	96 Corliss Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Eagle Properties Corp				
Tax Map Parcel No.:	143.65-3-3	Acreage:	5.56 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	12660	4	1940	Brick	Poor
2	Unknown	1	Unknown	Corrugated Metal	Good
1	Unknown	2	Unknown	Corrugated Metal	Average
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile


	Date: 12/5/2007
Current Use of Property	
The property currently has several uses. The large brick warehouse building as well as the adjacent metal building appear to be used as a transfer station for recyclable materials by Empire Recycling. The two newer metal buildings on the north side of the site are home to Indian Valley Industries and appear to be a more economically viable business than the other tenants on the property. Several tractor trailers are stored in a vacant area in the northwest corner.	
Adjacent Land Use	
North: Corliss Ave, Residential	South: Railroad tracks, warehouse buildings.
East: Employee parking for Wilson Hospital.	West: Warehouse and industrial areas.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA
Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= A4
Site Address:	42 Willow Street				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Current Owner Name:	Goodwill Theater Inc				
Tax Map Parcel No.:	143.65-1-33	Acreage:	0.18 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
	Adjacent to Rail Service:		No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		2		Brick	
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The sign outside the building lists it as The Firehouse Stage, a theater. The architecture of the building shows that it was once used as a fire station. City directories indicate other uses as a municipal building, and occupancy by the police department and the Grand View Hotel.	
Adjacent Land Use	
North: Commercial.	South: The Firehouse Stage.
East: A Park.	West: Residential.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City Directories for this property did not provide listings for this specific address. It is believed that this parcel was also used by the police and/or fire departments for municipal use, like the adjacent building.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= A5
Site Address:	48 Willow Street				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Current Owner Name:	Village of Johnson City				
Tax Map Parcel No.:	143.65-1-34	Acreage:	0.26 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
	Adjacent to Rail Service: No				
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		3		Masonry	Good
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
This building currently houses the Firehouse Stage, which hosts artistic performances and can be considered a cultural resource. No natural resources were observed on the site.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The property did not have any signs indicating is use. It does appear to be occupied but the usage does not appear to be industrial or manufacturing. It is next door to the Goodwill Theater at 42 Willow St.	
Adjacent Land Use	
North:	Commercial, Residential. South: Indian Valley Industries.
East:	A small park. West: Residential.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories for this site have past uses listed as the police department, a municipal building, and the Grand View Hotel.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the study area, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

There were no documented concerns identified in the database report, and historic research indicated did not indicate industrial use. It is believed that this property was used by the police and fire departments. This type of use would most likely include the presence of fuel tanks (for equipment), and while no spill reports exist, the past/present existence of tanks cannot be completely ruled out without further investigation, which is needed to determine the likelihood of contamination on the site.

**Broome County BOA
Descriptive Site Profile**

Summary of Site Information					
					Map ID= A6
Site Address:	135-139 Baldwin Street				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Brian C. Phillips				
Tax Map Parcel No.:	143.32-3-21	Acreage:	2.4 Acres		
Zoning District:	R6				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
	Adjacent to Rail Service: Yes				
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	56134	5	1940	Brick	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile

	Date: 12/5/2007
Current Use of Property	
The property appears to be vacant currently. It is also currently for sale. It is located in an industrial area, and past usages have included a railroad depot (including fuel supply for the trains), building supply, and a book company.	
Adjacent Land Use	
North: RR tracks, vacant warehouse buildings.	South: Vacant buildings at 147 Grand Ave.
East: Vacant lot, residential	West: Commercial/Industrial.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Storage Tanks (underground or above ground)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Drums</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Pits, Ponds, or Lagoons</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Evidence of Filling</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Evidence of Solid Waste Disposal</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Stained Soils</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Stressed Vegetation</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Noxious Odors</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>PCB Sources</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Drains or Sumps</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Evidence of wastewater discharges</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories from 1980-1930 did not identify the address of 137-139 Baldwin Street. Based on street locations in the directories, it appears the property identified as 91 Baldwin street may correspond to the same site. This was listed with usages including a railroad depot, Austin HR Lumber, a fuel and supply area for the railroad, Upstate Builder Supply, and Lescron Books.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA
Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

**Broome County BOA
Descriptive Site Profile**

Summary of Site Information						
Site Address:	147 Grand Avenue				Map ID= A7	
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	Battla Nasreen N					
Tax Map Parcel No.:	143.73-1-12.1	Acreage:	1.5 Acres			
Zoning District:	IN					
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area			
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District			
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant			
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone			
	<input type="checkbox"/> Other:					

Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		4		Concrete	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		

Natural and Cultural Resources:

No natural or cultural resources were identified for this parcel.

Site Photograph:

<p>Note: Property includes the light colored concrete building as well as the parking area.</p>	
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Broome County BOA Descriptive Site Profile


	Date: 12/5/2007
Current Use of Property	
The site is currently vacant and used to store tractor trailers, miscellaneous junk and autos. There is a building at the north (rear) end of the property which is in poor condition and appears to be vacant. Historic information on the property shows that it was used as a candy manufacturer for over 40 years.	
Adjacent Land Use	
North: Vacant Warehouse building at 137-139 Baldwin	South: Grand Avenue, Auto Repair Shop.
East: Residential.	West: Islamic Temple, Residential.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information from 1930-1980 indicated that this site was occupied by the Fair Play Caramel Candy manufacturing company.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Given the past usage, as well as its presence in a historically industrial area, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 48 Corliss Avenue					Map ID= A8
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Danny R. Planavsky				
Tax Map Parcel No.:	143.65-3-19	Acreage:	2.02 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 8		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	Unknown		1	Unknown Brick	Average
1	Unknown		6	Unknown Brick	Avg/Poor
1	4526		1	1970 Blue concrete	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

**Broome County BOA
Descriptive Site Profile**

Date: 12/5/2007	
Current Use of Property	
TK Lawn and Hardware, and TK Storage occupy the property currently. Information from a previous Phase I ESA indicates that a photographic film producer was the past use.	
Adjacent Land Use	
North: Residences, fire station, restaur:	South: Residences, railroad corridor, parking lot
East: Vacant building, parking area	West: Indian Valley Industries
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes __ No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A9
Site Address:	42-44 Corliss Avenue					
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:	42 Corliss- Azimi Mehdi 44 Corliss- Xtream Sports LLC					
Tax Map Parcel No.:	42 Corliss- 143.65-3-22	44 Corliss- 143.65-	Acreage: 42 Corliss= 0. Acres			
Zoning District:	IN		44 Corliss= 1. Acres			
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes (44 Corl) <input type="checkbox"/> No		Number of years outstanding: 1			
Zoning:						
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area			
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District			
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant			
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone			
	<input type="checkbox"/> Other:					
Property Access:						
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±			
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:	No			
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
2	31,000	1.5	1945	concrete/metal		
Utilities						
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric			
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private			
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A			
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A			
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						

Broome County BOA Descriptive Site Profile


Date: 12/5/2007	
Current Use of Property	
The property is currently occupied by a vacant warehouse type building as well as some parking areas. This area was once part of a large industrial area occupied by Endicott Johnson. The building is connected to the vacant building at 46 Corliss Ave.	
Adjacent Land Use	
North: Residential	South: 46 Corliss building (adjacent)
East: Industrial (25 Ozalid)	West: Industrial (48 Corliss)
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes __ No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. A Phase I investigation has been performed in the past. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.

Broome County BOA Descriptive Site Profile

Summary of Site Information					
Site Address: 46 Corliss Avenue					Map ID= A10
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Azimi Abbas Ali				
Tax Map Parcel No.:	143.65-3-20.1	Acreage:	2.02 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 5		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
	1	Unknown	3	Unknown Masonry	
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					

Broome County BOA Descriptive Site Profile



	Date: 12/5/2007
Current Use of Property	
The property is currently vacant. A sign on the building indicates that it was used for a skate/BMX bike park after the industry left.	
Adjacent Land Use	
North: 46 Corliss Ave (vacant buildings)	South: Railroad tracks, residential.
East: Industrial use at 25 Ozalid Dr.	West: Parking area, 48 Corliss ave.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes __ No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA
Descriptive Site Profile

Summary of Environmental Concerns

While there were no reports associated with this property in the database report, historically the property was used for industrial purposes. Adjacent properties with similar uses have documented spill reports, and based off of the status of adjacent properties as well as known industrial use, the potential for soil/groundwater contamination at this site does exist.


Broome County BOA Descriptive Site Profile

Summary of Site Information						Map ID= A11
Site Address:		25 Ozalid Drive/18 Park St				
Town/City/Village:		Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:		Prisms LLC				
Tax Map Parcel No.:		2-47.2	Acres:		1.85 Acres	
Zoning District:		CG				
Back Taxes Owed:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:						
Zone/District Status:		<input checked="" type="checkbox"/> <u>NYS Empire Zone</u>		<input type="checkbox"/> Urban Renewal Area		
		<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
		<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
		<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> <u>NYS Environmental Zone</u>		
		<input type="checkbox"/> Other:				
Property Access:						
Closest Highway:		State Highway 17	Miles to Highway:		0.25 mi ±	
Closest Interstate:		I-81	Miles to Interstate:		2 mi ±	
		Adjacent to Rail Service:		Yes		
Airport:		Greater Binghamton Airport.	Miles to Airport:		6.6±	
Buildings						
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:	
1	Unknown	4	Unknown	Concrete Warehouse	Average	
3	Unknown	2	Unknown	Concrete block	Poor	
Utilities						
Service to site:		<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System		<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:						
No natural or cultural resources were identified for this parcel.						
Site Photograph:						
						

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property did not have any signs indicating its use. It is known that this parcel was once occupied by a coated paper company. Currently it appears to be vacant. It contains one large building and a smaller guard house/kiosk type building, as well as several outbuildings south of the main industrial building. The outbuildings are in poor condition.	
Adjacent Land Use	
North: Residential	South: Railroad Tracks
East: Parking and Residential	West: Corliss Avenue industrial properties
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City Directories for this property did not provide listings for this specific address. The general area to the west was occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
This property has several listings in the database report, including leaking underground storage tanks, and spill reports pertaining to those tanks. Additionally a mercury spill was reported within the building during a previous asbestos inspection after the building was abandoned. Waste Oil and mixed unknown chemicals were also reported in a separate spill report. Due to the industrial history as well as the history of chemical releases, the potential for soil/groundwater contamination exists on this site.	
Summary of Environmental Concerns	
This property has several listings in the database report which indicates existing contamination. Due to the spill reports, as well as a known industrial history on the Property, the potential for soil/groundwater contamination exists on this site.	

**Broome County BOA
Descriptive Site Profile**

Summary of Site Information					
					Map ID= B1
Site Address:	19 Avenue B				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Lee L. Sharp				
Tax Map Parcel No.:	04-0004-017	Acreage:	0.95 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	40428	3	1960	Brick	Average
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
					


Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is current vacant. A sign on the building states "Volunteers of America Thrift Shop"	
Adjacent Land Use	
North: Retail buildings.	South: Large vacant building (59 Lester)
East: Residential	West: Parking facilities, Johnson City PD.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Comments:</i> No surface water features noted.	
Evidence of hazardous waste treatment, storage, disposal	__ Yes __ No
Storage Tanks (underground or above ground)	__ Yes __ No
Drums	__ Yes __ No
Pits, Ponds, or Lagoons	__ Yes __ No
Evidence of Filling	__ Yes __ No
Evidence of Solid Waste Disposal	__ Yes __ No
Stained Soils	__ Yes __ No
Stressed Vegetation	__ Yes __ No
Noxious Odors	__ Yes __ No
PCB Sources	__ Yes __ No
Drains or Sumps	__ Yes __ No
Evidence of wastewater discharges	__ Yes __ No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes __ No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directories from 1980-1930 revealed that this building had no listed occupants other than Endicott Johnson Safety and Security. Prior to 1963 there was no listing at all, and Endicott Johnson Safety and Security was listed at 17 Avenue B. There could have been some renumbering.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	This site appeared in the database report as a spill report of six drums abandoned on the site. Contents were unknown, and due to a lack of further information, presence of contamination on this site result from the presence of the drums is unknown. Additionally this site is located adjacent to an area once occupied by Endicott Johnson plant.
Summary of Environmental Concerns	
This site is associated with a closed spill report which documented the existence of six abandoned drums on the site. Impacts from these drums are unknown. The structure appears to have been associated with the Endicott Johnson industry historically	

Broome County BOA Descriptive Site Profile

present in that immediate vicinity. There are no known environmental impacts and no investigation or analysis is believed to have been performed.


**Broome County BOA
Descriptive Site Profile**

Summary of Site Information						Map ID= B2	
Site Address:		59 Lester Avenue					
Town/City/Village:		Village of Johnson City	State:	New York	Zip:	13790	
Publicly Owned:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Current Owner Name:		Danny R. Planavsky					
Tax Map Parcel No.:		143.58.79	Acreage:	4.13 Acres			
Zoning District:		CG					
Back Taxes Owed:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 8			
Zoning:							
Zone/District Status:		<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area			
		<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District			
		<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant			
		<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone			
		<input type="checkbox"/> Other:					
Property Access:							
Closest Highway:		State Highway 17	Miles to Highway:	0.5 mi ±			
Closest Interstate:		I-81	Miles to Interstate:	2 mi ±			
		Adjacent to Rail Service:		Yes			
Airport:		Greater Binghamton Airport.	Miles to Airport:	6.6±			
Buildings							
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:		
1		5		Concrete	Poor		
Utilities							
Service to site:		<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric					
Water Supply/Wells:		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private					
Sanitary Sewer:		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A					
Septic System		<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A					
Natural and Cultural Resources:							
No natural or cultural resources were identified for this parcel.							
Site Photograph:							
							

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is currently occupied by the TK storage facility, and by TK Auto Outlet . Information from a previous Phase I ESA indicates that it was once occupied by Endicott-Johnson.	
Adjacent Land Use	
North: Railroad corridor, former lumber building	South: Residential properties, bar, vacant building
East: Country Valley Industries, Vacant buildings	West: Municipal parking lot, commercial buildings
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	No concerns noted for this property based on the Environmental First Search Database Rej
Summary of Environmental Concerns	
There are no environmental concerns based on the database report, however this structure is located in an area which was once used for industrial purposes.	



**Broome County BOA
Descriptive Site Profile**

Summary of Site Information		Map ID= B3			
Site Address:	30 Avenue C - Rear				
Town/City/Village:	Village of Johnson City	State:	New York Zip:		
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Robert F. Seeley				
Tax Map Parcel No.:	143.57-2-35	Acreage:	0.06 Acres		
Zoning District:	CG				
Back Taxes Owed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: 1		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone <input type="checkbox"/> Urban Renewal Area <input type="checkbox"/> Fed. Enterprise Business Zone <input type="checkbox"/> Historic District <input type="checkbox"/> Business Improvement District <input type="checkbox"/> Archeologically Significant <input type="checkbox"/> Special Assessment District <input type="checkbox"/> NYS Environmental Zone <input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	No		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	Unknown	1	Unknown	Metal shed	Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric				
Water Supply/Wells:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private				
Sanitary Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> N/A				
Septic System	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A				
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
<p>Note: The property is almost entirely taken up by the shed in the foreground of the picture. Neither the parking lot nor the brick building in the background are part of the parcel.</p>					

Broome County BOA Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The property is almost entirely occupied by a small shed adjacent to the building at 19 Avenue B. It does not appear to have a documented use, and is "landlocked" in the sense that it is bounded on all sides by neighboring properties and has no direct street access.	
Adjacent Land Use	
North: Vacant land, also retail and residential uses.	South: Helen Drive, 19 Ave B, warehouse buildings.
East: Vacant brick building at 19 Avenue B.	West: Parking for the Johnson City Justice Building.
Physical Features	
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials
<i>Surficial Geology:</i>	Outwash Sand and Gravel
<i>Geologic/Bedrock:</i>	Cashaqua Shale of the Sonyea Group
<i>Topography:</i>	
<i>Inferred Groundwater Flow Direction:</i>	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes __ No
<i>Storage Tanks (underground or above ground)</i>	__ Yes __ No
<i>Drums</i>	__ Yes __ No
<i>Pits, Ponds, or Lagoons</i>	__ Yes __ No
<i>Evidence of Filling</i>	__ Yes __ No
<i>Evidence of Solid Waste Disposal</i>	__ Yes __ No
<i>Stained Soils</i>	__ Yes __ No
<i>Stressed Vegetation</i>	__ Yes __ No
<i>Noxious Odors</i>	__ Yes __ No
<i>PCB Sources</i>	__ Yes __ No
<i>Drains or Sumps</i>	__ Yes __ No
<i>Evidence of wastewater discharges</i>	__ Yes __ No
<i>Suspect Lead Based Paint:</i>	<input checked="" type="checkbox"/> Yes __ No
<i>Suspect Asbestos Containing Materials:</i>	<input checked="" type="checkbox"/> Yes __ No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
There were no listings available for this parcel, however it is surrounded by other parcels and has no access road.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	No concerns noted for this property based on the Environmental First Search Database Report.
Summary of Environmental Concerns	
There are no environmental concerns based on the database report, however this structure is located in an area which was once used for industrial purposes.	



Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= C1
Site Address:	99 Lester Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Dana A and Laurie L. Ellis				
Tax Map Parcel No.:	143.58-1-1	Acreage:	7.4 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> <u>NYS Empire Zone</u>		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1		1		Corrugated meta	Average
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
					

Broome County BOA Descriptive Site Profile

	Date: 12/5/2007
Current Use of Property	
The property is currently occupied by Hank's Warehouse, and the Nu Lock Towing yard. The main building is only partially occupied by Hank's. Research indicates that it was once a lumber yard, and prior to that was an area once occupied by Endicott Johnson. Currently the remainder of the property contains some junk storage, and there are several large trucks parked on site.	
Adjacent Land Use	
North: Railroad Tracks, warehouse building.	South: Stream, Residential
East: CFJ park	West: Residential
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City directory information did not show listings for this specific property. This area was previously occupied by Endicott Johnson.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the site, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
The former Endicott-Johnson/ Ranger Paracord sites were located off of Lester avenue, portions of which cover this Property. Phase II work has confirmed the presence of contamination on portions of the site. Leaking underground storage tank and spill reports associated with Endicott-Johnson and Ranger Paracord properties	
The sites are enrolled in the Brownfields Cleanup programs, as well as the Voluntary Cleanup Programs.	
Summary of Environmental Concerns	
This site has known contamination based on Phase II work which has previously been performed. It is already enrolled in the Brownfields Cleanup Program as well as the Voluntary Cleanup Program. It is located within an area once occupied by industrial facilities.	



Broome County BOA Descriptive Site Profile

Summary of Site Information					
					Map ID= C2
Site Address:	101-105 Lester Avenue				
Town/City/Village:	Village of Johnson City	State:	New York	Zip:	13790
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	Dana A and Laurie L. Ellis				
Tax Map Parcel No.:	143.57-1-18	Acreage:	2.8 Acres		
Zoning District:	IN				
Back Taxes Owed:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> <u>NYS Empire Zone</u>		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
	Adjacent to Rail Service: Yes				
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
3	20000	1	1980	Metal Warehouse	Good
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
<div style="display: flex; justify-content: space-around; align-items: center;">   </div>					

Broome County BOA Descriptive Site Profile

	Date: 12/5/2007																																													
Current Use of Property																																														
This site currently contains several warehouse buildings. The sign at the entrance to the property lists multiple tenants, including Sears Service Center, Paul DeLima Coffee, Lesco, and AutoPart International. Hank's Warehouse is located on the adjacent 99 Lester Avenue Parcel. This parcel was once part of a larger industrial area occupied by Endicott-Johnson and Ranger Paracord.																																														
Adjacent Land Use																																														
North: Railroad Tracks, warehouse building	South: Stream, Residential																																													
East: Hank's Warehouse, CFJ Park	West: Residential																																													
Physical Features																																														
<i>Soil Information:</i>	Cut and Fill Lands, gravelly and silty materials																																													
<i>Surficial Geology:</i>	Outwash Sand and Gravel																																													
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Site Inspection Notes																																														
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><i>Evidence of hazardous waste treatment, storage, disposal</i></td> <td style="width: 20%; text-align: center;">__ Yes</td> <td style="width: 20%; text-align: center;">__ No</td> </tr> <tr> <td><i>Storage Tanks (underground or above ground)</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Drums</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Pits, Ponds, or Lagoons</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Evidence of Filling</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Evidence of Solid Waste Disposal</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Stained Soils</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Stressed Vegetation</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Noxious Odors</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>PCB Sources</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Drains or Sumps</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Evidence of wastewater discharges</i></td> <td style="text-align: center;">__ Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Suspect Lead Based Paint:</i></td> <td style="text-align: center;"><u>X</u> Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td><i>Suspect Asbestos Containing Materials:</i></td> <td style="text-align: center;"><u>X</u> Yes</td> <td style="text-align: center;">__ No</td> </tr> <tr> <td>Comments:</td> <td colspan="2">Suspect lead based paint and asbestos containing materials based on age of the building.</td> </tr> </table>		<i>Evidence of hazardous waste treatment, storage, disposal</i>	__ Yes	__ No	<i>Storage Tanks (underground or above ground)</i>	__ Yes	__ No	<i>Drums</i>	__ Yes	__ No	<i>Pits, Ponds, or Lagoons</i>	__ Yes	__ No	<i>Evidence of Filling</i>	__ Yes	__ No	<i>Evidence of Solid Waste Disposal</i>	__ Yes	__ No	<i>Stained Soils</i>	__ Yes	__ No	<i>Stressed Vegetation</i>	__ Yes	__ No	<i>Noxious Odors</i>	__ Yes	__ No	<i>PCB Sources</i>	__ Yes	__ No	<i>Drains or Sumps</i>	__ Yes	__ No	<i>Evidence of wastewater discharges</i>	__ Yes	__ No	<i>Suspect Lead Based Paint:</i>	<u>X</u> Yes	__ No	<i>Suspect Asbestos Containing Materials:</i>	<u>X</u> Yes	__ No	Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.	
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Listed Spills (Database Search)																																														
Description:																																														
The former Endicott-Johnson/ Ranger Paracord sites were located off of Lester avenue, portions of which cover this Property. Phase II work has confirmed the presence of contamination on portions of the site. Leaking underground storage tank and spill reports associated with Endicott-Johnson and Ranger Paracord properties. The sites are enrolled in the Brownfields Cleanup programs, as well as the Voluntary Cleanup Programs.																																														
Summary of Environmental Concerns																																														
This site has known contamination based off of Phase II work which has previously been performed. It is already enrolled in the Brownfields Cleanup Program as well as the Voluntary Cleanup Program. It is located within an area once occupied by industrial facilities.																																														

Broome County BOA
Descriptive Site Profile

Summary of Site Information					
					Map ID= D1
Site Address:	2 Brown Street				
Town/City/Village:	City of Binghamton	State:	New York	Zip:	13905
Publicly Owned:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Current Owner Name:	James M Spear				
Tax Map Parcel No.:	04-0002-032	Acreage:	0.9 Acres		
Zoning District:	I-2				
Back Taxes Owed:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Number of years outstanding: n/a		
Zoning:					
Zone/District Status:	<input checked="" type="checkbox"/> NYS Empire Zone		<input type="checkbox"/> Urban Renewal Area		
	<input type="checkbox"/> Fed. Enterprise Business Zone		<input type="checkbox"/> Historic District		
	<input type="checkbox"/> Business Improvement District		<input type="checkbox"/> Archeologically Significant		
	<input type="checkbox"/> Special Assessment District		<input type="checkbox"/> NYS Environmental Zone		
	<input type="checkbox"/> Other:				
Property Access:					
Closest Highway:	State Highway 17	Miles to Highway:	0.25 mi ±		
Closest Interstate:	I-81	Miles to Interstate:	2 mi ±		
		Adjacent to Rail Service:	Yes		
Airport:	Greater Binghamton Airport.	Miles to Airport:	6.6±		
Buildings					
Number:	Square Footage:	Stories:	Year Built:	Construction Type:	Condition:
1	7213	1	1960	Wooden	Average/Poor
Utilities					
Service to site:	<input checked="" type="checkbox"/> Gas		<input checked="" type="checkbox"/> Electric		
Water Supply/Wells:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private		
Sanitary Sewer:	<input checked="" type="checkbox"/> Public		<input type="checkbox"/> Private <input type="checkbox"/> N/A		
Septic System	<input type="checkbox"/> Public		<input type="checkbox"/> Private <input checked="" type="checkbox"/> N/A		
Natural and Cultural Resources:					
No natural or cultural resources were identified for this parcel.					
Site Photograph:					
<div style="display: flex; justify-content: space-around;">   </div>					

Broome County BOA
Descriptive Site Profile

Date: 12/5/2007	
Current Use of Property	
The sign on the building states that it was once a lumber yard. Currently the site houses a large amount of debris and junk, including junk vehicles.	
Adjacent Land Use	
North:	Railroad tracks South: Residential.
East:	Residential. West: Warehouse building.
Physical Features	
Soil Information:	Cut and Fill Lands, gravelly and silty materials
Surficial Geology:	Outwash Sand and Gravel
Geologic/Bedrock:	Cashaqua Shale of the Sonyea Group
Topography:	
Inferred Groundwater Flow Direction:	To the south towards the Susquehanna River
Site Inspection Notes	
Due to lack of access to the property site inspections were performed by viewing the site from adjacent roadways/parking lots. No interior inspections were performed. Recent snowfall prevented ground surfaces from being observed. No surface water features, hazardous substances, petroleum products or storage of hazardous materials was noted.	
Evidence of hazardous waste treatment, storage, disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Storage Tanks (underground or above ground)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pits, Ponds, or Lagoons	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Filling	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of Solid Waste Disposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stained Soils	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stressed Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No
Noxious Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No
PCB Sources	<input type="checkbox"/> Yes <input type="checkbox"/> No
Drains or Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of wastewater discharges	<input type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Lead Based Paint:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Suspect Asbestos Containing Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	Suspect lead based paint and asbestos containing materials based on age of the building.
City Directories	
City Directories were not yet reviewed for this parcel.	
Historical Atlases	
Source:	Combination Atlas Map of Broome County, 1870.
Description:	No coverage for the study area, however areas south and east were already developed.
Listed Spills (Database Search)	
Description:	
No concerns noted for this property based on the Environmental First Search Database Report.	

Broome County BOA Descriptive Site Profile

Summary of Environmental Concerns

While this site was not identified by the database report, the current use of the property contains large amounts of junk, including junk vehicles. While the majority of the site was unable to be observed, it is unknown what chemicals/hazardous materials could be present within the junk piles or within the structures. Given the current use, the potential for environmental contamination does exist, but further research is needed to determine the status of this property.

Appendix B

Financial Pro Formas

**59 Lester Avenue
Option 1: Demolish Existing Structure and Construct New Flex Space
2008 Dollars**

Normalized Year - Pro Forma- Base Revenue Scenario

Factor	Development Costs	Notes
Demolition Cost	\$1,313,000	59 Lester 282,700 SF @ \$5.95= \$1,313,000
Building Construction	\$6,750,000	1.5 story flex office building, 45,000 of floor plate @ \$150/SF = \$6,750,000 Assumes 20% office and 80% flex/RLO with portion 2 story office (18,000 SF office and 36,000 SF flex). Assumes 120 jobs created from new construction
Tenant Finishing	\$300,000	Assumes additional \$20/SF cost for tenant finishing in total office space
Asbestos Removal	\$303,000	Estimated cost to remove asbestos roofing, floor tile, and ceiling insulation from existing buildings at 59 Lester. Other asbestos sources such as wallboard, boilers, etc. are not included.
Site Costs	\$070,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation	\$165,000	Midpoint of \$30,000 & \$300,000
Soft Costs	\$2,688,000	35% of construction, tenant finishing, and site costs Cost/SF = \$272
Total Development Costs	\$12,240,000	
Net Operating Income		
Lease Income (Type Not)	\$675,000	
Flex/RLO	\$386,000	\$118/Year (BRPC, Pyramed Brokerage, 2008)
Office	\$279,000	\$15.50/Year (BRPC, Pyramed Brokerage, 2008)
Loss Vacancy, Collection, Admin, and Overhead Costs	-\$81,000	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$559,000	
Economic Value of Development	\$6,600,000	
(Gap) Economic Value vs. Development Cost	-\$5,640,000	

Means to Address Any Funding Gap

Factor	Potential Gap Funding Sources	Notes
Funding Gap	-\$5,640,000	
Brownfield Grants	\$1,872,000	Includes demolition, asbestos removal, and site remediation 15.3% of Development Costs 33.2% of Gap
Low Interest Financing/ Credit Enhancement	\$1,789,831	Assumes 8% vacancy @ 3% interest rate over 20 years @ 6.6% (after service constant) which reduces cap rate from 9% to 7.6% and generates the additional investment amount 14.6% of Development Costs 31.7% of Gap
Tax Credits (Empire Zone)	\$1,132,470	Assumes net present value at 15% discount rate of a \$1,000 per year/employee tax credit for 5 years (\$8,264 per employee) 8.2% of Development Costs 20.6% of Gap
Potential Funds Available to Address Gap	\$4,794,301	
Potential Remaining Gap to be Funded by Other Grant Sources	-\$845,700	
Required Increase in Lease Rates to Eliminate Need for Additional Grants	10.0%	Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap. Required increase in office lease rates from \$15.50 to \$17.05 Required increase in flex/RLO lease rates from \$11.00 to \$12.10

59 Lester Avenue
 Option 2: Rehab First Floor Flex Space and Morthall Remaining Space
 2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario

Factor	Development Costs	Notes
Rehabilitation Cost	\$4,107,750	Rehab first floor of 59 Lester for flex space for 45,000 SF total @ \$55/SF = \$2,475,000. Minimal upper floor and exterior improvements 217,700.750 = \$1,632,750. Assumes 20% office and 80% flex/RAD use of first floor rehab space (8,000 SF office and 36,000 SF flex/RAD). Assumes 89 jobs created from construction.
Tenant Finishing	\$90,000	Assumes additional \$10/SF cost for tenant finishing in total office space.
Asbestos Removal	\$393,500	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 59 Lester. Other asbestos abatement such as windows, boilers, etc. are not included.
Site Costs	\$570,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation	\$165,000	Midpoint of \$30,000 & \$300,000
Soft Costs	\$1,668,713	35% of construction, tenant finishing, and site costs.
Total Development Costs	\$8,994,963	Costs @ \$155
Net Operating Income		
Lease Income (Triple Net)	\$364,500	\$9/41-year (RRPC, Pyramid Brokerage, 2008)
Flex/RAD	\$286,000	\$8.50/\$31-year (RRPC, Pyramid Brokerage, 2008)
Office	\$76,500	
Lease Vacancy, Collection, Admin, and Overhead Costs	-\$43,740	Assumes 12% deduction for vacancy, collection, admin, and overhead costs.
Net Operating Income	\$320,760	
Economic Value of Development	\$3,364,000	
(Gap) Economic Value vs. Development Cost	-\$3,450,963	NOI/cap rate (9.0%) Value @ -\$379 (Gap) in cap rate for Syracuse, NY RAD (RR Newpoint, 2008) 48.0% of Development Costs

Means to Address Any Funding Gap

Factor	Potential Gap Funding Sources	Notes
Funding Gap	-\$3,450,963	
Brownfield Grants	\$558,500	Includes demolition, asbestos removal, and site remediation 7.9% of Development Costs 16.2% of Gap
Low Interest Financing/ Credit Enhancement	\$560,508	Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.89% and generates the additional investment amount 13.8% of Development Costs 28.1% of Gap
Tax Credits (Empire Zone)	\$689,659	Assumes net present value at 15% (discount rate of a \$3,000 per year/employee tax credit for 5 years (\$6,984 per employee)) 12.7% of Development Costs 25.9% of Gap
Potential Funds Available to Address Gap	\$2,418,667	34.5% of Development Costs 70.3% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	-\$1,010,295	14.5% of Development Costs 29.0% of Gap \$10,263/Employee
Required Increase in Lease Rates to Eliminate Need for Additional Grants	22.43%	Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap. Required increase in office lease rates from \$6.50 to \$10.40 Required increase in flex/RAD lease rates from \$8.00 to \$9.75

42-44 Corliss Avenue
Willow Street Business District
Option 1: Demolish Existing Structure and Construct New Flex/Office Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario

Factor	Development Costs	Notes
Demolition Cost	\$495,000	42-44 Corliss 99,000 SF @ 5/SF= \$495,000
Building Construction	\$3,787,500	1.5 story flex/office building, 25,250 SF floorplate @ \$150= 3,787,500. Assumes floorplate 20% office and 80% flex/R&D with portion 2-story office space (10,100 SF office, 20,200 SF flex/R&D) Assumes 34 jobs created from new construction
Tenant Finishing	\$202,000	Assumes additional \$20/SF cost for tenant finishing in the office space
Asbestos Removal	\$246,000	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 42-44 Corliss; Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$280,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None Anticipated)		
Soft Costs	\$1,494,325	35% of construction, tenant finishing, and site costs
Total Development Costs	\$6,504,825	Cost/sf = \$215
Net Operating Income		
Lease Income (Triple Net)	\$378,750	
Flex/R&D	\$222,200	\$11.00/sf/year (BBPC, Pyramid Brokerage, 2008)
Office	\$156,550	\$15.50/sf/year (BBPC, Pyramid Brokerage, 2008)
Less Vacancy, Collections, Admin, and Overhead Costs	-\$45,450	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$333,300	
Economic Value of Development	\$3,703,333	NOI/cap rate (8.0%) Value/sf = \$122 Going-in cap rate for Syracuse, NY R&D (IRR Viewpoint, 2008)
(Gap) Economic Value vs. Development Cost	-\$2,801,492	43.1% of Development Costs

Means to Address Any Funding Gap

Factor	Potential Gap Funding Sources	Notes
Funding Gap	-\$2,801,492	
Brownfield Grants	\$741,000	Includes demolition, asbestos removal, and site remediation. 11.4% of Development Costs 26.5% of Gap
Low Interest Financing/ Credit Enhancement	\$1,004,294	Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces the cap rate from 9% to 7.06% and generates the additional investment amount 15.4% of Development Costs 35.8% of Gap

42/44 Corliss Avenue
Willow Street Business District
Option 2: Rehab First Floor of Existing Buildings as Flex Space and Mothball Remaining Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario

Factor	Development Costs	Notes
Rehabilitation Cost	\$2,240,000	Rehab first floor of 42 Corliss and 44 Corliss for flex space 32,000 SF @ \$65/SF = \$1,760,000; Montreal upper floors and exterior improvements 64,000 SF @ \$77.50/SF = \$4,960,000. Assume 20% office and 80% retail floor retail space (8,400 SF office and 25,600 SF retail/MD). Assume 20 jobs created from construction
Tenant Finishing	\$64,000	Assumes additional \$10/SF cost for tenant finishing in the office space
Asbestos Removal	\$246,000	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 42/44 Corliss. Other asbestos sources such as windows, boilers, etc. are not included
Site Costs	\$280,000	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None Anticipated)		
Soft Costs	\$904,400	30% of construction, tenant finishing, and site costs
Total Development Costs	\$3,734,400	Cost/SF = \$39
Net Operating Income		
Lease Income (Triple Net)	\$259,200	
Fixed/MLD	\$204,800	\$8.00/SF/year (BEP/C; Pyramed Brokerage, 2008)
Office	\$54,400	\$8.50/SF/year (BEP/C; Pyramed Brokerage, 2008)
Less Vacancy, Collections, Admin, and Overhead Costs	-\$31,104	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$228,900	
Economic Value of Development	\$2,534,400	NOI/cap rate (9.0%) Value/SF = \$28 Going-in cap rate for Syracuse, NY RFD (RRR Viewpoint, 2008)
(Gap) Economic Value vs. Development Cost	-\$1,200,000	32.1% of Development Costs

Means to Address Any Funding Gap

Factor	Potential Gap	Funding Sources	Notes
Funding Gap	-\$1,200,000		
Brownfield Grants	\$246,000		Includes demolition, asbestos removal, and site remediation 6.6% of Development Costs 20.5% of Gap
Low Interest Financing/ Credit Enhancement	\$687,296		Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.28% and generates the additional investment amount 18.4% of Development Costs 57.3% of Gap
Tax Credits (Empire Zone)	\$655,441		Assumes net present value at 15% discount rate of a \$3,000 per year per employee tax credit for 5 years (\$8,384 per employee) 17.0% of Development Costs 52.9% of Gap
Potential Funds Available to Address Gap	\$1,588,736		42.0% of Development Costs 130% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	N/A		
Required Increase in Lease Rates to Eliminate Need for Additional Grants	N/A		Potential funds available is greater than the gap, therefore no increase in lease rates necessary.

48 Corliss Avenue
Willow Street Business District
Option 1: Demolish Existing Building and Construct New Flex/Office Space
2008 Dollars

Normalized Year - Pro Forma - Base Revenue Scenario

Factor	Notes
Development Costs	
Demolition Cost	\$600,000
Building Construction	Demolish 48 Corliss 100,000 SF @ \$5/SF= \$500,000 Construct two 1.3 story flex/office buildings, each with 13,125 SF floor plate for a total 26,250 SF @ \$150/SF= \$3,940,000. Assumes 20% office and 80% Flex/RMD with portion 2 story office space 110,000 SF office and 21,000 Flex/RMD. Assumes 24 jobs created from new construction
Tenant Finishing	Assumes additional \$20/SF for tenant finishing in office space
Asbestos Removal	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 48 Corliss. Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation Costs	Adjustment of \$20,000 @ \$300,000
Soft Costs	35% of construction, tenant finishing, and site costs
Total Development Costs	Costs/yr = \$129
Net Operating Income	
Lease Income (Triple Net)	\$993,750
Flex/RMD	\$291,000
Office	\$162,750
Lease Vacancy, Collections, Admin, and Overhead Costs	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	-\$47,250
Economic Value of Development	\$3,650,000
(Gap) Economic Value vs. Development Cost	\$2,943,125

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$2,943,125
Brownfield Grants	\$755,000 Includes demolition, asbestos removal and site remediation 11.6% of Development Costs 26.6% of Gap
Low Interest Financing/Credit Enhancement	\$1,044,068 Assumes 25% financing @ 2% interest rate over 20 years (5.0% debt service constant) which reduces cap rate from 9% to 7.05% and generates the additional investment amount 15.3% of Development Costs 36.4% of Gap
Tax Credits (Empire Zone)	\$640,607 Assumes net present value at 15% discount rate of a \$5,000 per year/employee tax credit for 5 years (\$8,584 per employee) 9.7% of Development Costs 22.4% of Gap
Potential Funds Available to Address Gap	\$2,439,675
Potential Remaining Gap to be Funded by Other Grant Sources	-\$449,450
Required Increase in Lease Rates to Eliminate Need for Additional Grants	9.18%

Assumes above funds. Increase in lease rates to generate additional NOI to support remaining gap.
 Required increase in office lease rates from \$15.50 to \$16.50
 Required increase in flex/RMD lease rates from \$11.00 to \$12.00

48 Corliss Avenue
Willow Street Business District
Option 2: Rehab First Floor of Building as Flex Space and Motball Remaining Space
2008 Dollars

Normalized Year - Pro Forma-Base Revenue Scenario

Factor	Development Costs	Notes
Rehabilitation Cost	\$1,489,750	Rehab 1st floor of 48 Corliss building for new space 15,700 SF @ \$55/SF= \$863,650; mechanical rest of building and exterior improvements 63,600 SF @ \$7,500/SF= \$480,250. Assume 20% office and 80% flex-FIELD rate of first-floor rehab space (1,140 SF office and 12,360 SF flex-FIELD). Assumes 35 jobs created from construction
Tenant Finishing	\$31,400	Assumes additional \$10/SF for tenant finishing in office space
Asbestos Removal	\$43,750	Estimated cost to remove asbestos ceiling, floor tile, and piping insulation from existing buildings at 48 Corliss. Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$220,000	Cost of paving and road construction, curbing and sidewalks, site utility, stormwater mgmt.
Site Remediation (None Anticipated)	\$165,000	Mapoint of \$30,000 & \$300,000
Soft Costs	\$609,423	35% of construction, tenant finishing, and site costs
Total Development Costs	\$2,559,323	Coef=1 = \$26
Net Operating Income	\$127,170	
Lease Income (Triple Net)	\$100,480	\$8/50/year (RBPCC, Pyramid Brochure, 2008)
Flex/FIELD	\$26,690	\$8.50/50/year (RBPCC, Pyramid Brochure, 2008)
Office		
Less: Wobochy, Collections, Admin, and Overhead Costs	-\$15,260	Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$111,910	
Economic Value of Development	\$1,243,440	MOI/cap rate (8.0%)
(Less) Economic Value vs. Development Cost	-\$1,316,863	Value/cap rate for Syracuse, NY FELD (PRR Report, 2008) Value/cap rate = \$13

Means to Address Any Funding Gap

Factor	Potential Gap Funding Sources	Notes
Funding Gap	-\$7,216,863	
Brownfield Grants	\$208,750	Includes demolition asbestos removal and site remediation 8.1% of Development Costs 15.8% of Gap
Low Interest Financing/ Credit Enhancement	\$337,204	Assumes 80% financing @ 3% interest rate over 20 years (6.6% debt service constant) which reduces cap rate from 9% to 7.00% and generates the additional investment amount 13.1% of Development Costs 25.6% of Gap
Tax Credits (Employee Zone)	\$310,392	Assumes net present value of a \$2,000 per year/employee tax credit for 5 years (\$8,894 per employee) 12.1% of Development Costs 23.5% of Gap
Potential Funds Available to Address Gap	\$856,346	33.4% of Development Costs 65.0% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	-\$449,518	18.0% of Development Costs 34.9% of Gap
Required Increase in Lease Rates to Eliminate Need for Additional Grants	29.07%	Assumes above funds. Increase in lease rates to generate additional MOI to support remaining gap. Required increase in office lease rate from \$8.50 to \$10.96 Required increase in flex-FIELD lease rate from \$8.00 to \$10.30

96 Cortez Avenue
Willow Street Business District
Option 1: Demolish All Existing Buildings and Create Two New Flex/Office Buildings
2008 Dollars

Normalized Year - Pro Forma-Base Revenue Scenario

Factor	Development Costs	Notes
Demolition Cost	\$1,000,000	Demolish Indian Valley Industries 40,000 SF @ \$25/SF=\$2,000,000; Empire Recycling 20,000 SF @ \$50/SF=\$1,000,000; Former E-J Building 140,000 SF @ \$50/SF= 7,000,000
Building Construction	\$6,618,750	Construct 1.5 story flex building with 25,125 SF floor plate @ \$1,000/SF=\$25,125,000; 1.5 story flex building with 10,000 SF floor plate @ \$1,000/SF=\$10,000,000; Assisted 25% office and 60% R&D with portion 2 story office space 177,000 SF office, 35,300 SF flex-R&D) Assisted 100% created from new construction
Tenant Finishing	\$300,000	Assumed additional \$20/SF for tenant improvements in office space
Asbestos Removal	\$300,000	Estimated cost to remove asbestos roofing, floor tile, and piping insulation from existing buildings at 96 Cortez; Other asbestos sources such as windows, boilers, etc. are not included.
Site Costs	\$300,000	Costs of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation	\$160,000	Midpoint of \$20,000 & \$300,000
Soft Costs	\$2,557,500	30% of construction, tenant finishing, and site costs
Total Development Costs	\$17,385,115	Construction = \$258
Net Operating Income	\$601,875	\$110/yr/yr (RBPFC, Pyramid Brokerage, 2008)
Lease Income (Types A+B)	\$366,300	\$15.00/yr/yr (RBPFC, Pyramid Brokerage, 2008)
Office	\$273,575	Assumed 10% deduction for vacancy, collection, admin, and overhead costs
Less Vacancy, Collections, Admin, and Overhead Costs	\$-273,525	
Net Operating Income	\$601,875	
Economic Value of Development	\$6,671,607	MOI cap rate (5.0%) Value/SF = \$147
(RBPFC) Economic Value vs. Development Cost	-\$4,910,448	Gap-in-cap rate for Syracuse, NY R&D (RRI Viewpoint, 2008) 43.1% of Development Costs

Means to Address Any Funding Gap

Factor	Potential Gap Funding Sources	Notes
Funding Gap	-\$4,910,448	
Brownfield Grants	\$1,218,000	Includes demolition, asbestos removal, and site remediation 13.2% of Development Costs 30.9% of Gap
Low Interest Financing/ Credit Enhancement	\$1,756,000	Assumed 60% financing @ 8% interest rate over 20 years @ 6.6% debt service constant which reduces cap rate from 9% to 7.08% and generates the additional investment amount 15.4% of Development Costs 35.1% of Gap
Tax Credits (Empire Zone)	\$1,110,449	Assumes net present value at 15% discount rate of a \$3,000 per year/yr employee tax credit for 5 years @ \$8.84 per employee 8.1% of Development Costs 22.6% of Gap
Potential Funds Available to Address Gap	\$4,084,449	38.5% of Development Costs 83.2% of Gap
Potential Remaining Gap to be Funded by Other Grant Sources	-\$826,000	4.6% of Development Costs 10.7% of Gap \$4,203 Employee
Required Increase in Lease Rates to Eliminate Need for Additional Grants	6.80%	Assumes above funds. Increase in lease rate to generate additional NOI to support remaining gap. Required increase in office lease rates from \$15.50 to \$16.45 Required increase in flex-R&D lease rates from \$11.00 to \$11.65

96 Corliss Avenue
Willow Street Business District
Option 2: Rehab Former E-J Building First Floor Flex Space and Moshball Remaining Space;
Minor Rehab of Indian Valley and Empire Recycling Building Exteriors
2008 Dollars

Normalized Year - Pro Forma-Base Revenue Scenario

Factor	Notes
Development Costs	
Rehabilitation Cost	\$3,012,500
Tenant Finishing	\$70,000
Asbestos Removal	\$102,500
Site Costs	\$250,000
Site Remediation (where anticipated)	
Soft Costs	\$1,168,375
Total Development Costs	\$4,603,375
Net Operating Income	
Lease Income (Triple Net)	\$293,500
Flex/RMD	\$224,000
Office	\$59,000
Less Vacancy, Collections, Admin, and Overhead Costs	-\$15,845
Net Operating Income	\$500,655
Economic Value of Development	\$2,928,000
(Gap) Economic Value vs. Development Cost	-\$1,675,375

Means to Address Any Funding Gap

Factor	Notes
Potential Gap Funding Sources	
Funding Gap	-\$1,675,375
Brownfield Grants	\$102,500
Low Interest Financing/ Credit Enhancement	\$794,441
Tax Credits (Empire Zone)	\$691,067
Potential Funds Available to Address Gap	\$1,588,008
Remaining Gap to be Funded by Other Grant Sources	-\$89,377
Required Increase in Lease Rates to Estimate Need for Additional Grants	2.22%

Minor rehab exterior of Indian Valley Industrial 40,000 SF @ \$65/SF= \$2,600,000; and Empire Recycling 20,000 SF @ \$65/SF= \$1,300,000; Rehab first floor of Former E-J Building 35,000 SF @ \$45/SF= \$1,575,000 and rehab rest of building for "moshballing" and improve exterior appearance 105,000 SF @ \$7.50/SF= \$787,500. Assume 20% office and 80% flex space/RMD use of first floor rehab space in the former E-J building (7,000 SF office and 28,000 SF Flex/RMD). Assumes 27 new jobs created from construction.

Assumes additional \$10/SF for tenant improvements in office space
Estimated cost to remove asbestos roofing, floor tile, and piping insulation; other asbestos sources such as windows, boilers, etc. are not included.
Cost of paving and road construction; curbing and sidewalk, site utilities, stormwater mgmt.

25% of construction, tenant finishing, and site costs
Cost/SF = \$23

\$6.00/yr (BIRPC, Pymard (Boleenge, 2004))
\$6.50/yr (BIRPC, Pymard (Boleenge, 2004))

Assumes 12% reduction for vacancy, collection, admin, and overhead costs

MDNcap rate @ 0.0%
Value/SF = \$15 Going-in cap rate for Syncoast. NY RMD (RR Viewpoint, 2006)

26.2% of Development Costs

Includes demolition, asbestos removal, and site remediation
2.2% of Development Costs
6.1% of Gap

Assumes 60% financing @ 2% interest rate over 20 years (6.0% debt service constant) which reduces cap rate from 5% to 7.06% and generates the additional treatment amount
17.2% of Development Costs
47.5% of Gap

Assumes net present value at 15% discount rate of a \$3,000 per year/yr employee tax credit for 5 years (\$2,884 per employee)
15.0% of Development Costs
41.4% of Gap

34.6% of Development Costs
56.0% of Gap

1.8% of Development Costs \$1,077/Employee
4.4% of Gap

Assumes above funds, increase in lease rates to generate additional MDN to support remaining gap.
Required increase in office lease rates from \$6.50 to \$6.70
Required increase in Flex/RMD lease rates from \$6.00 to \$6.20

18 Park Street / 25 Ozalid
Willow Street Business District
Rehab Building Exterior and Site Improvements
2008 Dollars

Normalized Year - Pro Forma- Base Revenue Scenario

Factor	Notes
Rehab Building Exterior and Site Improvements	
Rehabilitation Cost	\$427,500 Minor rehab of building exterior 57,000 SF @ 7.50/SF
Asbestos Removal	\$0
Site Costs	\$150,000 Cost of paving and road construction, curbing and sidewalk, site utilities, stormwater mgmt.
Site Remediation (None anticipated)	\$0 No assumed site remediation costs
Soft Costs	\$202,125 35% of rehab and site costs
Total Development Costs	\$779,625 Cost/sf = \$14
Net Operating Income	
Lease Income (Triple Net)	\$213,750 \$3.75/sf/year (BBPC, Pyramid Brokerage, 2008)
Less Vacancy, Collection, Admin, and Overhead Costs	-\$25,650 Assumes 12% deduction for vacancy, collection, admin, and overhead costs
Net Operating Income	\$188,100
Economic Value of Development	\$2,090,000 NOI/cap rate (9.0%)*
Surplus/(Gap) Economic Value vs. Development Cost	\$1,310,375 Value/sf = \$37 *Going-in cap rate for Syracuse, NY Manufacturing (IRR Viewpoint, 2008)
	168% of Development Cost

Annual Cost to Support Improvements

At 9% / 1 Year: \$19,511
At 7.08% / 1 Year: \$60,810

S-1 Summary Financial Evaluation of Development Options for Brownfield Sites

	Option 1 - New Construction		Option 2 - Rehab		Rehab As % of New	
	Total		Total		Percent	
Total SF	159,925		127,700		79.8%	
Jobs On-Site	394		281		71.4%	
Development Costs	\$36,920,063		\$17,890,040		48.5%	
Economic Value of Development	\$20,625,000		\$10,271,340		49.8%	
Economic Value As % of Cost	55.9%		57.4%		102.8%	
Gap	-16,295,063		-7,618,700		46.8%	
Gap/Employee	\$41,367		\$27,081		65.5%	
Potential Funds Available to Address Gap	\$14,052,188		\$6,428,647		45.7%	
Potential Funds as % of the Gap	85.0%		70.4%		82.8%	
Remaining Gap to be Funded by Other Grant Sources	-\$2,242,875		-\$1,558,789		69.5%	
Grant \$/Jobs	\$5,758		\$4,798		83.3%	

S-2 Option 1: Demolish Existing Structure and Construct New Flex/Office Space

Option 1 Summary Table

	Willow Street Business District				Subtotal	Total
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss		
Total SF	54,000	30,300	31,500	44,125	105,925	159,925
Jobs On-Site	126	71	74	124	268	394
Development Costs	\$12,240,000	\$6,504,825	\$6,793,125	\$11,382,113	\$24,680,063	\$36,920,063
Economic Value of Development	\$6,600,000	\$3,703,333	\$3,850,000	\$6,471,667	\$14,025,000	\$20,625,000
Gap	-\$5,640,000	-\$2,801,492	-\$2,943,125	-\$4,910,446	-\$10,655,063	-\$16,295,063
Potential Funds Available to Address Gap	\$4,794,300	\$2,380,735	\$2,493,675	\$4,383,478	\$9,257,888	\$14,052,188
Potential Remaining Gap to be Funded by Other Grant Sources	-\$845,700	-\$420,757	-\$449,450	-\$526,968	-\$1,397,175	-\$2,242,875
Grant \$/Jobs	\$6,709	\$5,949	\$6,112	\$4,263	\$5,441	\$5,758

S-3: Option 2: Rehab Building First Floor

Option 2 Summary Table

	Willow Street Business District					Total
	59 Lester	42-44 Corliss	48 Corliss	96 Corliss	Subtotal	
Total SF	45,000	32,000	15,700	35,000	82,700	127,700
Jobs On-Site	99	71	35	77	182	281
Development Costs	\$6,994,963	\$3,734,400	\$2,559,303	\$4,601,375	\$10,895,078	\$17,890,040
Economic Value of Development	\$3,564,000	\$2,534,400	\$1,243,440	\$2,929,500	\$6,707,340	\$10,271,340
Gap	-\$3,430,963	-\$1,200,000	-\$1,315,863	-\$1,671,875	-\$4,187,738	-\$7,618,700
Potential Funds Available to Address Gap	\$2,414,667	\$1,568,736	\$856,346	\$1,588,898	\$4,013,980	\$6,428,647
Remaining Gap to be Funded by Other Grant Sources	-\$1,016,295	N/A	-\$459,516	-\$82,977	-\$542,494	-\$1,558,789
Grant \$/Jobs	\$10,263	N/A	\$13,300	\$1,077	\$2,976	\$4,798