Lewis S. Streeter
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GE
Global Operations - Remediation
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September 29, 2017

Mr. David Szymanski
Project Manager
New York State Department of Environmental Conservation
270 Michigan Ave.
Buffalo, NY 14203-2915
(electronic copy via email)

Re: Periodic Review Report and IC/EC Certification
318 Urban Street
Buffalo, New York
NYSDEC Site No. 915151

Dear Mr. Szymanski:

Attached please find a Periodic Review Report for the referenced site, prepared by Arcadis of New York Inc., on behalf of the General Electric Company. The property owner, Mr. Michael Sweeney, accompanied us during site inspections conducted on September 2, 2016 and August 30, 2017; an IC Certification form, signed by Mr. Sweeney, is included in the attached report. In addition, Mr. Sweeney stated that no subsurface disturbances have occurred over the last two years and during the site inspections, no visual indications of disturbances were observed. Based on site inspections and discussions with the site owner, the site remedy continues to be protective of public health and the environment and is performing as intended. Please contact me if you have any questions regarding the attached report.

Sincerely,

Lewis S. Streeter
Senior Project Manager

cc: Doug Weeks, Arcadis, via email

ARCADIS Design & Consultancy for natural and built assets

General Electric Company

PERIODIC REVIEW REPORT FOR AUGUST 2015 THROUGH AUGUST 2017

318 Urban Street Site

Erie County, New York

NYSDEC Site Number: 9-15-151

September 2017

PERIODIC REVIEW REPORT FOR AUGUST 2015 THROUGH AUGUST 2017

318 Urban Street Site

Erie County, New York

NYSDEC Site No. 9-15-151

Prepared for:

General Electric Company

Schenectady, New York

Prepared by:

Arcadis of New York, Inc.

855 Route 146

Suite 210

Clifton Park

New York 12065

Tel 518 250 7300

Fax 518 250 7301

Our Ref.:

AP013092

Date:

September 2017

CONTENTS

FIGURE

APPENDICES

ACRONYMS AND ABBREVIATIONS

Arcadis	Arcadis of New York, Inc.
ECs	engineering controls
GE	General Electric Company
ICs	institutional controls
µg/cm^2	microgram per square centimeters
mg/kg	milligram per kilogram
NYSDEC	New York State Department of Environmental Conservation
PCBs	polychlorinated biphenyls
POTW	publicly-owned treatment works
PRR	Periodic Review Report
SMP	Site Management Plan
SVOC	semi-volatile organic compound
USGS	United States Geological Survey
VOC	volatile organic compound

1 EXECUTIVE SUMMARY

The New York State Department of Environmental Conservation (NYSDEC) became involved in the 318 Urban Street site (NYSDEC site # 915151) after an environmental site assessment performed in conjunction with a planned property transfer identified that the site was impacted by polychlorinated biphenyls (PCBs). A previous owner, the General Electric Company (GE), had operated the site from 1921 to 1968 and GE's activities included the service of electrical equipment with PCB-containing dielectric fluid.

Between 1990 and 1993, investigations found PCBs on the building and equipment surfaces, in the on-site soil, and in the on-site sewers. Additionally, off-site soils and the public sewer system were found to contain PCBs. GE entered an Order on Consent (Index # B9-0388-91-09) with the NYSDEC in September 1996. The NYSDEC required remediation of on- and off-site sewers, decontamination of the building, and excavation and off-site disposal of PCB-containing soil. In accordance with the Order on Consent, GE implemented remedial actions at the site during the period of 1997 through 1999.

Engineering Controls (ECs) and Institutional Controls (ICs) were established to address the residual impacts that remained at the site following completion of the remedial work. The residually impacted material contains contaminants at concentrations greater than the unrestricted use criteria but less than industrial use criteria, with the exception of a small area where further remedial actions could not be undertaken without undermining the building foundation.

The ECs and ICs established at the site include:

- Cover systems;
- Access controls
- Environmental Notice; and
- Site Management Plan (SMP).

A SMP was prepared to manage the residual impacts at the site following implementation of the remedial actions and requires that site inspections to assess the ECs be performed at least annually. This Periodic Review Report (PRR) is required by the SMP to document the assessment of site conditions and certify that the ECs and ICs required by the remedy are in place and operating as designed, or identify corrective actions needed.

On behalf of GE, Arcadis of New York, Inc. (Arcadis) completed site inspections with Mr. Mike Sweeney of Pyramid Steel Corporation, the site owner, on September 2, 2016 and August 30, 2017. These annual visits are the only opportunities Arcadis personnel has had to access to the site. The evaluation presented herein is based upon information regarding the site provided by Mr. Sweeney. Based on our interview with Mr. Sweeney and observations of current conditions, the ECs (soil, concrete and asphalt covers, and fencing) are present and operating as intended. In addition, the owner reports no subsurface disturbances have occurred over the last two years and there were no visual indications of disturbances. Observations indicated that the site activities are in compliance with the ICs.

2 SITE OVERVIEW

2.1 Site Location and Description

The site is located in the City of Buffalo, Erie County, New York and is identified as tax parcel number 101.46-3-1 on the Erie County Tax Map. The site is an approximately 2.25-acre area bounded by residential homes along French Street to the north, Urban Street to the south, apartments and a playground to the east, and railroad tracks to the west (see Figure 1).

The site is located in a developed area of relatively flat land in an urban section of Buffalo. The property contains a brick building. As shown in Figure 1, more than half the site is either paved (asphalt cover) or covered by the building. The remainder of the site is covered with a 12-inch soil cover stabilized with turf grass.

The surface soils consist primarily of poorly drained silts and clays. The depth to groundwater and bedrock has not been determined as neither groundwater nor bedrock were encountered in borings advanced 32 feet below ground surface, the total depth of exploration. Based on the United States Geological Survey (USGS) topographic map, there are no surface water bodies within a one-mile radius of the site. The nearest surface water body shown on the map is Scajaquada Creek, which is one and one-half miles northwest of the site. The creek flows northwest, away from the site, and ultimately discharges into Lake Erie.

Storm water runoff enters on-site catch basins and is directed through the combined storm and sanitary sewer to the public sewer on French Street. During normal flow conditions, the flow is discharged to the publicly-owned treatment works (POTW) on Squaw Island. During heavy storms, the flow discharges directly to Scajaquada Creek.

2.2 Remedial Program

Remedial actions were performed to address PCBs located throughout the interior of the building and in both on-site and off-site soil outside the building. The remediation cleanup goals for the property are summarized below.

Remediation Cleanup Goals

Media	Remediation Goal
Impervious non-porous surfaces, including machinery and equipment, windows, painted walls, and ceiling, and the Johnson Heater Unit	10 microgram per 100 square centimeters (µg/100 cm^2) PCBs

Media	Remediation Goal
Impervious porous surfaces, including concrete floors and the walls and floor of the transformer pit	10 µg/100 cm^2 PCBs (wall wipe samples) 50 milligram per kilogram (mg/kg) PCBs (concrete chip samples) 100 µg/100 cm^2 PCBs and encapsulation (concrete floor wipe samples)
Soil from 0 to 1 foot in depth	1 mg/kg PCBs
Soil at depths greater than 1 foot	10 mg/kg PCBs
Soil along the foundation of the building that contains more than 10 mg/kg PCBs	Covered with an HDPE barrier and the area backfilled with clean soil
Soil near the former fuel oil UST	NYSDEC STARS Memo #1 guidance levels
Sewers	Cleaned and sediment removed

Remedial actions undertaken at the site included decontamination of the building, soil removal and construction of cover systems. The remediation work was conducted in two phases. The first phase, conducted in 1997, included roof cleaning, on-site sewer cleaning and replacement, and the demolition of a steel storage shed. The second phase of remediation began in May 1997 and was substantially completed by December 1999, with the sewer work completed in 2007. The second phase of remediation included demolition and disposal of portions of the main building, replacement of the building's concrete floor, excavation and off-site disposal of 7,000 tons of soil, asphalt paving of 31,000 square feet of parking lots, and cleaning of on and off-site sewers.

As part of the selected remedy ECs and ICs were put into place to protect human health and the environment. Engineering controls to prevent exposure to residually impacted soil at the site include a cover system placed over the site. The cover system is comprised of a minimum of 12 inches of clean soil and/or asphalt pavement, depending on the location, and the concrete building slab. ICs include adherence to the Environmental Notice and SMP for the site. The EC/ICs are described further in Section 4.0.

3 REMEDY EVALUATION

3.1 Remedy Summary

Remedial actions at the site were performed in accordance with the remedial work plans and subsequent NYSDEC-approved modifications. The cleanup goals were achieved with the exception of an area along the south property boundary where soil with one semi-volatile organic compound (SVOC), naphthalene, was present in the sidewall sample from the former underground storage tank excavation at a concentration greater than STARS criteria.

Contaminants remaining at the site include soil with residual concentrations of PCBs underneath a cover layer throughout the property and a limited area with soils containing volatile organic compounds (VOCs). The areas of impact are shown on Figure 1. Specifically, the remaining impacts and their corresponding protective measures include:

1. Exterior Areas: Soils containing PCBs at levels above one mg/kg and less than or equal to 10 mg/kg are covered with a 12-inch cover layer comprised of soil and/or asphalt pavement, depending on the specific location.
2. Exterior Area, adjacent to southern wall of the building: VOCs greater than unrestricted use values are located in an area 50 feet long by two feet wide adjacent to the building foundation. A geotextile fabric and 12 or more inches of soil cover this area.
3. Main Building Area: Soils in this area and reinforced concrete associated with a former transformer pit contain PCBs at concentrations greater than one mg/kg and less than or equal to 10 mg/kg. This area is covered with reinforced concrete flooring.

A SMP was prepared to manage the residual impacts at the site following implementation of the remedial actions and requires that site inspections be performed at least annually to assess the ECs. The site inspections are to be presented in PRRs to document the assessment of site conditions and certify all ECs/ICs required by the remedy for the site are in place and operating as designed, or identify corrective actions needed.

3.2 2017 Remedy Review

On behalf of GE, Arcadis participated in site meetings and inspections with Mr. Mike Sweeney of Pyramid Steel Corporation, the site owner, on September 2, 2016 and August 30, 2017. These annual visits are the only opportunities Arcadis personnel has had to access to the site. Therefore, our evaluation is based largely upon information regarding the site, and any changes thereto, provided by Mr. Sweeney. Based on our interview with Mr. Sweeney and observations of current conditions the ECs (soil, concrete and asphalt covers, and fencing) are present and operating as intended. In addition, the owner reports no subsurface disturbances have occurred over the last two years and there were no visual indications of subsurface disturbances noted by Arcadis.

The site is currently being used for storage by Mr. Sweeney and is not actively occupied. The property owner indicated that his near-term intentions were to remove the current contents of the building and lease it as a warehouse.

Observations and discussions with the owner suggest that the site activities are in compliance with the ICs. The property owner indicated that:

- No parts of the property had been sold, subdivided, or otherwise undergone a tax map amendment;
- No changes in site use had occurred since remedy construction was completed in 1999;
- That no federal, state, or local permits had been obtained; and
- When the property is listed for sale, the property would be marketed for industrial use.

4 INSTITUTIONAL CONTROL/ENVIRONMENTAL CONTROL COMPLIANCE REPORT

Since soil with residual impacts exists beneath the site, EC/ICs are required to protect human health and the environment. The remainder of this section provides descriptions of the ECs and ICs implemented at the site. The last part of this section provides an assessment of compliance with the ECs and ICs.

4.1 Engineering Controls

Engineering controls at the site include:

- Cover systems; and
- Access controls.

Exposure to residually impacted soil/fill at the site is prevented by a cover system placed over the site. This cover system is comprised of a minimum of 12 inches of clean soil and/or asphalt pavement, dependent on the location, and the concrete building slab. Disruption of the cover systems is prevented by controlled access to the site. Access controls consist of a six-foot high chain link fence and lockable gate. The location of each control is shown on Figure 1.

In order to evaluate the effectiveness of the engineering controls, a visual inspection of the cover system and fence is required to be completed at least once a year. The inspection includes documenting areas that might need repair, such as areas of grass torn up by traffic or plowing activities, deteriorated pavement, and portions of fence damaged that may allow access to the site by unauthorized personnel.

4.2 Institutional Controls

A series of ICs are required by the Environmental Notice and are implemented under the SMP. Restrictions that apply to the site are:

- The property may only be used for industrial, manufacturing, and all ancillary or related uses without additional remediation and amendment of the Environmental Notice, as approved by the NYSDEC;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- The use of the groundwater underlying the property is prohibited without treatment rendering it safe for intended use;
- Vegetable gardens and farming on the property are prohibited; and
- The site owner will submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Controlled Property at any time to

evaluate the continued maintenance of any and all controls. This certification shall be submitted with the PRR every two years and will be certified by a Professional Engineer in the State of New York.

4.3 EC/IC Compliance

To ensure compliance with EC/IC controls, site-wide inspections are to be performed on a regular schedule, at a minimum of once a year, and after all severe weather conditions, emergencies, or site work that may affect ECs. A walk-through and visual inspection was conducted at the site on September 2, 2016 and most recently on August 30, 2017. The Inspection Forms, which include a photographic record, are included in Appendix A. Observations made during the August 30, 2017 site walk indicate that:

- The grass on the southern and western portions of the site is intact and maintained. There were minor tire ruts observed near the southwest edge of the pavement that were less than an inch deep. Additionally, an animal burrow was observed on the south side of the building, adjacent to the stairs.
- The asphalt pavement is in generally good condition and there was no indication (such as patching) that the pavement has been disturbed. Some minor cracking and heaving is visible near the tree line along the north side of the site and is likely due to the influence of roots. A small area of deteriorated pavement continued to be observed near the concrete pad to the loading dock, but did not appear worse than prior inspections. This area of pavement is underlain with additional concrete pad structure and no soil is exposed. This area will be monitored and repaired in the future if necessary.
- The concrete floor slab within the building appears to be intact and there were no indications (such as patching) that the slab had been disturbed, although much of the floor was covered by stored items at the time of the site visit. Minor cracking and chipping was observed at some expansion joints and along the seam with the old floor slab, but the slab is intact and effectively serving as a cover.
- The fence and gate are present and currently functioning as intended. Several of the fence posts are damaged (bent). A section of fence in the northwest part of the property is leaning, although it is functional. The gate has sustained damage, but is functional. The fence condition should continue to be monitored.
- The site is in compliance with the restrictions on site use (industrial use only, no groundwater use, and no vegetable gardening or farming).
- The engineering controls continue to perform as intended and are protective of human health and the environment. The property owner reports that cover materials remain in place and the residual impacted material is undisturbed. No deficiencies were noted.

The Institutional and Engineering Controls Certification Form is included in Appendix B.

5 SITE MONITORING PLAN

The Monitoring Plan describes the measures for evaluating the performance and effectiveness of the cover system to mitigate potential effects of the residually impacted materials. Monitoring of site media is not required. Monitoring of active Engineering Controls is not required at this site because the site remedy does not rely on active systems or controls.

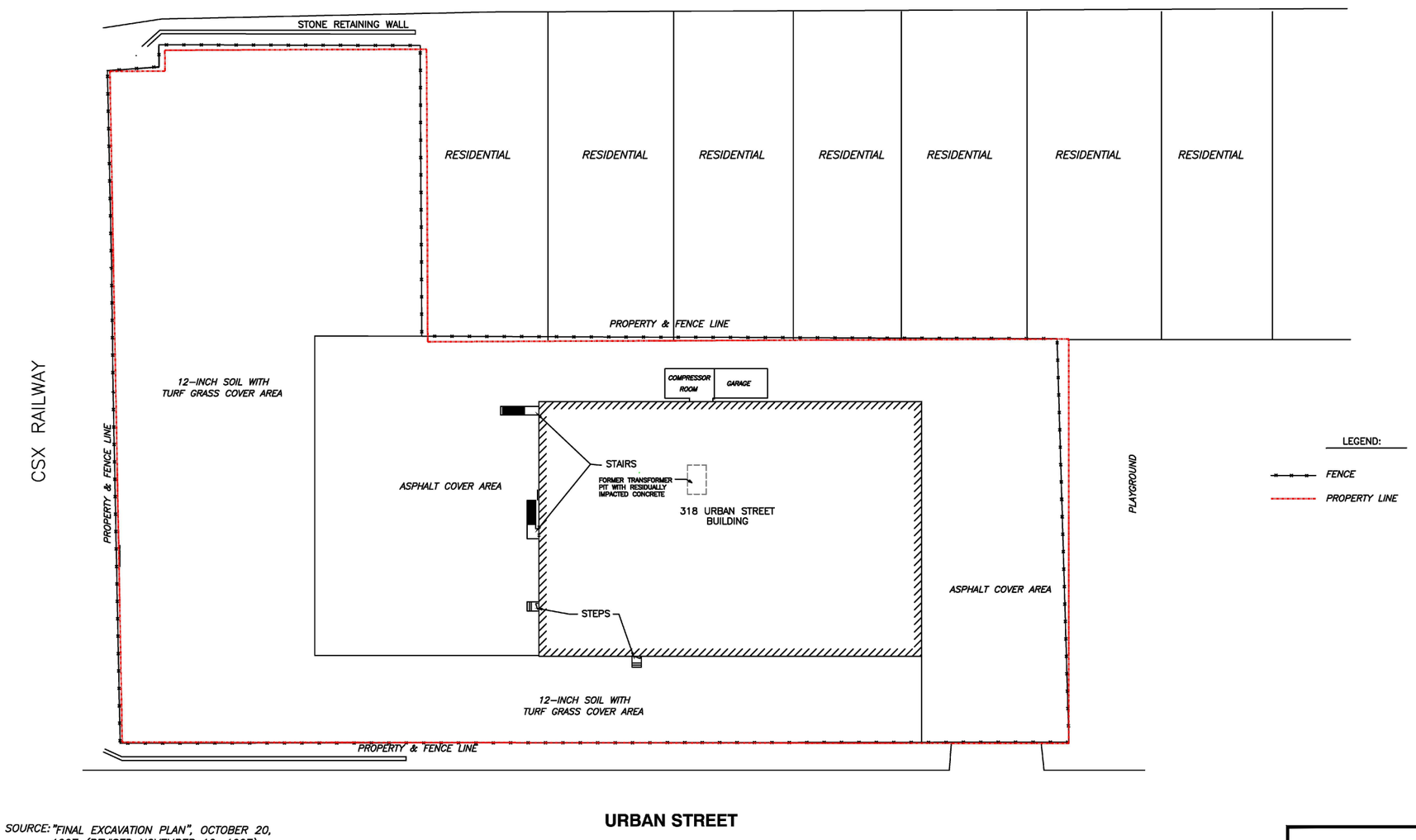
The Site Monitoring Plan includes a visual inspection of the complete cover system and access controls (site fencing) to be conducted at least once a year and after all severe weather conditions, emergencies, or site work that may affect the ECs.

As part of the Site Monitoring Plan, site-wide inspections were completed on September 2, 2016 and August 30, 2017. The inspections confirmed the effectiveness of the ECs and compliance with all ICs, including site usage. This PRR documents the 2016 and 2017 inspections completed at the site. Site inspection forms will be maintained on-site. It is anticipated that the next inspection will be completed in August 2018 and that the next PRR report will be submitted in September 2019.

6 CONCLUSIONS AND RECOMMENDATIONS

This PRR was generated to document the implementation of, and compliance with, the site- specific SMP. In order to confirm that IC/ECs are in place and remain effective, site-wide inspections were conducted on September 2, 2016 and August 30, 2017. Based on the site inspections and interviews with Mr. Sweeney of Pyramid Steel Corporation, the owner, it was concluded that the ECs at the site remain intact and effective, and the site is in compliance with the ICs. Therefore, based on the above items, the site remedy continues to be protective of public health and the environment and is performing as intended. No changes to the site monitoring program are recommended at this time.

FIGURE



SOURCE: "FINAL EXCAVATION PLAN", OCTOBER 20, 1997 (REVISED NOVEMBER 10, 1997) BAC KILLAM CONSULTING ENGINEERS, BUFFALO, NEW YORK.

GENERAL ELECTRIC COMPANY
318 URBAN STREET, BUFFALO, NY
PERIODIC REVIEW REPORT

SITE MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE
1

CITY: SYRACUSE-NY DIV/GROUP:ENV/CAD DB: K.SARTORI LD:K.SARTORI PIC:/PM:/TM:S.ELLSWORTH LYR:(Opt)ON=*;OFF=*REF*
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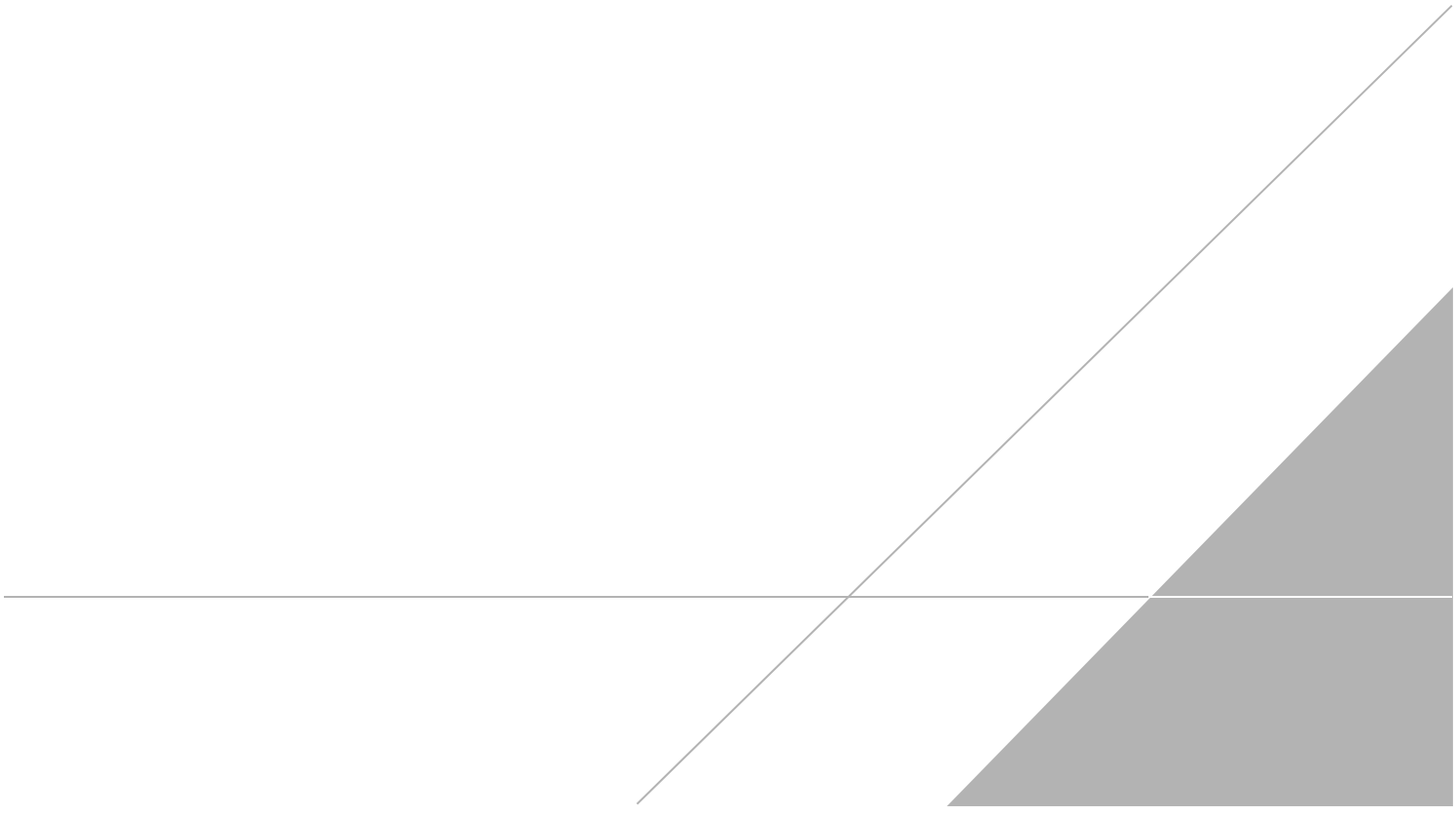
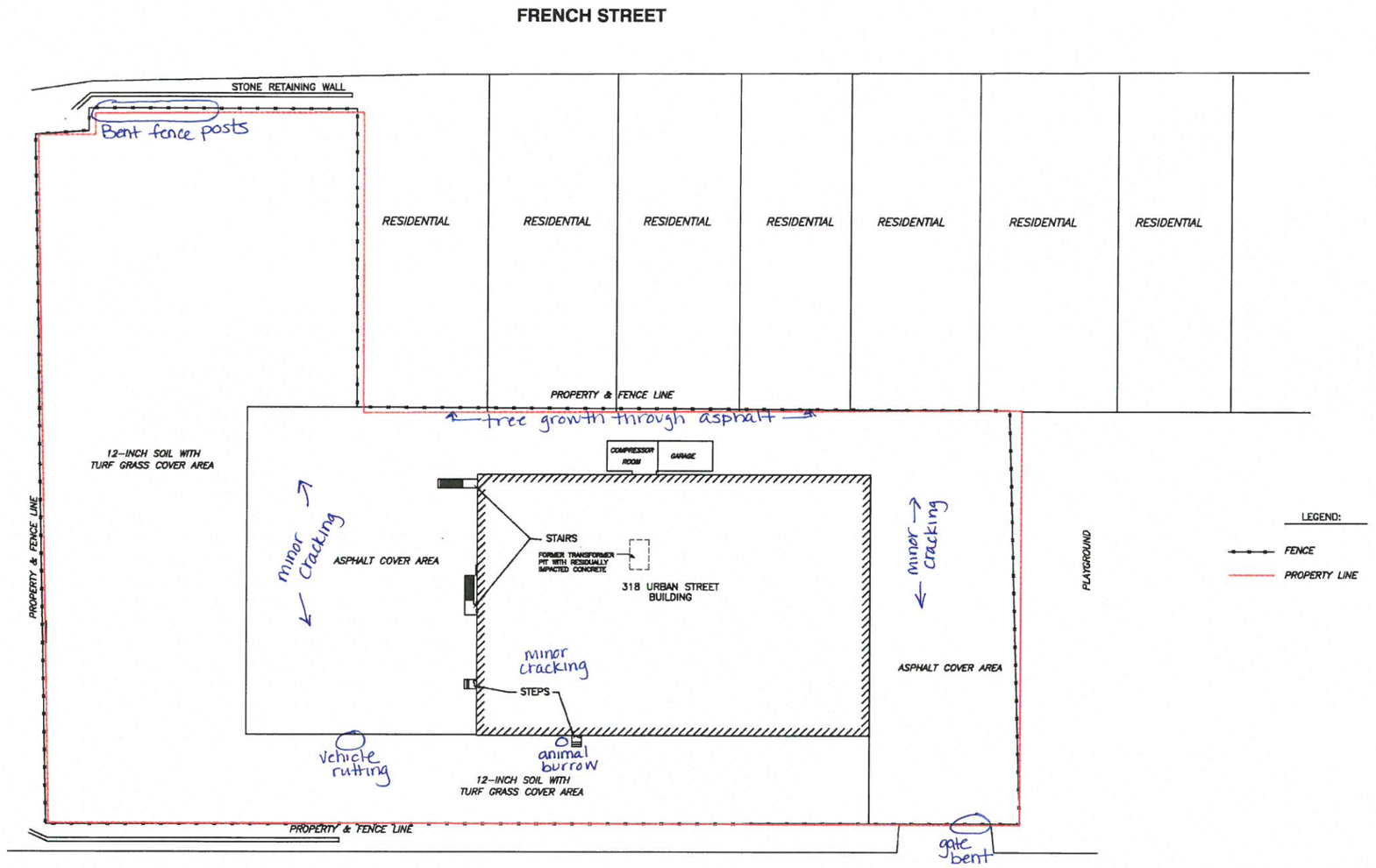
APPENDIX A

Inspection Forms and Photographic Records

2016





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GENERAL ELECTRIC COMPANY
318 URBAN STREET, BUFFALO, NY
PERIODIC REVIEW REPORT

SITE MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE
1

Inspection Form

318 Urban Street, Buffalo, New York
NYSDEC Site Number: 9-15-151

Inspection Performed by: Shawn Skelly & Suzie Ellsworth / Senior Field Techs
Name Title

Arcadis 315-446-9120 6723 Towpath Rd. Syracuse, NY 13210
Company Phone No. Address

Reason for Inspection: (Annual) Severe Weather Emergency Site Work

Describe Site Use: Storage by property owner.
Unoccupied for sale or lease.

Is site use compliant with Institutional Controls? (Yes) No

Describe General Site Conditions: Good condition. Fenced. (SME) ~~Good~~ Asphalt cover in good condition.
Grass cover area in good condition.

Site Records Up To Date: (Yes) No

Cover System Status

12-Inch Soil and Turf Grass Area Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No
- Does cover need maintenance? Yes (No)

Asphalt Cover Area and Exterior Concrete Slab Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No
- Does cover need maintenance? Yes (No)

Interior Concrete Slab Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No

Site Security: Is security effective? (Yes) No
- Fence and Gate Condition:
  - Is fencing functional? (Yes) No
  - Is maintenance needed? Yes (No)

Recommendations for maintenance:
Minor cracks in asphalt. Owner indicates may seal asphalt in the future.
(SME) ~~Fence~~ Gate to be repaired by trucking contractor.
Fence
Fence posts adjacent to French St. should be monitored

Additional comments:
Interior floor covered with machinery, difficult to observe condition.
Overall good condition.
Animal burrow and tire ruts observed in soil and turf grass area.

Corrective Measures necessary?
No

Residually impacted material remains undisturbed? (Yes) No
Engineering controls continue to protective of human health and the environment? (Yes) No
Site compliant with SMP and ~~Deed~~ Restriction? (Yes) No

Signature Suzie Ellsworth 9/2/16
Inspection Date

Attachments: Additional Comments (Site Map with Notations) (Photographs)

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #1

Date:
September 2, 2016

Description:
Overview of pavement on eastern side of building with view of damage to entrance gate. Gate is still functional.

Location:
South

Photo: #2

Date:
September 2, 2016

Description:
View of eastern edge of property. Minor cracking observed.

Location:
East

Photo: #3

Date:
September 2, 2016

Description:
Catch basin near northeast property corner. Minor cracking and vegetation growth.

Location:
West

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #4

Date:
September 2, 2016

Description:
Entrance to building and minor pavement cracking.

Location:
Southwest

Photo: #5

Date:
September 2, 2016

Description:
Heaving of pavement due to tree growth.

Location:
North

Photo: #6

Date:
September 2, 2016

Description:
North side of building and perimeter fencing.

Location:
West

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #7

Date:
September 2, 2016

Description:
Overview of northern portion of the grass cover area.

Location:
Northwest

Photo: #8

Date:
September 2, 2016

Description:
View of leaning fence along French St. Condition appears unchanged from 2015 visit.

Location:
Northwest

Photo: #9

Date:
September 2, 2016

Description:
Overview of western grass cover area and items stored along western edge of pavement.

Location:
Southwest

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #10

Date:
September 2, 2016

Description:
View of grass cover area and west side of building.

Location:
Northeast

Photo: #11

Date:
September 2, 2016

Description:
Minor tire ruts in grass near southwest edge of pavement.

Location:
South

Photo: #12

Date:
September 2, 2016

Description:
Pavement on western side of building.

Location:
North

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #13

Date:
September 2, 2016

Description:
Pavement and vegetation near the northwest side of the building.

Location:
Northeast

Photo: #14

Date:
September 2, 2016

Description:
Animal burrow observed on the south side of the building, adjacent to the stairs.

Location:
North

Photo: #15

Date:
September 2, 2016

Description:
Western end of the building, used for storage.

Location:
West

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #16

Date:
September 2, 2016

Description:
Wet spot on the floor adjacent to machinery. No adjacent cracks or holes in floor.

Location:
East

Photo: #17

Date:
September 2, 2016

Description:
Crack in concrete floor near door on southern side of the building.

Location:
South

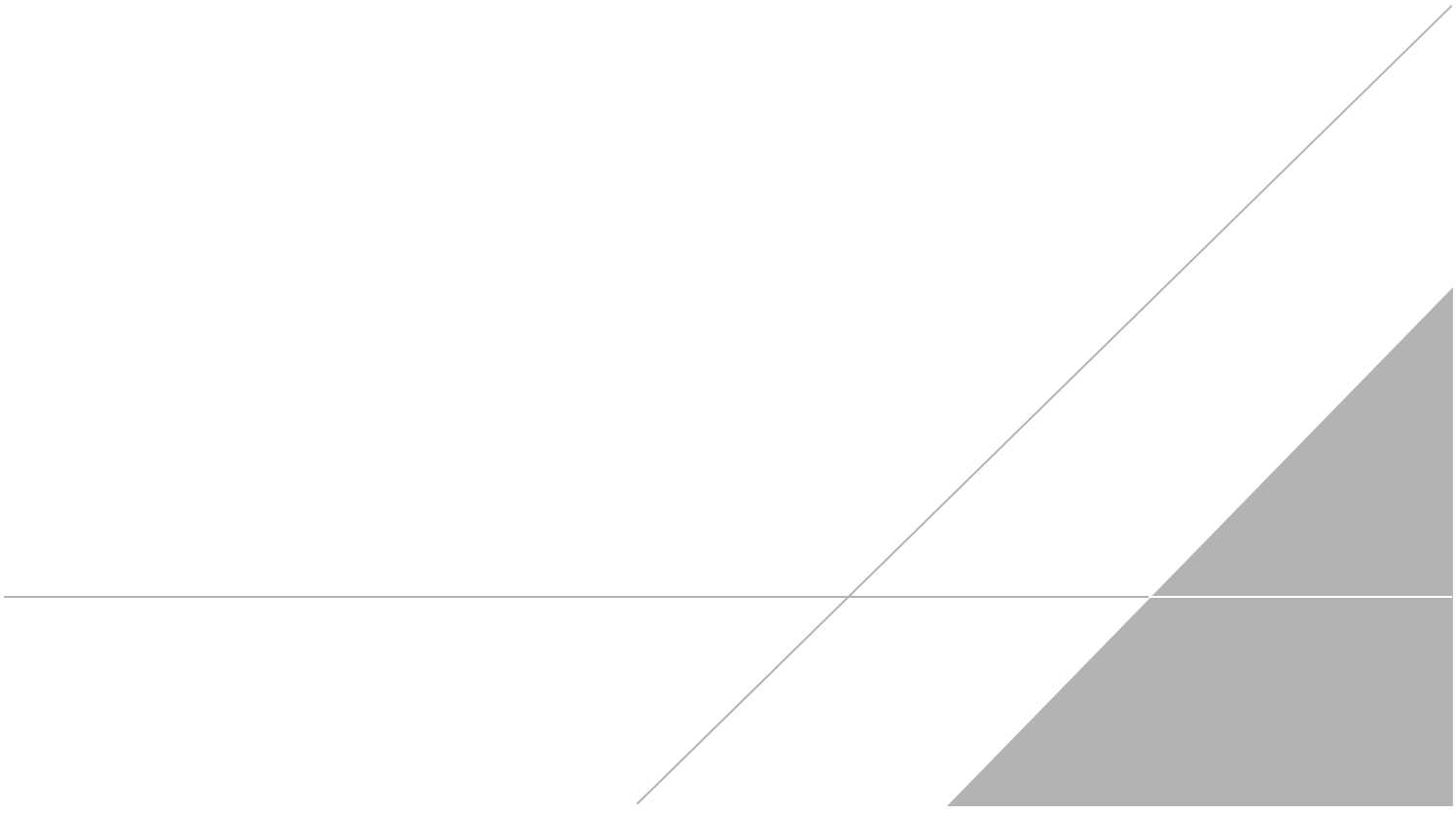
Photo: #18

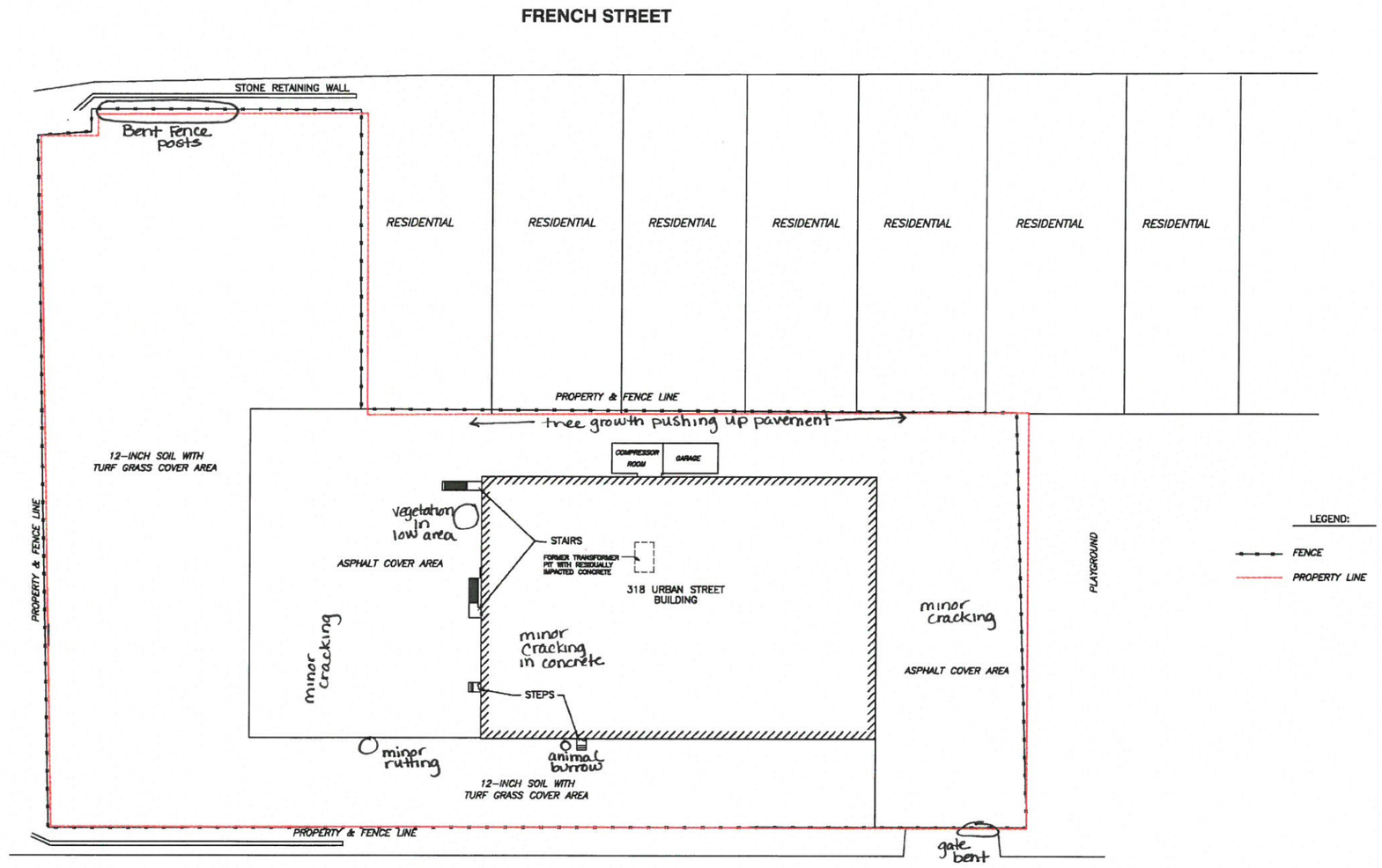
Date:
September 2, 2016

Description:
Concrete in the southwestern corner of the building. Unchanged from 2014 inspection.

Location:
West

2017





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GENERAL ELECTRIC COMPANY
318 URBAN STREET, BUFFALO, NY
PERIODIC REVIEW REPORT

SITE MAP

ARCADIS Design & Consultancy for natural and built assets

FIGURE
1

Inspection Form

318 Urban Street, Buffalo, New York
NYSDEC Site Number: 9-15-151

Inspection Performed by: Suzie Ellsworth / Tim Henson
Name Title

Arcadis 315-446-9120 One Lincoln Center, 110 W. Fayette St. Syracuse, NY 13202
Company Phone No. Address

Reason for Inspection: (Annual) Severe Weather Emergency Site Work

Describe Site Use: ~~Unoccupied~~ Available for sale or lease. Storage by current property owner. (SHE)

Is site use compliant with Institutional Controls? (Yes) No

Describe General Site Conditions: Overall good condition. Grass cover area is being maintained and asphalt cover area and interior concrete slab have only minor cracking observed.

Site Records Up To Date: SMP onsite (2012) (Yes) No

Cover System Status

12-Inch Soil and Turf Grass Area Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No
- Does cover need maintenance? Yes (No)

Asphalt Cover Area and Exterior Concrete Slab Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No
- Does cover need maintenance? Yes (No)

Interior Concrete Slab Condition: Is cover effective? (Yes) No
- Is cover intact? (Yes) No

Site Security: Is security effective? (Yes) No

Fence and Gate Condition:
- Is fencing functional? (Yes) No
- Is maintenance needed? Yes (No)

Recommendations for maintenance:
Fence posts adjacent to French St. should continue to be monitored. Fence gate is functional, but may require maintenance.

Additional comments:
Emptying contents starting September to make available to rent.
Minor cracks in asphalt cover and concrete slab.
Animal burrow observed on southern side of building.
Minor vehicle ruts observed south of western asphalt cover area.

Corrective Measures necessary?
No

Residually impacted material remains undisturbed? (Yes) No
Engineering controls continue to protective of human health and the environment? (Yes) No
Site compliant with SMP and Deed Restriction? (Yes) No

Signature Suzie Ellsworth 8/30/17
Inspection Date

Attachments: Additional Comments (Site Map with Notations) (Photographs)

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #1

Date:
August 30, 2017

Description:
View of damage to entrance gate. Gate is still functional.

Location:
South

Photo: #2

Date:
August 30, 2017

Description:
View of pavement east of the building (minor cracking and vegetation growth observed).

Location:
North

Photo: #3

Date:
August 30, 2017

Description:
Minor cracking and vegetation grown in western pavement.

Location:
West

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #4

Date:
August 30, 2017

Description:
Heaving of pavement due to tree growth.

Location:
North

Photo: #5

Date:
August 30, 2017

Description:
North side of building and perimeter fencing.

Location:
West

Photo: #6

Date:
August 30, 2017

Description:
Overview of northern portion of the grass cover area.

Location:
Northwest

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #7

Date:
August 30, 2017

Description:
View of leaning fence along French St. Condition appears unchanged from 2016 visit.

Location:
Northwest

Photo: #8

Date:
August 30, 2017

Description:
Overview of western grass cover area.

Location:
South

Photo: #9

Date:
August 30, 2017

Description:
Pavement on western side of building.

Location:
North

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #10

Date:
August 30, 2017

Description:
View of grass cover area and south and west sides of building.

Location:
Northeast

Photo: #11

Date:
August 30, 2017

Description:
Minor tire ruts in grass near southwest edge of pavement.

Location:
South

Photo: #12

Date:
August 30, 2017

Description:
Fence repair in perimeter fencing adjacent to Urban Street.

Location:
South

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #13

Date:
August 30, 2017

Description:
Pavement on western side of building.

Location:
North

Photo: #14

Date:
August 30, 2017

Description:
Animal burrow observed on the south side of the building, adjacent to the stairs.

Location:
North

Photo: #15

Date:
August 30, 2017

Description:
Northwestern end of the building, used for storage.

Location:
North

Project Photographs

Site No. 915151
318 Urban Street
Buffalo, New York

Photo: #16

Date:
August 30, 2017

Description:
Eastern interior of building.

Location:
East

Photo: #17

Date:
August 30, 2017

Description:
Western interior of building.

Location:
Northwest

Photo: #18

Date:
August 30, 2017

Description:
Minor cracking in concrete flooring.

Location:
South

APPENDIX B

Certification Forms

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Environmental Remediation
625 Broadway, 11th Floor, Albany, NY 12233-7020
P: (518)402-9543 | F: (518)402-9547
www.dec.ny.gov

7/19/2017

Tom Antonoff
Project Manager - Remediation
GE Corporate - Environmental Programs
319 Great Oaks Boulevard
Albany, NY 12203

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal
Site Name: 318 Urban Street
Site No.: 915151
Site Address: 318 Urban Street
Buffalo, NY 14211

Dear Tom Antonoff:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at http://www.dec.ny.gov/regulations/67386.html) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **September 29, 2017**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.

All site-related documents and data, including the PRR, are to be submitted in electronic format to the Department of Environmental Conservation. The Department will not approve the PRR unless all documents and data generated in support of that report have been submitted in accordance with the electronic submissions protocol. In addition, the certification forms are required to be submitted in both paper and electronic formats.

Information on the format of the data submissions can be found at:
http://www.dec.ny.gov/regulations/2586.html

The signed certification forms should be sent to David Szymanski, Project Manager, at the following address:

New York State Department of Environmental Conservation
270 Michigan Ave
Buffalo, NY 14203-2915

Phone number: 716-851-7220. E-mail: david.szymanski@dec.ny.gov

The contact information above is also provided so that you may notify the project manager about upcoming inspections, or for any other questions or concerns that may arise in regard to the site.

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures
David Szymanski, Project Manager
Chad Staniszewski, Hazardous Waste Remediation Engineer, Region 9

Enclosure 1

Certification Instructions

I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the **Certification** cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this **Certification** form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

III. IC/EC Certification by Signature (Box 6 and Box 7**):**

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.

Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form

Site Details **Box 1**

Site No. 915151

Site Name 318 Urban Street

Site Address: 318 Urban Street Zip Code: 14211
City/Town: Buffalo
County: Erie
Site Acreage: 2.5

Reporting Period: August 30, 2015 to August 30, 2017

	YES	NO
1. Is the information above correct?	☑	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☑
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☑
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial	☑	☐
7. Are all ICs/ECs in place and functioning as designed?	☑	☐

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative Date

SITE NO. 915151 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
101.46-3-1	Pyramid Steel Corp. (Sweeney Steel Srvc)	IC/EC Plan Ground Water Use Restriction Building Use Restriction Landuse Restriction Soil Management Plan Site Management Plan

An Environmental Notice that references a Site Management Plan. The Site Management Plan includes:
- An Engineering and Institutional Controls Plan. Engineering Controls at the site include a cover system to isolate residual contamination from surface exposure and containment, and site security to prevent unauthorized individuals from site entry.
Institutional controls at the site will include groundwater use restrictions and land use restrictions of the Site to restricted use (i.e. commercial/industrial purposes).
- A Soil/Fill Management Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner.
- A Site-wide Inspection program to assure that the Engineering and Institutional controls have not been altered and remain effective.

Box 4

Description of Engineering Controls

Parcel	Engineering Control
101.46-3-1	Cover System Fencing/Access Control

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☑	☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

   (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☑	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. 915151

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Michael Sweeney at 318 Urban St Bflo. N.Y.
print name print business address

am certifying as Pyramid Steel (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Michael Sweeney 9/26/17
Signature of Owner, Remedial Party, or Designated Representative Rendering Certification Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I James M. Nuss (print name) at Arcadis of New York, Inc. 110 W. Fayette Street, Syracuse NY 13202 (print business address),

am certifying as a Professional Engineer for the General Electric Company (Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

Stamp (Required for PE)

10/10/2017
Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

I. Executive Summary: (1/2-page or less)
   A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
   B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
      1. progress made during the reporting period toward meeting the remedial objectives for the site
      2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
   C. Compliance
      1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
      2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
   D. Recommendations
      1. recommend whether any changes to the SMP are needed
      2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
      3. recommend whether the requirements for discontinuing site management have been met.

II. Site Overview (one page or less)
   A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
   B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
   Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.

IV. IC/EC Plan Compliance Report (if applicable)
   A. IC/EC Requirements and Compliance
      1. Describe each control, its objective, and how performance of the control is evaluated.
      2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
      3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
      4. Conclusions and recommendations for changes.
   B. IC/EC Certification
      1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).

V. Monitoring Plan Compliance Report (if applicable)
   A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
   B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
   C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
   D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
   E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.

VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
   A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
   B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
   C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.

E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
   1. whether all requirements of each plan were met during the reporting period
   2. any requirements not met
   3. proposed plans and a schedule for coming into full compliance.

B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.

C. Future PRR Submittals
   1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
   2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

CERTIFICATION OF ENGINEERING AND INSTITUTIONAL CONTROLS

318 Urban Street Site

Buffalo, New York

NYSDEC Site No. 9-15-151

For each institutional or engineering control identified for the site, I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by the Department;
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with the site management plan for this control;
- Use of the site is compliant with the Environmental Notice;
- The engineering control systems are performing as intended and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program; and
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, **James M. Nuss**, of **Arcadis of New York, Inc, One Lincoln Center, 110 West Fayette Street, Suite 300, Syracuse, New York,** am certifying as Remedial Party's Designated Site Representative for the site.

Name

SEPT. 29, 2017
Date

Arcadis of New York, Inc.

855 Route 146

Suite 210

Clifton Park, New York 12065

Tel 518 250 7300

Fax 518 250 7301

www.arcadis.com