



2577 US Route 11
P.O. Box 193
LaFayette, NY 13084
www.townoflafayette.com

Application Information Sheet

1. Applicant Identification

LaFayette Redevelopment Corporation
2577 US Route 11, LaFayette, NY 13084

2. Website URL

<https://www.townoflafayette.com/lafayette-redevelopment-corporation.html>

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$1,092,283

4. Location

- a. City: Lafayette
- b. County: Onondaga
- c. State: New York

5. Property Information

Former Town of Lafayette Highway Garage
2447 US Route 11
Lafayette, NY 13084

Map attached

6. Contacts

- a. Project Director
Name: Mark Distler
Phone: (315) 677-3674
Email: lafayetterevelopmentcorp@gmail.com
Mailing Address: 2577 US Route 11, LaFayette, NY 13084
- b. Chief Executive/Higher Ranking Elected Official
Name: William McConnell
Phone: (315) 677-3674
Email: lafayetterevelopmentcorp@gmail.com
Mailing Address: 2577 US Route 11, LaFayette, NY 13084

7. Population

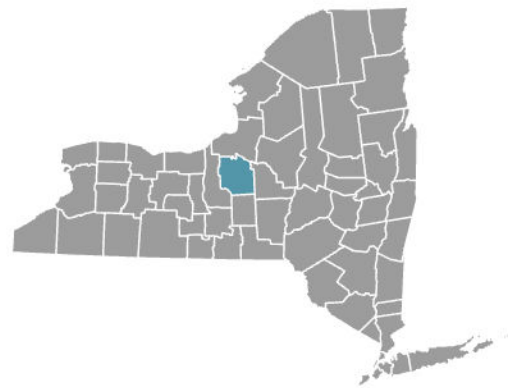
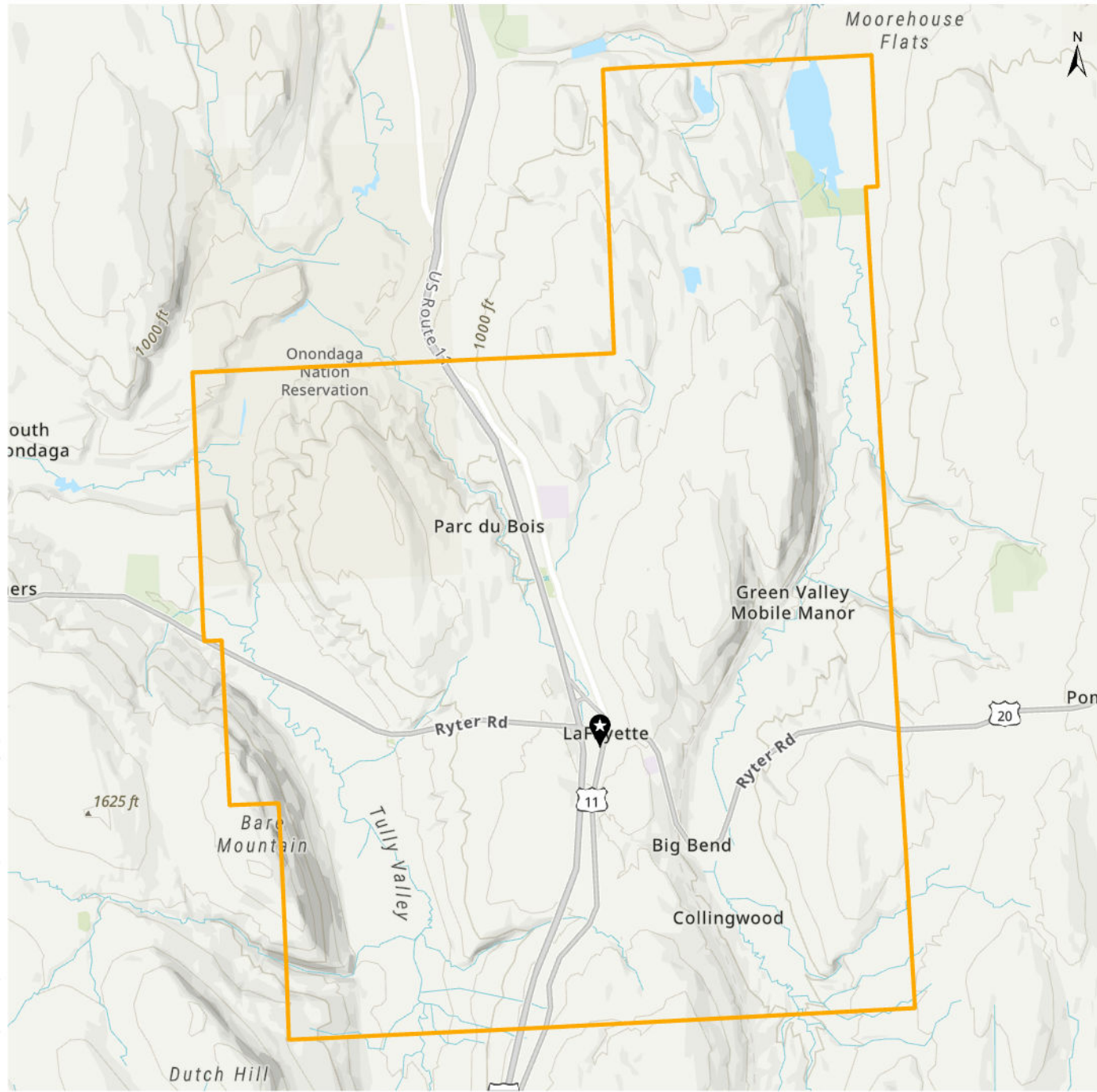
The property is located in the Town of LaFayette (population 4,877).

8. Other Factors

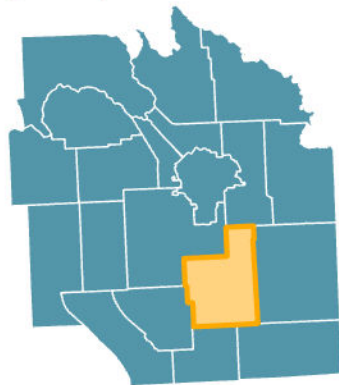
Other Factors	Page Number
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority site(s) is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	NA
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Releasing Copies of Applications

NA



Onondaga County



Town of Lafayette

📍 2447 US Route 11, Lafayette, NY 13084

Data sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Created by CBS Engineers, Inc.



Lafayette Redevelopment Corporation Cleanup Grant Site



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

1.a Overview of Brownfield Challenges and Description of Target Area: The Town of LaFayette is a landscape of rolling hills, scenic valleys, and flowing creeks and streams, located just south of the City of Syracuse, NY. Its small population of 4,877 is spread over a 39-sq mile area. Approximately 25% of the Town’s population lives within the Hamlet of LaFayette, a village center and focal point for community life, located at the crossroads of US Rt-11 and Rt-20, two of the longest roads in the US. It is also adjacent to the Town’s only Interstate 81 exit. The Town shares a border with the Onondaga Nation territory, which is the ancestral home of the native Onondaga people. Large industrial operations have never chosen to settle or develop in LaFayette; thus, the Town’s economy is driven by the school district, small businesses, and agriculture, primarily apple orchards.

The Target Area, the Hamlet of LaFayette, has a history of small businesses, many of which left legacy pollution. In the mid-1800s, the Hamlet was home to blacksmiths, furniture makers, shoemakers, sawmills, and gristmills. Several gas stations opened in the 1950s. Over the last few decades historic buildings have been lost to deterioration and abandonment, mainly due to the lack of water and sewer infrastructure that has discouraged investment, open space has been developed for newer commercial structures as opposed to infill development, and everyday retail options have diminished. Even without an industrial presence, several properties sit vacant and/or have a history of environmental issues. The once bustling LaFayette Hotel, the Hamlet’s most prominent building (now called the Crossroads Building), has been empty and deteriorating on the corner of Rt-11 and Rt-20 for over 20 years, primarily due to the lack of water and sewer infrastructure. Another corner of this main intersection includes an old auto repair shop that has contamination issues. The Hamlet also has a limited number of residential units, with less than 50 people living with a ½ mile of the main intersection, and around 250 within one mile.

Overall, LaFayette has been missing out on opportunities for economic growth and community revitalization for years. Few residents live in the heart of LaFayette and robust commercial activity is lacking. The Hamlet and much of the Town lack public drinking water and wastewater infrastructure, relying on private wells and septic systems. Due to this lack of employment opportunities, most residents throughout the Town leave the area for work during the day, while thousands of commuters pass through on a given day. The Town’s most vulnerable populations are increasing, with residents aged 65 or older increasing 36% since 2010 and the number of children under 5 increasing 58% in the same timeframe. These expanding portions of the population are particularly vulnerable to environmental contaminants.

The LaFayette Redevelopment Corporation (LRC) is a non-profit organization that was created in 2024 to lead the charge of making the Town’s 2021 Comprehensive Plan vision a reality. However, revitalization plans will be severely limited without addressing potential brownfield sites, as unaddressed contamination will hinder infrastructure improvements and redevelopment while posing health risks to residents and the environment. An EPA Cleanup Grant is crucial to addressing blight and deterioration in the community, setting up the proposed cleanup site for redevelopment that aligns with the character and community vision of LaFayette.

1.b Description of the Proposed Brownfield Site(s): The property of interest in this application is the former Town of LaFayette Highway Garage (“highway garage property”), located at 2447 US Route 11, LaFayette, NY. It is a 5.42-acre parcel owned by the LRC, situated in a mixed commercial and residential neighborhood just 0.25-miles south of the Hamlet’s main intersection. The site to be remediated (“the Site”) is the one-acre northeast portion of this parcel along US Rt-

11, which primarily consists of the concrete slab foundation of the former highway garage and cracked asphalt pavement. Remnants of floor drains exist in the concrete foundation. There are currently no permanent structures on the Site. The Site's topography is generally flat with a slight downward slope to the west. The Site is immediately adjacent to an office building and residential properties and has a community park and baseball fields bordering its west side. The community's Veterans of Foreign Wars (VFW) Post 1955 is directly across the street. LaFayette's Elementary School is approximately 0.2 miles from the Site. Sidewalks currently extend from the Hamlet's main intersection to the Site, on the opposite side of the road

The former Town highway garage was constructed around 1950 and was expanded in the 1980s. The highway garage was in operation for at least 50 years, ceasing in 2016. Operations included the use and storage of fuels in a combination of aboveground storage tanks (ASTs) and three underground storage tanks (USTs). The USTs contained diesel, heating oil, and gasoline and had a combined capacity of 5,000 gallons. Their installation date is unknown, but they were removed in 1986. The highway garage building, formerly located on the Site, was demolished in 2022. In 2024, the entire highway garage property was acquired by the LRC. The Site is currently leased to a private company that sells storage sheds, which are housed on the Site, but are temporary and removed when purchased. No fencing is located on the highway garage property.

In 2015, the Town of LaFayette (the prior property owner) commissioned an environmental site investigation by a qualified environmental professional (QEP) of the entire highway garage property. The QEP identified the locations of the former UST cavities, all on the one-acre Site portion of the property, along with obvious impacts to the adjacent soils, such as stained soil, odors, and elevated field measurements for volatile organics. Impacts were also identified under the building slab along the floor drain system and on the northwest portion of the one-acre parcel at a former dumping area. Soil sample analytical data, obtained through collection and analysis of 10 soil samples, identified volatile organic compounds (VOCs), primarily benzene, toluene, ethylbenzene, and xylenes (BTEX) in the soil at concentrations greater than the NYS Department of Environmental Conservation (NYSDEC) Commissioner Policy 51 established levels for spill sites. Seven temporary groundwater monitoring wells, installed in 2016, identified BTEX as the primary groundwater contaminant, with levels exceeding NYSDEC standards. The BTEX groundwater plume extends from the northern side of Site to the property boundary. Based on previous soil analytical data and groundwater sampling, the source is believed to be a former UST. The one-acre Site was identified by the QEP as the contaminated portion of the property and is the subject of this cleanup application.

Revitalization of the Target Area

1.c Reuse Strategy and Alignment with Revitalization Plans: The Town's recent Comprehensive Plan (2021), which was developed with strong community engagement, envisions a transformation of the Hamlet of LaFayette into a more dense, walkable center, with a bustling small business environment, services and amenities for an older population, and new residences. The goal is to bring renewed economic activity to the rural town and attract new residents and visitors. This is particularly critical with the development of Micron's new chip fab facility, approximately 30 miles from LaFayette. This \$100 billion investment will create more than 50,000 new jobs over 20 years in Central New York, which will bring an unprecedented number of new residents, businesses, and services to the region.

Public feedback during the development of the plan overwhelmingly encouraged the revitalization of the Hamlet and supported its continued development in a controlled fashion that

utilizes existing infrastructure and buildings, as well as maintains the small-town character that defines the community. The envisioned future for the Hamlet is as “a vibrant activity center with a dense, walkable development pattern that fosters activity for both residents and visitors.” The plan lays out specific objectives for the Hamlet of LaFayette, which include supporting *appropriate mixed-use development that contributes to the character of the Hamlet* and establishing *a community identity through placemaking strategies that create an inviting, visually attractive center of activity for residents and visitors to enjoy*. Key action items include development of *a strategy for reviving abandoned, dilapidated sites and vacant lots*, as well as fostering *a mix of residential and commercial activity in the Hamlet that contributes to a walkable and affordable lifestyle*.

Keeping with this vision, the LRC intends to transform the Site into a mixed-use space, constructing a building with small retail and/or dining establishments on the ground floor and mixed income apartments above. This will complement other revitalization efforts in the Hamlet, including the recent development project underway at the Crossroads Building, being conducted by a private developer, which will rehabilitate a large, former hotel on the corner of the main intersection into a restaurant and hotel, stimulating additional needed economic activity in LaFayette. Located only a quarter mile from the Site, it is envisioned that hotel tenants and restaurant patrons will visit businesses at the Site and/or apartment dwellers from the Site will frequent the new restaurant.

Creating a space that is highly utilized by residents and visitors will drive the need for sidewalk extensions and improvements, creating a more connected and walkable Village. The Town has been communicating with the NYS Department of Transportation (DOT) about an upgrade to the Hamlet’s main intersection by adding a roundabout, crosswalks, bike lanes, and extension of sidewalks. NYSDOT has indicated that the project is on their 2030 schedule. This will further serve to connect this Site to the Hamlet’s center, providing a walkable hamlet for apartment residents and business patrons.

Currently the entire Hamlet operates on individual wells and septic systems. The Town’s 2021 Comprehensive Plan laid out the ultimate goal to install municipal water and sewer throughout the Hamlet in the future; however, the current absence of public water and sewer on the Site does not preclude its desired redevelopment.

The Site is not located on a federal flood plain, so flood mitigation is not critical; however, the LRC and the Town will prioritize improved drainage in paved areas to help capture runoff from extreme weather events, preventing flooding.

1.d Outcomes and Benefits of Reuse Strategy: The cleanup of this Site is intended to spur economic growth and provide community resources in LaFayette, generating benefits such as:

- **Job Creation:** Retail/commercial operations on the Site will provide critical employment opportunities to increase the number of jobs in the Town, potentially attracting new residents.
- **New Tax Revenue Generation:** The Site was owned by the Town of LaFayette for almost 60 years, 50 years of which it operated as the Town Highway Garage. Therefore, no tax revenue has been generated from this Site for decades. Redevelopment will return the Site to the tax rolls, generating tax revenue for the Town that can be used to serve its residents.
- **Promotion of Health and Wellness:** The Site is near the center of the Hamlet, with limited small businesses, a café, and community organizations, like the VFW, nearby. Transforming this site into housing and a retail center focused on community needs will stimulate the enhancement of the Hamlet’s walkability through potential sidewalk extension projects. Creating a space highly utilized by residents and visitors will increase the need for sidewalk

on the same side of the road, as well as sidewalk improvements. This would create a more walkable space that will improve health and wellness through walking.

- **Construction of Quality Housing in LaFayette’s Downtown Center:** Residential units are currently limited in the Hamlet of LaFayette. Development of apartment units at this Site will attract residents to LaFayette’s downtown, furthering its transformation into a thriving, walkable space where people can live, work, and play.
- **Support Energy Efficiency and Sustainable Strategies:** This project will work to meet the goals laid out in NYS’s Climate Act to reduce greenhouse gas emissions by 40% by 2030. Measures in any new building will include high-efficiency heating systems and energy-efficient lighting and the potential for alternative energy sources, such as solar on the exterior of the building and geothermal. Improved stormwater runoff management will be a priority to minimize flooding effects from extreme weather events.

Strategy for Leveraging Resources

1.e Resources Needed for Site Characterization: The Site has undergone extensive characterization, with a completed Phase I Environmental Site Assessment (ESA), Limited Environmental Site Investigation, and Groundwater Monitoring Well Sampling. If the need for further site characterization arises, the LRC, in partnership with the Town of LaFayette, is willing to commit its own resources to ensure the revitalization of the site moves forward.

1.f Resources Needed for Site Remediation: The total estimated cost for cleanup of the Site is \$1,092,283. The LRC has requested cleanup grant funding in the amount necessary, as documented in the Analysis of Brownfield Cleanup Alternatives (ABCA). If remediation costs beyond what is expected arise, NYS brownfields incentives, such as the Brownfield Cleanup Program, and Empire State Development funds will be explored. Private sector investment will be actively pursued as the Site's appeal increases post-cleanup.

1.g Resources Needed for Site Reuse: The LRC is seeking private investment to redevelop this Site. However, if this does not occur or additional funds are needed, LRC and/or interested private developers will explore the following funding options:

- **NYS Brownfield Cleanup Program (BCP):** Developers are able to obtain tax credits and liability protection for the remediation and reuse of brownfield sites through the NYS BCP.
- **National Grid Brownfield Redevelopment Grants:** Developers are eligible for grants up to \$300,000 from National Grid to fund utility-related costs for the redevelopment of brownfields.
- **NYS Empire State Development (ESD):** Projects that will lead to job creation and direct investment will be able to apply for competitive grants awarded by the state via the Central New York Regional Economic Development Council, which range from the tens of thousands to a \$1 million or more.
- **NYS Home and Community Renewal (HCR) funds:** A variety of funding is available for different types of housing projects in NYS.
- **NY State Energy Research and Development Authority (NYSERDA):** Several NYSERDA programs are available to support renewable energy initiatives, including solar and geothermal.

1.h Use of Existing Infrastructure: As the former Town highway garage, the Site has existing natural gas and electrical infrastructure, and has well water and a septic system on Site. Upgrades to the water and sewer will be coordinated with installation throughout the Town in the coming years; however, the current lack of municipal water and sewer at the Site does not preclude redevelopment.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a The Community's Need for Funding: The LRC operates with an annual budget that is less than \$20,000. The estimated cleanup cost of the Site (\$1,092,283) is more than 50 times its entire budget, making it impossible to address without grant assistance. Further, the Town of LaFayette's population has seen no growth since 1990, hovering around a small population of 4,877 residents for decades, limiting its tax base. Due to its small population and the limited resources of the LRC, the community is unable to conduct remediation and reuse of the Site without external resources.

In addition, the Town's Comprehensive Plan states that more than 90% of employed residents travel outside of the Town to work, indicative of the lack of economic opportunities within its borders. Further, businesses providing everyday goods and services have been declining for several years, limiting retail and eating establishments, which drives residents to travel outside of the Town to shop and eat.

The above challenges, as a result of the community's small population, have made the restoration of this Site difficult to complete using the LRC's limited funds. Therefore, an EPA Cleanup Grant is essential to revive this Site into a thriving center that further stimulates revitalization throughout the Hamlet and the Town.

2.b Health or Welfare of Sensitive Populations: LaFayette's population is aging, with the number of age 65 years and over increasing 36% between 2010 and 2020. That said, the number of children under the age of 5 is also growing rapidly, with a 58% increase from 2010 to 2020.¹ These two populations are particularly vulnerable to environmental contaminants, particularly VOCs, which can affect development and cause respiratory and neurological damage.

The Onondaga Nation borders the Town, and many of the Nation's children attend the LaFayette Central School District. Thirty-one percent of the district's K-12 enrollment is made up of American Indian students.² The median household income (MHI) of the Nation is about \$40,000, less than half of NYS's MHI. It is estimated that 31% of the Onondaga people live in poverty. It is also an older population, with a median age of 59.³

The Site's proximity to residential, commercial, and community sites, such as the baseball fields, VFW, and public school, presents a risk of drawing vulnerable populations close to the Site on a regular basis. This includes older residents visiting the VFW and youth who use the park and baseball fields, all just feet from the contaminated site. Those that work at the office building and live next door are at risk from long-term exposure, spending substantial time in close proximity to the identified on-site contamination.

Residences and businesses proximal to the Site use private drinking water wells, making them particularly vulnerable to contamination. The unaddressed VOCs and BTEX on the Site pose a threat to public health with the potential for infiltrating drinking water in the immediate area. These volatile contaminants in soil and groundwater also pose a threat for soil vapor intrusion to nearby properties, such as adjacent residences.

This grant funding will allow for remediation of the Site, minimizing exposure risks to those nearby, including children and the older population. Its redevelopment into a mixed-use space will increase economic activity, and services within, such as wellness amenities, will serve the area's older population, helping them to age in place.

¹ ACS 2010 and 2020 5-year Estimates, US Census Bureau.

² 2024-25 LaFayette CSD Data, NYS Department of Education.

<https://data.nysed.gov/enrollment.php?year=2025&instid=800000040996>

³ ACS 2023 1-year Estimate, US Census Bureau

2.c Greater Than Normal Incidence of Disease and Adverse Health Conditions: Most available health data is limited to the County level, so specific information for the Town of LaFayette and the Hamlet is not readily available. According to the NYS Department of Health (NYSDOH), lung and bronchus cancers are one of the leading causes of death in Onondaga County with incidence rates much higher than NYS averages (94.5 per 100,000 vs. 67.6 per 100,000). Chronic and lower respiratory disease mortality is also seen in the County at a higher rate than in the state (46.2 per 100,000 vs. 31.3 per 100,000). The County has elevated percentages of premature births (1.9% vs. 1.4%) and low birthweights compared to NYS (9.0% vs. 8.4%). Finally, according to the County’s Community Health Assessment (2022-2024), the Town of LaFayette has the fourth highest town/village rate of premature deaths (younger than 75) in the County, and the Onondaga Nation has the highest.

Characteristic	Onondaga County	New York State
Cancer incidence per 100,000	644.3	577.8
Lung and bronchus incidence per 100,000	94.5	67.6
Infant mortality rate per 1,000 live births	5.7	4.2
% Very low birthweight births	1.7	1.3
% Low birthweight births	9.0	8.4
% Premature births	1.9	1.4
Chronic and lower respiratory disease mortality per 100,000	46.2	31.3

All data from NYSDOH Community Health Indicators Reports.
https://apps.health.ny.gov/public/tabvis/PHIG_Public/chirs/reports/#county

BTEX can cause a variety of health issues, including respiratory disease and cancers, neurological disorders, and developmental abnormalities.⁴ With cleanup grant funding, remediation will reduce exposure risks to populations in the target area, helping to decrease the high incidence of related diseases and adverse health effects.

2.d Economically Impoverished/Disproportionately Impacted Populations: The target area has historically lacked employment opportunities for its residents and has seen little economic and population growth in the past several decades, resulting in disproportionately impacted populations who must travel out of the small hamlet for employment and goods/services. Despite being the center of the LaFayette community, the Hamlet has few retail and food establishments, including restaurants and grocery stores. There are no large grocery stores, only smaller convenience stores with limited fresh food options. Businesses are generally limited by a lack of public water and sewer. Additionally, 71% of housing units in the Town were built prior to 1980, putting occupants at risk of lead-based paint and outdated infrastructure, like electrical and plumbing, that are costly to maintain and upgrade.

The EPA Cleanup Grant will reactivate a property that presently has limited community benefit, beginning its transformation into mixed use space that will allow more residents to work, shop, and dine in the Town they live in. It is anticipated that its redevelopment will spur economic growth, increase local employment, as well as encourage those traveling through to stop and spend time in LaFayette, resulting in additional economic investment for the community. It will also offer new, safe housing with no risks from lead-based paint.

⁴ Saeedi, M., Malekmohammadi, B., Tajalli, S. 2024. Interaction of benzene, toluene, ethylbenzene, and xylene with human’s body: Insights into characteristics, sources and health risks. J Haz Mat Sci 16: 100459.
<https://www.sciencedirect.com/science/article/pii/S2772416624000603#b76>

Community Engagement

2.e Project Involvement & 2.f Project Roles: The LRC has identified several partners to guide grant implementation and provide diverse perspectives and decision-making for the cleanup and future reuse of the proposed Site, as shown below.

Partner Name	Contact	Specific Role in the Project
Town of LaFayette	Bill McConnell, Town Supervisor, [REDACTED]	Purpose: Municipal government Role: Inform reuse strategy, support community outreach
NYSDEC	Karen Diligent, Director, Bureau of Program Mgmt., 518-402-9729, karen.diligent@dec.ny.gov	Purpose: Protect human health and the environment Role: Provide technical and funding support for brownfield cleanup
LaFayette Advisory Conservation Commission	Kelly Wypych, Chair, 315- 278-3554, kelly.wypych@outlook.com	Purpose: Advise on matters affecting preservation, development and use of natural and man-made features of the Town Role: Advise on environmental concerns, liaise with NYSERDA Clean Energy Community program
LaFayette Central School District	Kara Lux, Superintendent, 315-677-9728, klux@lafayetteschools.org	Purpose: Local school district Role: Advise on reuse options, support community outreach
Onondaga County Health Department	Lisa Letteney, Director of Environmental Health, 315-435-6623, LisaLetteney@ongov.net	Purpose: Protect health and facilitate disease prevention Role: Support community outreach, advise on health issues
CNY Regional Planning & Development Board	David Bottar, Executive Director, 315-422-8276, dbottar@cnyrpd.org	Purpose: Provide economic development, environmental management, community development, land use, and information and research services to public agencies Role: Inform reuse strategy

2.g Incorporating Community Input: The LRC believes that the community plays a critical role in economic development, helping to ensure projects meet real needs. In close partnership with the Town of LaFayette, the LRC will conduct a variety of community engagement activities that keep the public informed of the remediation process, as well as provide an opportunity for the public to have meaningful input into reuse options. Engagement will consist of:

- *Public Meetings:* Two public meetings per year during the remediation design and construction will be held to gather community input on the Site and reuse alternatives, as well as inform the community of progress. Meetings will be offered virtually and in-person at a central, ADA-compliant location in the Town of LaFayette.
- *Webpage:* The LRC will work with its selected QEP to convey information regarding the site remediation on its existing webpage. Information will include a description of the remediation process, project timeline and progress, reuse options, meeting dates/times, and contact information for residents to provide feedback and suggestions. The LRC and QEP will monitor feedback, provide responses as warranted, and summarize comments regularly.
- *Social Media:* Press releases and notifications of public meetings will be posted on various social media outlets such as the Town’s Facebook page.

Minutes will be recorded during all public engagement activities and posted on the LRC’s webpage. All feedback will be reviewed regularly and discussed at monthly project team meetings.

The LRC will provide responses to all comments and incorporate all feedback as appropriate, with updates posted on the webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a Proposed Cleanup Plan: The draft ABCA, completed by a QEP, examined three options for Site remediation, including no action. The recommended option has been designed to meet 6 NYCRR Part 375 Unrestricted Use (UU) SCOs and prepare the Site for any type of development, not subject to engineering controls (ECs).

Under the recommended cleanup method, soil impacted at concentrations greater than the UU SCOs in 6 NYCRR Part 375 / CP-51 or exhibiting nuisance characteristics (odors, stains, sheens) would be excavated and disposed of off-site in accordance with applicable regulations. Soil above the perched water table (expected to be +/- 10 feet below grade) would be removed across an area of 5,800 square feet. The estimated volume of soil is 2,200 cubic yards (3,300 tons at a 1.5x conversation rate). However, it is expected that approximately 25% of the soil will be clean overburden, which can be placed back into the excavation, resulting in a disposal volume of approximately 2,500 tons. The impacted soil from a former waste area and under the southwest portion of the building would also be removed, adding an additional 200 tons.

There are two discrete areas of soil significantly impacted by BTEX that can readily be addressed by excavation and disposal. The areas include the former waste area in the northwest area of the Site and under the southwest portion of the former building. An approximate volume of 130 cubic yards (~200 tons at a 1.5x conversation rate) of impacted soil is present. Field screening and confirmatory soil samples will be collected to ensure adequate removal of the impacted soil. The soil and groundwater significantly impacted by BTEX to the north of the building can be addressed by in-situ remediation via the injection of a chemical oxidant (ISCO) and/or enhanced bioremediation.

The future building on-site could be equipped with a sub-slab depressurization system (SSDS) if vapors remain after completion of the soil and groundwater remediation.

This approach provides a high level of protection of human health and the environment; complies with Standards, Criteria, and Guidance; creates a short term risk because the remedy requires disturbance of contaminated materials, but provides long-term effectiveness; eliminates the toxicity, mobility, and volume of impacted materials; is readily implementable with standard remedial techniques; and would allow for any use of the Site, consistent with zoning.

Description of Tasks/Activities and Outputs

<p>Task 1 – Project Management, Reporting, and Other Eligible Activities</p> <p>3.b Project Implementation: Non-EPA funded activities: The LRC will initiate a qualification-based selection process in compliance with state and federal (2 CFR 200.317-326) guidelines to select a QEP. The LRC will oversee QEP activities and manage all aspects of the project in accordance with the terms and conditions established in the Cooperative Agreement (CA) with the EPA. EPA-funded activities: At the LRC’s direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, etc.) and other eligible project activities identified in the Work Plan. The LRC will facilitate monthly check-in meetings with the QEP to ensure the project is progressing as planned.</p> <p>3.c Anticipated Project Schedule: Activities will be ongoing throughout the 4-year project period.</p> <p>3.d Task/Activity Lead(s): LRC with support from the QEP</p>
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3.e Output(s): 16 Quarterly Reports; 1 Final Report; 4 Federal Financial Reports; prompt ACRES updates; and monthly check-in meetings
Task 2 – Community Engagement
3.b Project Implementation: EPA-funded activities: Community engagement program includes creating a project webpage and conducting community outreach to inform the reuse plans for the site.
3.c Anticipated Project Schedule: The project webpage will be created during the first quarter and maintained throughout the grant period. Community outreach will occur 2 times per year throughout the 4-year project.
3.d Task/Activity Lead(s): The selected QEP will create and maintain the webpage; the LRC will lead outreach to residents with support from project partners and the QEP
3.e Output(s): Project webpage, 8 community engagement activities
Task 3 – Site Remediation
3.b Project Implementation: EPA-funded activities: Remediation will include impacted soil removal and groundwater treatment.
3.c Anticipated Project Schedule: Remediation will begin in Y1 and will be completed within the 4-year grant period.
3.d Task/Activity Lead(s): The QEP will lead technical activities at the direction of the LRC.
3.e Output(s): A finalized ABCA, Health and Safety Plan, Cleanup Plan, Cleanup Report, completed cleanup meeting the UU SCO established in 6 NYCRR Part 375, completion report.

3.f Cost Estimates: A summary of the proposed budget for grant funded activities is provided below. No indirect costs are included in this budget.

Budget Categories	Task 1: Project Management	Task 2: Community Engagement	Task 3: Site Remediation	Total
Contractual	\$34,300	\$8,400	\$0	\$42,700
Construction	\$0	\$0	\$1,049,583	\$1,049,583
Total (Direct Costs)	\$34,300	\$8,400	\$1,049,583	\$1,092,283

The table below provides a breakdown of estimated costs by task. An average rate of \$175/hour was used for contractual services. The LRC will not use grant funds for personnel/fringe costs or administrative costs and will contribute their own resources to manage activities described herein.

Task 1 – Project Management, Reporting, and Other Eligible Activities
Contractual Total: \$34,300 48 monthly check-in meetings: \$16,800 (48 hours x \$175/hr x 2 staff) Compliance reporting: \$17,500 (100 hours x \$175/hr)
Task 2 – Community Engagement
Contractual Total: \$8,400 Community engagement support: \$2,800 (8 events x 2 hours x \$175/hr) Webpage development/maintenance support: \$5,600 (32 hours x \$175/hr)
Task 3 – Site Remediation
Construction Total: \$1,049,583 Site demo and clearing, site control/security, soil disposal/testing, contaminated soil excavation/transportation/disposal, well installation and development, groundwater treatment/monitoring, site survey, planning, bidding support, remedial oversight, and reporting, and 15% construction contingency: \$1,049,583

3.g Plan to Measure and Evaluate Environmental Progress and Results: Project outputs, progress, and the schedule will be tracked continuously by the LRC and QEP to ensure grant funds

are expended in a timely and efficient manner. Outputs will include a completed ABCA, interim cleanup objectives, a remediated Site meeting 6 NYCRR Part 375 UU SCO, and number of community engagement activities. Should the project deviate from its expected schedule or financial track, the LRC and QEP will work with the EPA to create a corrective measures plan that outlines specific spending and timeline goals and/or revise the Work Plan as necessary. Project outcomes will be tracked on a quarterly basis in the ACRES database and/or internally and evaluated for final project reporting. Outcomes include minimized exposure to BTEX contamination, funds and partnerships leveraged for Site reuse, number of businesses opened and jobs created, and number of housing units constructed. Completed outcomes will be shared with the community via the LRC's webpage and in Town newsletters.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a Organizational Structure & 4.b Description of Key Staff: The LRC is a 9-member 501(c)3 non-profit local development corporation with the mission to foster the creation, retention and expansion of jobs and economic opportunities for the Town of LaFayette. Its members consist of Town Council members and Town residents with decades of experience with economic development in LaFayette, as well as an intimate knowledge of Town history and its residents.

The EPA Cleanup Grant will be managed by the LRC Chair, Mark Distler. Mr. Distler is also the Deputy Supervisor for the Town of LaFayette. He has administered NYS and County grants for the redevelopment of the Crossroads Building in the Hamlet. Mr. Distler retired as senior vice president of a large environmental engineering company where he assisted its clients to comply with environmental regulations and to clean-up contaminated properties. He will oversee the selected QEP to conduct the remediation, manage grant finances, oversee reporting and ensure the project proceeds as intended.

The LRC Vice Chair and Treasurer will assist with financial accounting.

4.c Acquiring Additional Resources: In the event of additional needs outside of the scope of the grant workplan, LRC will procure qualified consultants according to 2 CFR 200, which will include public advertisement of Request for Qualifications and evaluation of proposals based on qualifications and prior experience.

Past Performance and Accomplishments

4.f Never Received Any Type of Federal or Non-Federal Assistance Agreements: As a relatively new organization (established 2024), the LRC has never received any type of federal or non-federal assistance agreements. However, several individuals in LRC leadership also serve the Town of LaFayette as staff or Town Board members, and have experience with grant funding. The Town of LaFayette has managed grants funds totaling several million dollars, including federal and NYS funds for its Highway Department to restore roadways. Recently, the Town received \$2.8 million in NYS and Onondaga County grants to redevelop a large commercial building in the center of the Hamlet (Crossroads Building). This includes a stabilization grant from NYS HCR and a Restore NY grant from NYS Empire State Development and an Onondaga County Main Street grant. The HCR and Main Street grants have been accomplished as intended, with appropriate reporting and deliverables delivered on time. The Restore NY grant is ongoing, but is on schedule.

Threshold Criteria

1. Applicant Eligibility

The LaFayette Redevelopment Corporation (LRC) is a tax-exempt not-for-profit organization, established on June 13, 2024 (Certificate of Incorporation included as Attachment A).

2. Previously Awarded Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Multipurpose Grant Balance

The LRC does not have an open EPA Brownfields Multipurpose Grant.

4. Site Ownership

The LRC is the owner of the Site, purchasing the property in 2024.

5. Basic Site Information

- a) Former Town of LaFayette Highway Garage
- b) 2447 US Route 11
LaFayette, NY 13084

6. Status and History of Contamination

- a) The site is contaminated by hazardous substances.
- b) The Site was operated as the Town of LaFayette Highway Garage for at least 50 years, ceasing in 2016. In recent years, the Site has been leased for the sale of storage sheds. In 2024, the property was acquired by the LRC.
- c) Phase II ESA field observations included stained soil, odors, and elevated field measurements of volatile organic vapors (VOVs). Soil sample analytical data revealed the presence of volatile organic compounds (VOCs), primarily benzene, toluene, ethylbenzene, and xylenes (BTEX) in the soil at concentrations greater than the NYSDEC Commissioner Policy 51 (CP-51) thresholds. Groundwater monitoring wells showed BTEX as the primary groundwater contaminant. The BTEX groundwater plume extends from the northern side of the former highway garage, north to property boundary.
- d) The former highway garage that existed on the Site for 50 years included an underground storage tank (UST 001) that was removed. This likely resulted in the presence of BTEX in the soil under and to the north of the former garage. BTEX was also detected on the northwest portion of the Site, where chemical containers were historically discarded. Finally, BTEX was detected under the southwest portion of the former building, along the former floor drain piping. BTEX was also identified as the primary groundwater contaminant. The BTEX groundwater plume extends from the northern side of the former highway garage, north to property boundary. Based on soil analytical data and groundwater sampling, the source is believed to be former UST 001.

7. Brownfield Site Definition

The site meets the definition of a brownfield under CERLA § 101(39). The site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessments Required for Cleanup Grant Applications

The following assessments have been conducted at the Site:

Secondary Data	Data Source (Originating Organization, Report Title, and Date)	Data Generator(s) (Originating Org., Data Types, Data Generation/ Collection Dates)	How Data Will Be Used	Limitations on Data Use
Limited Environmental Site Investigation	C&S Engineers. Limited Environmental Site Investigation – Former Town of LaFayette Highway Garage, August 2015	C&S Engineers. Geophysical survey results, soil sampling results, August 2015	Help evaluate and quantify potential environmental concerns at Site.	Groundwater not sampled.
Groundwater Monitoring Well Sampling	C&S Engineers. Temporary Groundwater Monitoring Well Installation and Sampling – Former Town of LaFayette Highway Garage, February 2016	C&S Engineers. Groundwater sampling results, February 2016	Help evaluate and quantify potential environmental concerns at Site	None
Phase I ESA	C&S Engineers. Phase I Environmental Site Assessment – Former LaFayette Highway Garage, October 2024	C&S Engineers. Background information including Site history and current condition, October 2024	Help identify environmental concerns at Site and create objectives for Phase II ESA	No sampling data, only background information provided

9. Site Characterization

A letter from the NYSDEC for the Site is attached (Attachment B), dated 12/22/25, indicating that the Site is eligible to be enrolled in the NYS Brownfield Cleanup Program (BCP). The LRC does not intend to enroll in NYSDEC’s voluntary BCP, as it is not seeking brownfield tax credits. As per a qualified environmental professional (QEP), additional environmental assessment is not necessary to further characterize the Site prior to the start of remediation.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the sites.

11. Property-Specific Determination

The site does not require a Property-Specific Determination.

12. CERCLA/Petroleum Liability

- a) Property Ownership Eligibility – Hazardous Substance Sites
 - iii. Landowner Protections from CERCLA Liability
 - (1) Bona Fide Prospective Purchaser Liability Protection
 - (a) The LRC voluntarily purchased this site from the Town of LaFayette on December 27, 2024. Ownership is fee simple, with LRC as the sole owner. The LRC is managed by an independent board of directors and does not have any financial, contractual, corporate, or familial relationships or affiliations with other prior owners or operators of this site.
 - (b) An ASTM E1527-21 Phase I ESA was completed in October 2024, less than 180 days prior to the LRC taking title. This work was performed for the LRC using LRC funds. The original Phase I ESA and its update was performed by C&S Engineers, Inc. and the required declaration by the firm is included in the written Phase I report for this site. C&S staff meet the definition of an Environmental Professional as defined in 40 CFR § 312.10 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site.
 - (c) All disposal of hazardous substances at the site occurred before the LRC acquired the property. The LRC has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - (d) Since the LRC took title (December 2024), Shed Farm Storage Sheds has occupied the Site through lease agreement to sell storage sheds. The sheds are temporary and moveable and are removed from the Site upon purchase.
 - (e) The LRC inspected and did not find any visible continuing releases, nor anything that appeared to threaten future releases, upon taking possession of the property.

The LRC will comply with all land-use restrictions and will not impede the effectiveness or integrity of any institutional controls.

The LRC will assist, cooperate with, and provide site access to those performing the cleanup.

The LRC will comply with all information requests and administrative subpoenas that may be issued in connection with the property.

The LRC will provide all legally required notices.

13. Cleanup Authority and Oversight Structure

- a) A QEP will be retained to manage the remediation, who will have the technical expertise to plan / design, manage, and oversee the cleanup. LRC will hire the site contractor directly, and the work will be performed consistent with plans and specifications prepared by the QEP. LRC does not intend to enroll in NYSDEC's voluntary BCP, as it is not seeking brownfield tax credits. However, work will follow NYSDEC guidance relative to remediation.

- b) The need to access adjacent properties during remediation is not anticipated. However, the LRC will be in close communication with property owners, so they are informed of progress, and if an unforeseen need to access their property arises. A Community Air Monitoring Plan will be instituted at the Site, which will monitor total organic vapors and particulate matter upwind and downwind of the Site. Detection above threshold limits will result in stopping work and taking corrective actions, as laid out in the plan. Workplans developed by the QEP will include methods to ensure remediation work does not affect adjacent sites.

14. Community Notification

- a) A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) plan is provided as Attachment C.
- b) A Community Notification Ad was posted on the Town of LaFayette's website on December 27, 2025 (Attachment D).
- c) A public meeting was held on January 19, 2026.
- d) Attached documents include:
 - a. Draft ABCA (Attachment C)
 - b. Community notification ad (Attachment D)
 - c. Summary of comments/questions received (Attachment D)
 - d. LRC responses (Attachment D)
 - e. List of participants (Attachment D)

15. Contractors and Named Subrecipients

The LRC has not yet procured a QEP to complete the remediation work. Upon award, the LRC will complete a qualifications-based procurement process to select a consultant team to provide the site remediation. The procurement process will be completed in accordance with the *Best Practice Guide for Procuring Services Under EPA Assistance Agreements*.



Department of
Environmental
Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 22, 2025

Mark Distler
Chair
Lafayette Redevelopment Corporation
2577 US Route 11
P.O. Box 193
Lafayette, New York 13084

Re: Former Town of Lafayette Highway Garage, 2447 US Route 11, Lafayette (Town),
Onondaga County
NYSDEC Acknowledgment - FY26 EPA Brownfields Cleanup Grant

Dear Mark Distler:

The New York State Department of Environmental Conservation (DEC) acknowledges that the Lafayette Redevelopment Corporation plans to conduct the cleanup of a property located at 2447 US Route 11 (Former Town of Lafayette Highway Garage) in Lafayette, Onondaga County, New York and is applying for an FY26 EPA Brownfields Cleanup Grant.

Environmental assessments conducted at this property indicate soil contamination at concentrations that exceed the 6 NYCRR Part 375 Soil Cleanup Objectives and groundwater contamination at concentrations that exceed DEC Technical and Operation Guidance Series 1.1.1 standards. Additional assessment may be needed to sufficiently characterize the site for the remediation work to begin.

Based on information provided to DEC, the 2447 US Route 11 property has both components required to be considered a Brownfield Site as stated in 6 NYCRR Part 375-3.3(a)(1). The regulation states that a brownfield must have the following:

- (i) There must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property; and
- (ii) there must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.

The property appears to be eligible for the NYS Brownfield Cleanup Program, although a final determination cannot be made outside of the application review process.

Sincerely,

Karen Diligent

[Redacted header information]

Director, Bureau of Program Management

- ec: N. Azzam, USEPA Region 2
- S. Mitchell, USEPA Region 2
- J. Pelton, NYSDEC Albany
- G. Priscott, NYSDEC Region 7
- J. Cook, NYSDEC Region 7
- S. Lizlovs, NYSDEC Region 7
- M. Walker, C&S Engineers

NYSDC Acknowledgment - FYSB EPA Brownfields Cleanup Grant
 Orange County
 Former Town of Lafayette Highway Garage, 2447 US Route 11, Lafayette (Town)

The New York State Department of Environmental Conservation (DEC) acknowledges that the Lafayette Redevelopment Corporation plans to conduct the cleanup of a property located at 2447 US Route 11 (Former Town of Lafayette Highway Garage) in Lafayette, Orange County, New York and is applying for an FYSB EPA Brownfields Cleanup Grant.

Environmental assessments conducted at this property indicate soil contamination at concentrations that exceed the 8 NYCRR Part 375 Soil Cleanup Objectives and groundwater contamination at concentrations that exceed DEC Technical and Operator Guidance Section 4.1.1 standards. Additional assessment may be needed to sufficiently characterize the site for the remediation work to begin.

Based on information provided to DEC, the 2447 US Route 11 property has both conditions related to the consented 8 NYCRR Part 375 Brownfield Site as stated in 8 NYCRR Part 375.2 (a)(1). The regulation states that a Brownfield must have the following:

- (i) There must be confirmed contamination on the property or a reasonable basis to believe that contamination is likely to be present on the property; and
- (ii) There must be a reasonable basis to believe that the contamination or potential presence of contamination may be complicating the development, use or re-use of the property.

The property appears to be eligible for the NYS Brownfield Cleanup Program, although a final determination cannot be made outside of the application review process.

Sincerely,

 Karen Diligent