

# Brownfield Redevelopment Report

Developers of brownfield sites are required to file an annual report with the Tax Department. The report must include the amounts of state and local taxes generated by the activities of the businesses and employees operating on the brownfield site. If the actual amounts are unavailable, a developer may provide estimates. The department is implementing the reporting requirement using Form DTF-70 for periods beginning December 1, 2008.

A developer must compile the required information from any lessees and other developers and combine the information with its own to produce one report for the qualified site. In cases where there are multiple developers on the same site, the report must be completed by only one of the developers, but it must contain information for all activity on the site by all developers and lessees.

Developers are generally defined as taxpayers who have executed a Brownfield Cleanup Agreement (BCA) with the Department of Environmental Conservation (DEC) and have been issued or are expected to be issued a Certificate of Completion (COC), or taxpayers that have purchased or acquired a qualified site for which a COC has been issued from an unrelated party.

The report is first due within one year after the execution of the BCA and for 11 years thereafter. The annual reporting period covers all activity occurring on the site from December 1 through November 30 of the following year. The report is due by December 31 of each year. If a developer would like to request an alternate reporting period, the request should be submitted to the address below.

Starting date of report (mm-dd-yyyy)	Ending date of report (mm-dd-yyyy)
12-01-2012	11-30-2013

**Part 1 - Site identifying information**

Name of developer completing report SYRACUSE LABEL CO., INC.		
Names of all other developers (attach additional sheets if necessary)		
Division of Environmental Remediation site number C734118	Site name 110 LUTHER AVE. SITE	DEC region 7
Site location - include street address, municipality, and county 110 LUTHER AVE., VILLAGE OF LIVERPOOL, TOWN OF SALINA, COUNTY OF ONONDAGA SECTION:085      BLOCK:12      LOTS:04.1, 05.0, 06.1, 08.0, 09.0		
Date BCA executed (mm-dd-yyyy) 09-11-2009	Date COC issued (mm-dd-yyyy) 12-22-2011	Date COC sold or transferred (if applicable) (mm-dd-yyyy)

- A. Mark an **X** in the box if the site is located in an EN-Zone ..... \_\_\_\_\_  
 If Yes, enter the percent of the qualified site located within an EN-Zone ..... \_\_\_\_\_ %
- B. Mark an **X** in the box if the site is located in a Brownfield Opportunity Area ..... \_\_\_\_\_
- C. Will the site be used/is the site used primarily for manufacturing activities? ..... Yes **X** No \_\_\_\_\_
- D. Has the use of the property changed since the last report? (If Yes, list new use below) ..... Yes \_\_\_\_\_ No **X**

Send your report or request to: NYS TAX DEPARTMENT  
 OTPA - BROWNFIELD REPORTING UNIT  
 W A HARRIMAN CAMPUS  
 ALBANY NY 12227



Has any new development occurred on the property since the last report? (If Yes, describe below) . . . . . Yes X No    

PLEASE SEE ATTACHED FOR FURTHER DEVELOPMENT DURING THE PERIOD.

**Part 2 - Tax information**

For each applicable tax article or type below, list the actual or estimated amount of tax generated by the activities of the businesses and employees operating on the brownfield site. If the businesses were subject to the tax, but did not generate tax revenue, enter 0. If the business were not subject to the tax, enter *N/A*.

	Actual or Estimated (mark an X in one)		Amount
<b>State taxes</b>			
Article 9 - Corporation Tax	<u>X</u>	<u>   </u>	3,500.00
Article 9-A - Franchise Tax on Business Corporations	<u>   </u>	<u>   </u>	
Article 11 - Tax on Mortgages	<u>   </u>	<u>   </u>	
Article 13 - Tax on Unrelated Business Income	<u>   </u>	<u>   </u>	
Article 22 - Personal Income Tax	<u>   </u>	<u>   </u>	
Article 28 - Sales and Compensating Use Taxes	<u>X</u>	<u>   </u>	8,134.00
Article 29 - Taxes authorized for cities, counties, and school districts	<u>   </u>	<u>   </u>	
Article 30 - City Personal Income Tax	<u>   </u>	<u>   </u>	
Article 31 - Real Estate Transfer Tax	<u>   </u>	<u>   </u>	
Article 32 - Franchise Tax on Banking Corporations	<u>   </u>	<u>   </u>	
Article 33 - Franchise Tax on Insurance Corporations	<u>   </u>	<u>   </u>	
Article 33-A - Tax on Independently Procured Insurance	<u>   </u>	<u>   </u>	
Article 33-B - Tax on Real Estate Transfers in Towns	<u>   </u>	<u>   </u>	
<b>Local taxes</b>			
Any Real Property Taxes	<u>X</u>	<u>   </u>	35,277.00
New York City Unincorporated Business Taxes	<u>   </u>	<u>   </u>	
New York City Business Taxes	<u>   </u>	<u>   </u>	
New York City Real Property Transfer Taxes	<u>   </u>	<u>   </u>	
New York City Mortgage Taxes	<u>   </u>	<u>   </u>	

**SYRACUSE LABEL CO., INC.**  
**ATTACHMENT TO DTF-70**  
**EIN: 16-1062515**  
**NOVEMBER 30, 2013**

Additional Development at the Brownfield Site during 2013 is as follows:

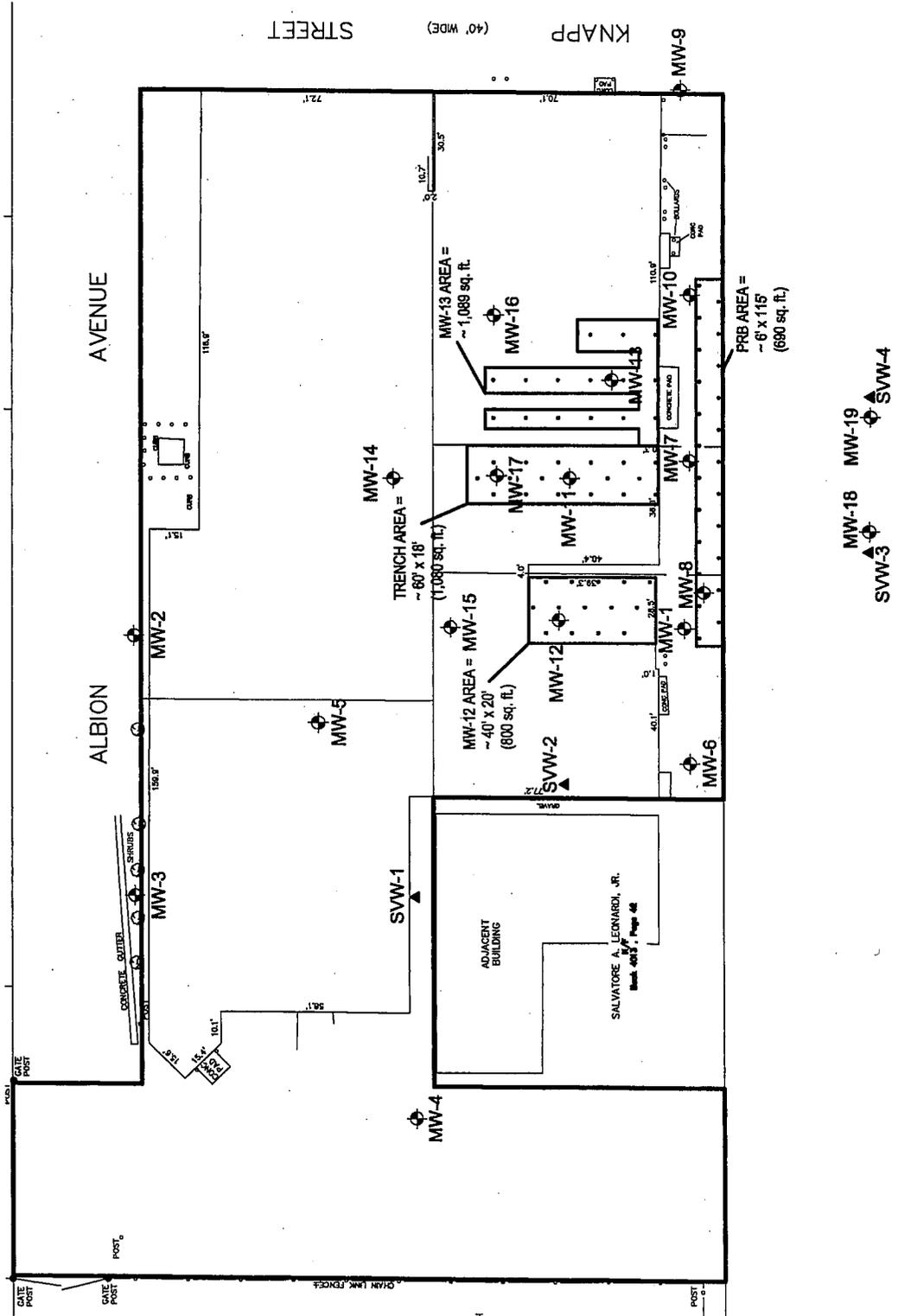
GHD (our remediation contractor) collected additional grab groundwater samples from a series of soil borings to further delineate the injection area. The soil boring water samples identified elevated concentrations of parent compounds (PCE and TCE) in groundwater samples taken: 1) generally downgradient of MW-12 and upgradient of MW-8; and 2) between MW-17 and MW-13. In addition, a second trench drain was identified in proximity to MW-12 based on a geophysical survey and confirmed by Syracuse Label personnel. The data is summarized in the attached "Grab GW Data" PDF file. Based on these findings, the injection area was expanded from the injection area of 2011 to include: 1) a discrete area constrained by MW-12 to the west, the "second" trench to the south, and building walls to the north and east; and 2) the area of MW-13.

The current injection plan has four general injection areas (see attached "GW Injection Grids" PDF file), which are named based on monitoring wells located within that area. The four injection areas are:

- The MW-12/MW-8 area. This injection area was added based on the elevated concentration of parent compounds identified in grab groundwater samples taken from soil borings located between MW-12 and MW-8. The injection will include injecting approximately 4,200 pounds of EHC throughout an area that is approximately 30 x 30 feet. Following EHC injection, once favorable conditions are established, approximately 25 liters of a microbial amendment will be injected to enhance degradation. It is anticipated that the EHC will be injected at 14 points, and that the microbial enhancement will be injected at 4 points, however, the number of points may be modified based on field conditions. This injection is anticipated to begin on February 25, 2013.
- The MW-11 ("former trench drain") area. This area is the original area of 2011 injection where slowing DCE degradation rates have been observed. The injection will include injecting approximately 9,900 pounds of EHC throughout an area that is approximately the same dimensions as the 2011 injection (approx. 80 x 20 feet). Following EHC injection, once favorable conditions are established, approximately 32 liters of a microbial amendment will be injected to enhance degradation. It is anticipated that the EHC will be injected at 17 points, and that the microbial enhancement will be injected at 6 points, however, this may change based on field conditions. This injection is expected to begin in April 2013, and will be completed concurrent with the exterior injection area ("MW-7" area).
- The MW-7 (exterior downgradient boundary area approximately extending between MW-1 and MW-10) area. Injection in the immediate vicinity of MW-7 was completed in 2011. It was decided to expand this injection area as a proactive measure to provide treatment at the downgradient property boundary. The injection will include injecting approximately 5,400 pounds of EHC throughout an area that is approximately 100 x 6 feet. Following EHC injection, once favorable conditions are established, approximately 13 liters of a microbial amendment will be injected to enhance degradation. It is anticipated that the EHC will be injected at 23 points, and that the microbial enhancement will be injected at 4 points, however, this may

change based on field conditions. This injection is expected to begin in April 2013, and will be completed concurrent with the MW-11 injection area.

- The MW-13 area. This injection area was added based on the increasing concentration trend of parent compounds in samples taken from MW-13 during post-COC monitoring, and parent compound concentrations identified in adjacent grab groundwater samples. The injection will include injecting approximately 5,800 pounds of EHC throughout an area that is approximately 50 x 30 feet. Following EHC injection, once favorable conditions are established, approximately 25 liters of a microbial amendment will be injected to enhance degradation. It is anticipated that the EHC will be injected at 15 points, and that the microbial enhancement will be injected at 4 to 5 points. The injection plan for this area may be modified based on field conditions and access to the work area assuming that equipment and operations can be relocated. The timing if the injection is being discussed further with Syracuse Label, but it is likely that this injection would begin in the fall of 2013.



- LEGEND:**
- MONITORING WELL LOCATION AND ID
  - PROPOSED INJECTION AREAS (APPROXIMATE)
  - PROPOSED INJECTION POINT (APPROXIMATE)
  - BCP SITE BOUNDARY (APPROXIMATE)
  - SOIL VAPOR WELL LOCATION AND ID

Monitoring Well	Id	Top of PVC
MW-1	97.88	97.75
MW-2	100.67	100.38
MW-3	100.66	100.21
MW-4	98.50	98.22
MW-5	98.83	98.65
MW-6	98.01	97.49
MW-7	97.81	97.28
MW-8	97.85	97.38
MW-9	97.91	97.14
MW-10	98.13	97.89
MW-11	98.12	98.02
MW-12	98.14	97.98
MW-13	100.82	100.40
MW-14	98.46	98.13
MW-15	98.11	97.80
MW-16	98.14	97.89
MW-17	97.31	96.86
MW-18	97.58	97.14
MW-19	97.58	97.14

Syracuse Label Company, Inc  
 110 Luther Avenue Site  
 BCP Site # C734118  
 Proposed Injection Grids

Job Number 86-14941  
 Revision A  
 Date 02.07.13



CLIENTS | PEOPLE | PERFORMANCE



BASE MAP FROM A FIELD SURVEY CONDUCTED BY JANUZI & ROMANS, P.C.



Figure 1

