Brownfield Cleanup Program Application

The Former Edgewood Warehouse Site

320 South Roberts Road
Dunkirk, New York 14840

August 23, 2017 (Revised 9/13/2017)

Completed for:

The Krog Group

LABELLA Associates | Engineering Architecture Environmental Planning

The Krog Group, LLC
4 Centre Drive
Orchard Park, New York 14127

TABLE OF CONTENTS

List of Figures

List of Tables

List of Appendices

LABELLA Associates, D.P.C. | Engineering Architecture Environmental Planning

BROWNFIELD CLEANUP APPLICATION

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 9***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME The Krog Group, LLC		
ADDRESS 4 Centre Drive		
CITY/TOWN Orchard Park	ZIP CODE 14127	
PHONE 716-667-1234	FAX 716-667-1258	E-MAIL pneureuter@kroggrp.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☐ Investigation ☑ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☑ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X		
Chlorinated Solvents		X	X
Other VOCs			
SVOCs	X		
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** Lead and SVOCs in wood-block flooring

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* ☑ **Yes** ☐ **No**
(*answering No will result in an incomplete application)

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other:_____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME: Former Edgewood Warehouse Site

ADDRESS/LOCATION: 320 South Roberts Road

CITY/TOWN: Dunkirk ZIP CODE: 14048

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Dunkirk

COUNTY: Chautauqua SITE SIZE (ACRES): 8.6

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
42 ° 29 ‘ 12 “	79 ° 19 ‘ 07 “

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
See Narrative				

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☐ No ☑

   If yes, identify census tract : _____

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
(None Known)		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, requestor must answer questions on the supplement at the end of this form. ☐ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, <u>except</u> for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #:_____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Paul Neureuter / The Krog Group, LLC		
ADDRESS 4 Centre Drive		
CITY/TOWN Orchard Park		ZIP CODE 14127
PHONE 716-667-1234	FAX 716-667-1258	E-MAIL pneureuter@kroggrp.com
NAME OF REQUESTOR'S CONSULTANT Mr. Rob Napieralski / LaBella Associates D.P.C.		
ADDRESS 300 Pearl Street		
CITY/TOWN Buffalo		ZIP CODE 14202
PHONE 716-551-6281	FAX 716-551-6282	E-MAIL rnapieralski@labellapc.com
NAME OF REQUESTOR'S ATTORNEY Mr. Marc Romanowski / HSR, LLC		
ADDRESS 26 Mississippi Street, Suite 400		
CITY/TOWN Buffalo		ZIP CODE 14203
PHONE 716-427-7100	FAX 716-424-2171	E-MAIL mromanowski@hsr-legal.com
Section VI. Current Property Owner/Operator Information – if not a Requestor		
CURRENT OWNER'S NAME County of Chautauqua / Mr. Kevin Sanvidge OWNERSHIP START DATE: 2008		
ADDRESS 3 North Erie Street		
CITY/TOWN Mayville		ZIP CODE 14757
PHONE 716-661-8903	FAX	E-MAIL sanvidgk@co.chautauqua.ny.us
CURRENT OPERATOR'S NAME Same As Owner		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☐ Current Owner ☑ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☑ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?
☐ Residential ☐ Commercial ☑ Industrial
If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant ☐ Recreational (check all that apply)
Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing? ☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am President (title) of The Krog Group, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 8/24/2017 Signature: 

Print Name: Paul R. Neureuter

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

BCP Application Summary (for DEC use only)

Site Name: Former Edgewood Warehouse Site **Site Address:** 320 South Roberts Road
City: Dunkirk **County:** Chautauqua **Zip:** 14048

Tax Block & Lot
Section (if applicable): **Block:** **Lot:**

Requestor Name: The Krog Group, LLC **Requestor Address:** 4 Centre Drive
City: Orchard Park **Zip:** 14127 **Email:** pneureuter@kroggrp.com

Requestor's Representative (for billing purposes)
Name: Paul Neureuter / The Krog Group, LLC **Address:** 4 Centre Drive
City: Orchard Park **Zip:** 14127 **Email:** pneureuter@kroggrp.com

Requestor's Attorney
Name: Mr. Marc Romanowski / HSR, LLC **Address:** 26 Mississippi Street, Suite 400
City: Buffalo **Zip:** 14203 **Email:** mromanowski@hsr-legal.com

Requestor's Consultant
Name: Mr. Rob Napieralski / LaBella Associates D.P.C. **Address:** 300 Pearl Street
City: Buffalo **Zip:** 14202 **Email:** rnapieralski@labellapc.com

Percentage claimed within an En-Zone: ☑ **0%** ☐ **<50%** ☐ **50-99%** ☐ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

LABELLA Associates, D.P.C. | Engineering Architecture Environmental Planning

NARRATIVE OF BCP APPLICATION

SECTION I: REQUESTOR INFORMATION

Requestors Name: The Krog Group, LLC
Requester Primary Contact: Mr. Paul Neureuter, President

The Krog Group, LLC Owner: Peter L. Krog (sole owner)

The NYS Department of State's Corporation & Business Entity Information is included in Appendix 1.

SECTION II: PROJECT DESCRIPTION

Item 2: Previous Environmental Reports

The May 2009 Remedial Investigation (RI) Report, September 2009 Alternatives Analysis (AA) Report, and the 2010 Record of Decision (ROD) are include on CD as Appendix 2.

Item 4: Project Description

The property subject to this BCP application is an approximate 8.6 acre property comprised of three tax parcels and referred to as 320 Roberts Road, Dunkirk, New York.

The 8.6 acre Site is part of a larger, approximate 22 acre inactive industrial park. The Site is currently occupied by two abandon structures that include a large warehouse building occupying approximately 167,400 square feet and a building that is believed to have been a scale house that occupies approximately 830 square feet. The remaining portions of the property generally consist of aged asphalt, concrete and gravel parking areas.

Land use in the Site vicinity is characterized by a mixture of commercial, industrial and residential uses. The Site is a triangular-shaped property that is bounded by an active CSX rail yard to the north, South Roberts Road to the southwest, Millennium Parkway to the south, and vacant industrial properties to the southeast. The southeast adjacent properties include the former Roblin Steel Environmental Restoration Program (ERP) site and the former Alumax Extrusions, Inc. Voluntary Cleanup Program (VCP) site. The Applicant is currently in negotiations with Chautauqua County for re-development of the approximate 8.6 acre project site.

The proposed redevelopment project consists of an approximate 110,000 square foot refrigerated warehouse facility. This facility will store frozen products 40 feet high with two separate freezers with a common 12 station refrigerated shipping/receiving dock area.

The facility will have supporting offices, and electrical and mechanical engine rooms. Future expansion phases will be to the easterly vacant former Roblin and Alumax properties with the potential to double the size of the facility to approximately 200,000 square feet.

This redevelopment will demolish the vacant and dangerous and hazardous warehouse structure and put the property back onto the tax rolls as a productive job creating enterprise to better the local economy of Dunkirk, NY.

The remedial program for the Site is anticipated to begin in the Spring of 2018 with a Certificate of Completion (COC) anticipated by the end of 2018.

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1: Investigation Reports

The Site is currently in the Environmental Restoration Program (ERP) (Site No. E907032) and has been the subject of a NYSDEC-approved Remedial Investigation (RI), Alternatives Analysis (AA) Report and Record of Decision (ROD).

As described in the May 2009 Final RI Report, included on CD as Appendix 2, soil, groundwater, sediments and wood block flooring samples collected during the RI at the Site indicate that certain semi-volatile organic compounds (SVOCs), metals and polychlorinated biphenyls (PCBs) are present in soil and sediments on- Site at concentrations above the NYSDEC 375 restricted-commercial soil cleanup objectives (SCOs) and certain volatile organic compounds (VOCs) and metals are present in groundwater above NYSDEC Groundwater Quality Standards (GWQS).

The September 2009 AA Report, also included on CD as Appendix 2, evaluated several remedial alternatives to address on-Site contamination. The selected remedy generally includes: asbestos abatement and off-Site disposal; excavation and off-Site disposal of contaminated sediments, wood-block flooring and subsurface soil; in-situ groundwater treatment to address chlorinated VOCs in groundwater; placement of soil cover system; installation of a sub-slab depressurization in future occupied buildings to mitigate soil vapor intrusion concerns; long-term groundwater monitoring; development of a Site Management Plan; and, placement of an Environmental Easement on the property, which would limit future Site use to commercial/industrial uses, prohibit use of groundwater as a potable or process water source, and provide provisions for annual certifications of the institutional and engineering controls placed on the Site.

The NYSDEC Environmental Restoration Program ROD for the Edgewood Warehouse Site is also included on CD as Appendix 2. The ROD presents the required remedial program elements for the Site, and includes the tasks of the remedy selected in the AA Report and listed above. The ROD serves as the definitive record of the remedy selection process for the Site. Based on the extensive remedial work required by the NYSDEC at the Site, the environmental conditions are clearly complicating its redevelopment and reuse.

Item 2: Sampling Data

Data summary tables and laboratory analytical reports are included within the May 2009 Final RI Report and within the March 2010 ROD included on CD attached to this report as Appendix 2.

Item 3: Impacted Media Site Drawings

Site drawings depicting the locations of known contaminants of concern identified within Site soil, groundwater, sediment, and wood-block flooring are included as Figure 1 through 4.

SECTION IV: PROPERTY INFORMATION

Tax Parcel Information

The subject property ("Site") addressed by this BCP application is an approximate 8.6-acre property comprised of three tax parcels, collectively referred to as 320 Roberts Road, Dunkirk New York (see the summary table below).

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
320 South Roberts Road	1	79.16	2	2	8.3
320 South Roberts Road	2	79.16	2	77	0.3
South Roberts Road Rear	3	79.12	4	32	~0.03
Total Approximate Acreage					8.6

A United States Geological Survey (USGS) 7.5 minute quadrangle Site location map is included as Figure 5. A County tax map depicting the Site area is included as Figure 6.

Item 2: Property Base Map

A Site base map is included as Figure 7.

Item 10: Property Description and Environmental Assessment

Location

The Site is located at 320 South Roberts Road in the City of Dunkirk, Chautauqua County on the east side of South Roberts Road proximate the intersection of Talcott Street. The Site is a triangular-shaped property that is bounded by an active CSX rail yard to the north, South Roberts Road to the southwest, vacant industrial properties to the southeast, and a commercial product development and research center to the south. The southeast adjacent properties include the former Roblin Steel Environmental Restoration Program (ERP) site and the former Alumax Extrusions, Inc. Voluntary Cleanup Program (VCP) site.

Site Features

The Site consists of three parcels totaling approximately 8.6 acres. The Site is currently occupied by two structures that include a large warehouse building occupying approximately 167,400 square feet and a building that is believed to have been a scale house that occupies approximately 830 square feet. The remaining portions of the property generally consist of aged asphalt, concrete and gravel parking areas.

Current Zoning and Land Use

The Site is currently a vacant industrial property located in a General Industrial District (M2). Properties adjacent to the Site include commercial and industrial properties, a vacant parcel, railroad corridor and residential properties (see Figure 8). The surrounding land is mixed use, including commercial, industrial, residential, and public use parcels.

Past Use of the Site

The Site, formerly part of a larger industrial complex, was owned and operated by the American Locomotive Company (ALCO), which first developed the Site in 1910. ALCO manufactured locomotives at this complex until 1930, at which time operations were converted to manufacturing process

equipment, primarily consisting of heat exchangers, feed water heaters, tunnel shields, pressure vessels and steel pipe, fittings and conduits. During and after World War II, manufacturing operations at the plant were expanded to include military equipment. This equipment included gun carriages, fragmentation bombs, thrust shafts and king posts for naval vessels, missile housings, nozzles, boosters and other components. Following the war, ALCO was contracted by the Atomic Energy Commission to manufacture nuclear reactor components and packaged reactor units. Work on nuclear reactors at the Dunkirk plant included the development, production, and testing of a skidmounted, portable nuclear reactor, built to power a remote Army base on the Greenland icecap. In addition to nuclear reactors, ALCO manufactured components for the crawler for the Apollo/Saturn V space rocket. ALCO closed the Dunkirk plant in 1963 due to a combination of labor, union and management problems.

From 1963 until 1966, the Site was owned by Progress Park, Inc., whose mission was to facilitate the re-occupation of the shuttered industrial complex containing the Site. Following Progress Park Inc., the Site was occupied by the Plymouth Tube Company, which began operations in the existing main building in 1967 but went out of business in 1982. The Plymouth Tube Company manufactured stainless steel feed water heater tubes for heat exchangers. During this time period, Cenedella Wood Products also occupied a 4-story building that was formerly located on the Site, but was demolished in 1988. This former building historically housed the ALCO facility power plant, a repair shop, a development area for experimental equipment, and the plant hospital. Cenedella Wood Products manufactured wooden pallets, crates and boxes that were utilized by the Plymouth Tube Company to ship their final products. Another building, presently vacant, is located near the northeastern corner of the property, and appears to have been a former scale house associated with the rail access to the industrial complex.

The Site was owned by Edgewood Investments, Inc., which operated a warehouse within the existing main building from 1982 until 2008. The warehouse was used for the storage of packaging supplies, operational supplies and equipment from the former Dunkirk Ice Cream and current Fieldbrook Farms Dairy facility. Since approximately 1997, the warehouse also accommodated a few small businesses: a limousine company utilized the southern annex portion of the building; a spray-on truck bed liner company utilized a room midway along the southern wall of the warehouse; and a home improvement company operated out of the eastern end of the warehouse. The buildings are currently vacant.

After performing a remedial investigation/alternatives analysis of the Site under the ERP, the County of Chautauqua acquired the Site via tax foreclosure in 2008 for the purpose of stimulating private redevelopment interests. The County issued a request for proposals for redevelopment of the Site and designated a developer in 2009. Said developer proposed the cleanup and redevelopment of the Site for use by a local beverage manufacturer and successfully entered the Site in the BCP. Due to an economic downturn and change in ownership of the local beverage manufacturer, however, this initial development proposal did not materialize. A second developer came forward with a similar proposal and was in position to proceed with the cleanup and redevelopment of the Site under the BCP in 2014, but this proposal also failed and the Brownfield Cleanup Agreement was terminated.

In 2016, the NYSDEC requested that the County submit a Site Management Plan (SMP) for the Site in accordance with the requirements of the ERP State Assistance Contract the County had signed in 2008 (amended in 2010). A draft SMP was submitted to the NYSDEC in February 2017.

Site Geology and Hydrogeology

Ecological Setting

The Site is covered primarily by former warehouse/manufacturing and related buildings, asphalt pavement, and vegetation.

The Site is located in the Erie-Niagara River Basin, which generally drains west/southwest from the Site, although localized variation may occur. The Niagara River, Lake Erie and Lake Ontario are the major bodies of water within this basin.

Demography and Land Use

The Site is located in a mixed residential, commercial, and former heavy-industrial urban-setting. Land use surrounding the Site includes commercial, industrial, rail lines, and residential properties (see Figure 8).

Residential areas are located to the north (across railroad tracks) and to the south on South Roberts Road, with commercial and industrial properties to the east and west (see Figure 8).

Regional Geology/Hydrogeology

The U.S. Department of Agriculture (USDA) Soil Conservation Service soil survey map of Chautauqua County describes the general surficial soil type at the Site as Niagara silt loam, with slopes ranging from 0 to 3%.

Based on Site topography and proximity to Lake Erie, regional groundwater likely flows in a north / northwest direction (see Figure 5).

Site Geology/Hydrogeology

The results of the remedial investigation indicate that soil/fill overlies the native soil across the entire Site. The overburden stratigraphy can be divided into four significant units, which are described in descending order as follows:

- Soil/fill material
- Reworked native material
- Lacustrine native material
- Shale bedrock

The soil/fill material on the Site is present as the uppermost unit at the Site and varies in thickness from 0 to 7 feet. The composition of this material reflects the various historical operations conducted on the Site. In general, the uppermost soil/fill material primarily consists of five types of material that includes topsoil; clay and sandy soils; brick; railroad materials (i.e. buried railroad ties); slag, construction and demolition debris; and a mixture of soil/fill materials.

A layer of reworked native material was sporadically encountered immediately below the soil/fill material. This was determined to be reworked based on chaotic layering and the presence of materials such as brick slag, pipes, plastic and metal. This material ranges in thickness up to 8 feet and consists of the native clay soils that were encountered at greater depths throughout the site.

A layer of lacustrine deposits, consisting of clayey silts and silty clay was observed across the entire Site during the subsurface investigation. This layer typically ranged in thickness from 1 to 14 feet. The thickest areas of native material were encountered north of the warehouse building. The silty clays were typically gray to tan in color and contained trace shale fragments.

Bedrock core samples at the adjacent Former Roblin Steel Site indicated that the upper most 3 to 5 feet of bedrock is slightly to severely weathered and consists mainly of dark gray to gray shale.

Storm water drainage on the Site primarily occurs by overland flow and infiltration to the subsurface. The on-site drainage and wastewater system are abandoned and not well understood. Limited Site utility maps and historical information are available, and interviews with former employees provided little information on the drainage systems. A City of Dunkirk representative provided a historical facility map that depicted a cistern to the south of the eastern portion of the warehouse. The cistern was not identified during test pit activities.

Groundwater was present in both the soil/fill and native material. Static water levels were measured on October 9, 2008. These measurements and resulting groundwater contours are shown of Figure 9. The depths of groundwater generally ranged from 3 to 12 feet below grade. The groundwater flow direction is generally to the west and northwest towards Lake Erie.

Environmental Assessment

Phase I and II Environmental Site Assessments

In 1997, a Phase I Environmental Site Assessment (ESA) Report was prepared to identify potential environmental conditions in connection with the property. In 1999, a Phase II ESA was performed on the project to identify PCB containing electrical equipment and investigate potential sediment, soil and groundwater contamination. The conclusions from this work were:

- Asbestos containing material (ACM) was present in the warehouse building.
- Contaminated soil/fill and groundwater has been documented on the property.
- Electrical lighting ballast equipment containing polychlorinated biphenyls (PCBs) is likely to be present within the on-site buildings
- Since radiological sources were historically utilized on-site, there is the potential for the presence of radioactive materials
- Contaminated sediment and/or sludge were documented in on-site pits, drains and vaults
- The Site is hydrogeologically downgradient from the adjacent Roblin Steel

May 2009 Remedial Investigation

A RI was conducted between June 2008 and October 2008 and is summarized in the May 2009 Final RI Report, included on the CD included as Appendix 2. As described in the RI report, many soil, groundwater and sediment samples were collected to characterize the nature and extent of contamination. The main categories of contaminants that exceed their Standards, Criteria, and Guidance (SCGs) are VOCs, SVOCs, pesticides, PCBs, and inorganics (metals).

Figures 1 through 4 and Tables 1 through Table 5 summarize the degree of contamination for the contaminants of concern in surface and subsurface soil/fill, groundwater, sediments and wood block flooring and compare the data with the applicable SCGs for the site. The following are the media that were investigated and a summary of the findings of the investigation.

Surface Soil, depth; 0 to 2 inches

Six soil/fill samples were collected during the Phase II ESA (PH II-SS-1 through PH II-SS-6) and fourteen surface soil/fill samples were collected during the RI (PH II-SS-7 through PH IISS- 20). The locations of surface soil/fill samples are depicted on Figure 1. SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs), were detected in each of the surface soil/fill samples, and one or more of the compounds exceeded the Commercial SCOs in each surface soil/fill sample. For example, benzo(a)pyrene was found at concentrations as high as 180,000 ppb (Commercial SCO – 1,000 ppb) and exceeded the SCO in 19 of 20 samples. PCBs were detected in nine of the surface soil/fill samples with three samples exceeding the Commercial SCOs.

Metals exceeded the Commercial SCOs in eight of the twenty samples. Arsenic ranging up to 165 ppm was detected at concentrations that exceeded the Commercial SCOs in seven samples.

Subsurface Soil

Forty-four subsurface soil/fill samples were collected from test pits and soil probes from across the project site during the Phase II ESA and RI to characterize the subsurface soil/fill material. The locations of subsurface investigation points are depicted on Figure 2.

Staining and solvent odors were observed in TP-22, SP-6, SP-7, SP-8 and SP-15 and staining and petroleum odors were observed in TP-15, SP-1, SP-14, and SP-15. Although VOCs were detected in many of the subsurface soil/fill samples, no VOCs exceeded the Commercial SCOs.

SVOCs were detected in each of the subsurface soil/fill samples, although the concentrations of SVOCs in the subsurface soil/fill samples were typically much lower than in the surface soil/fill samples. For example, benzo(a)pyrene was above the Commercial SCO in only 7 of 40 samples with a maximum concentration found of 18,000 ppb (SCO-1,000 ppb). SVOCs were detected in seven of the 40 subsurface soil/fill samples at concentrations exceeding the Commercial SCOs.

Metals exceeding Commercial SCOs were identified in 17 of the 40 subsurface soil/fill samples. It is noted that arsenic ranged up to 122 ppm (SCO – 16 ppm) and mercury ranged up to 7.1 ppm (SCO – 2.8 ppm).

Groundwater

Sixteen groundwater samples were collected during the Phase II ESA and the RI. One or more VOCs were detected in eight of the sixteen groundwater samples. However, only five monitoring wells (PH II-MW-2, PH II-MW-4, MW-11, MW-12 and MW-13) contained VOC concentrations exceeding the SCGs. SVOCs were detected in five monitoring wells; however, none of the detected concentrations exceeded the SCGs.

One or more metals were detected in each of the sixteen groundwater samples at concentrations exceeding the SCGs. The highest concentrations of metals were detected in samples from PH IIMW- 5 and PH II-MW-6, which were collected during the Phase II ESA. PH II-MW-5 was resampled during the RI and significantly lower concentrations were detected, indicating that the high metals concentrations detected during the Phase II ESA may have been related to the elevated turbidity levels. Iron, magnesium, manganese, and sodium were also detected in many of the groundwater samples at concentrations exceeding the SCGs. However, these parameters are commonly encountered in

uncontaminated, natural environments and are associated more with groundwater aesthetics than toxicity. Thallium was also detected in four of the groundwater at concentrations exceeding SCGs.

Figure 3 shows the groundwater monitoring well locations and the analytes that exceed groundwater standards.

Sediments in Drainage Structures

Six sediment samples were collected during the Phase II ESA and nine sediment samples were collected during the RI from drains, trenches, sumps, pits and the brick incinerator. The locations of these samples are depicted on Figure 4.

No VOCs were detected the sediment samples exceeding the Commercial SCOs. However, toluene was detected at a maximum concentration of 480,000 ppb in PH II-SED-1 and vinyl chloride exceeded the Unrestricted SCO in two locations (maximum concentration of 400 ppb compared to the SCO of 210 ppb).

SVOCs were detected in each of the sediment samples. SVOCs were detected at concentrations exceeding the Commercial SCOs in 12 of 15 sample locations.

PCBs were detected in five of the fifteen sediment samples at concentrations exceeding the Commercial SCOs. The maximum value of 40,000 ppb (SCO – 1000 ppb) was found in sample PH II-SED-4.

Metals were detected in fourteen of the fifteen sediment samples at concentrations exceeding the Commercial SCOs. Arsenic was found in nine of fifteen samples with a maximum value of 211 ppm (SCO – 16 ppm). Chromium was found in fourteen of fifteen samples and ranged up to 20,100 ppm (SCO – 400 ppm).

Soil Vapor

As noted earlier, VOCs were detected in the groundwater at concentrations exceeding SCGs. The groundwater can release these VOCs as a vapor into the overlying soils. This contaminated soil vapor has the potential to accumulate beneath buildings, in quantities which may pose a health risk to the occupants. No soil vapor data was gathered as part of the site investigation but the potential for soil vapors to infiltrate buildings will be evaluated as part of the remedial design and appropriate remedial measures taken if necessary. Based upon the relatively low VOC concentrations at the Site and the continued decline in VOC concentrations that would occur off-site, SVI into off-site buildings is not expected.

Interior Wood Block Flooring

A sample was collected from the wood block flooring (see samples labeled as “FLOOR”) in the warehouse building to determine if the tar adhesive material and tar saturated wood flooring contained elevated SVOCs and/or PCBs. Although the wood block flooring is a building material and not technically a soil, the analytical results were compared to the Commercial SCOs for evaluation purposes.

SVOCs were detected at concentrations exceeding the Commercial SCOs. Based on these analytical results, two additional wood flooring samples (FLOOR-2 and FLOOR-3) were collected and analyzed for TCLP VOCs, SVOCs, PCBs and metals for disposal profiling purposes. The results from the FLOOR-3 sample indicated the wood block flooring was considered to be hazardous for lead. A second sample

collected from the FLOOR-3 location (FLOOR-3RE), confirmed the hazardous characteristics concentration. An additional eight samples (FLOOR-4 through FLOOR-11) were collected to determine the extent of lead contamination in the wood block flooring. Four of these additional samples exceeded the hazardous characteristic concentration for lead. The locations of these samples and the approximate extent of the contaminated wood block flooring areas are depicted on Figure 4.

Asbestos

A pre-demolition asbestos inspection report conducted during the RI identified substantial quantities of non-friable (approximately 32,045 square feet and 90 linear feet) and limited quantities of friable (approximately 820 linear feet) ACMs throughout the on-site structures. The friable ACMs that were identified in the warehouse building consisted of pipe and duct flue insulation. The majority of the non-friable ACMs consisted of exterior siding and roofing tar on the warehouse. The remainder of non-friable ACMs consisted of floor tile, piping, wire insulation and caulk.

Container Inventory

An inventory identified 91 containers on site, a few were as small as 5 gallons most were 55 gallons in size. Most of the containers were empty or contained what appeared to be trash or expired food grade material. Sixteen containers contained a suspect liquid that would require analytical testing prior to disposal. From the oily sheen observed and the labeling on the containers, the contents of the 16 containers are suspected to be petroleum products (e.g. used oil, hydraulic fluid or transmission fluid).

September 2009 Alternatives Analysis Report

The AA Report evaluated several remedial alternatives to address on-Site contamination at the Site. Goals for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. At a minimum, the remedy selected must eliminate or mitigate all significant threats to public health and/or the environment presented by the hazardous substances disposed at the Site through the proper application of scientific and engineering principles.

The remediation goals for this Site are to eliminate or reduce to the extent practicable:

- Exposures of persons at or around the Site to SVOCs and metals in surface soils;
- The release of contaminants from soil into groundwater that may create exceedances of groundwater quality standards; and
- The release of contaminants from building sumps and drains into soil and groundwater through discharge of storm water.

Groundwater

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards;
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater; and
- Restore groundwater aquifer to pre-disposal/pre-release conditions.

Soil

- Prevent ingestion/direct contact with contaminated soil;
- Prevent inhalation of, or exposure to contaminated dust from site surface soils; and
- Prevent the release of VOCs from subsurface soil under buildings into indoor air through soil vapor.

Further, the remediation goals for the Site include attaining to the extent practicable:

- Ambient groundwater quality standards and
- Meeting the requirements of 6 NYCRR Part 375 for Commercial use.

The AAR evaluated six alternatives:

- Alternative 1 – No Action
- Alternative 2 – Exposure Pathway Removal
- Alternative 3 – Containment
- Alternative 4 – Limited Excavation
- Alternative 5 – Excavation
- Alternative 6 – Pre-Disposal (Unrestricted Use) Cleanup

Alternative 4 – Limited Excavation was the selected remedy for the Site.

March 2010 Record of Decision

The NYSDEC has selected a remedy that includes the excavation of soil in three areas containing elevated levels of hazardous substances; removal of contaminated wood flooring blocks; removal of contaminated sediments from pits and sumps; placement of clean cover outside the building footprint; in-situ groundwater treatment for VOCs; soil vapor mitigation; and an environmental easement with periodic certification. The components of the remedy are as follows:

1. A remedial design program will be implemented to provide the details necessary for the construction, operation, maintenance, and monitoring of the remedial program.
2. Limited subsurface soil/fill removal (approximately 4,900 cubic yards) from three contaminated areas (surrounding test pits TP-4 and TP-6, and monitoring well MW-6) that are potentially adversely affecting groundwater quality. The concentrations of SVOCs, arsenic and mercury in these three areas were elevated relative to the concentrations generally found across the Site. The limits of the excavations will be defined with post-excavation sampling, extending to the points at which sample concentrations approach typical Site levels.
3. The removal and off-site disposal of all sediments in drainage structures, wood block flooring, asbestos and containers; the cleaning and in-place closure of all drainage features containing contaminated sediments; and the in-situ treatment of groundwater contamination.
4. The potential for soil vapor intrusion in the existing or any new structures will be evaluated, followed by the installation of a sub-slab depressurization system if warranted.
5. A soil cover will be constructed over all vegetated areas to prevent exposure to contaminated soils. The one -foot thick cover will consist of clean soil underlain by an indicator such as orange plastic snow fence to demarcate the cover soil from the subsurface soil. The top six inches of soil will be of sufficient quality to support vegetation. Clean soil will constitute soil that meets the Division of Environmental Remediation's criteria for backfill or local site background. Non-vegetated areas (buildings, roadways, parking lots, etc.) will be covered by a paving system or concrete at least 6 inches thick.
6. Imposition of an institutional control in the form of an environmental easement that will require (a) limiting the use and development of the property to commercial use, which will also permit industrial use; (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the County health department; and (d) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls.

7. Development of a site management plan which will include the following institutional and engineering controls: (a) management of the final cover system to restrict excavation below the soil cover's demarcation layer, pavement, or buildings. Excavated soil will be tested, properly handled to protect the health and safety of workers and the nearby community, and will be properly managed in a manner acceptable to the Department; (b) continued evaluation of the potential for vapor intrusion for any buildings developed on the site, including provision for mitigation of any impacts identified; (c) monitoring of groundwater; (d) identification of any use restrictions on the site; and (e) provisions for the continued proper operation and maintenance of the components of the remedy. A draft site management plan was submitted to the NYSDEC in February 2017. The site management plan will need to be updated to reflect the remedial and development activities conducted at the Site.
8. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that will impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.
9. The operation of the components of the remedy will continue until the remedial objectives have been achieved, or until the Department determines that continued operation is technically impracticable or not feasible.
10. Since the remedy results in untreated contaminated materials remaining at the Site, a long-term monitoring program will be instituted. Monitoring of the cover system will be implemented. In addition, certification of the sub-slab depressurization system will be performed if an evaluation determined that such a system is warranted. This program will allow the effectiveness of the remedy to be monitored and will be a component of the long-term management for the Site.

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Requestor's Relationship to Current Owner

The Krog Group, LLC is an authorized Representative to Chautauqua County.

Previous Owners/Operators

Reasonable attempts were made to attain complete previous Site owner and operator contact information. In some cases, previous owner's or operator's complete contact information was not available. The following table lists the previous property owners:

Name and Address of Owner	Date(s)	Relationship to Applicant
SBL #79.16-2-2, 79.16-2-77 and 79.12-4-32		
Current Owner		
County of Chautauqua 3 North Erie Street Mayville, NY 14757 (716) 753-4247	2008- Present	None
Previous Owners		
Edgewood Investments, Inc. 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1982 - 2008	None
Plymouth Tube Company 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1967 - 1982	None
Progress Park, Inc. 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1963 - 1966	None
American Locomotive Company (ALCO) 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1910 - 1963	None

The following table lists the previous property operators:

Name and Address of Owner	Date(s)	Relationship to Applicant
SBL #79.16-2-2, 79.16-2-77 and 79.12-4-32		
Current Operator		
County of Chautauqua 3 North Erie Street Mayville, NY 14757 (716) 753-4247	2008- Present	None
Previous Operator		
Edgewood Investments, Inc. 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1982 - 2008	None
Plymouth Tube Company 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1967 - 1982	None
Progress Park, Inc. 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1963 - 1966	None
American Locomotive Company (ALCO) 320 S. Roberts Road Dunkirk, NY 14048 Telephone number unknown	1910 - 1963	None

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Statement

The Krog Group, LLC liability arose solely as a result of involvement with the Site subsequent the release of hazardous substances at the Site. The Krog Group, LLC has exercised appropriate care with respect to the hazardous waste found at the Site by taking reasonable steps to eliminate continuing discharge; prevent any threatened future release; and the intended goal through the BCP program is to prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste. As such, The Krog Group, LLC meets the definition of a "volunteer" in accordance with ECL 27-1405.

Proof of Access

A letter from Chautauqua County to The Krog Group, LLC providing access to the Site is included in Appendix 3.

SECTION VIII: PROPERTY ELIGIBILITY INFORMATION

Item 2: NYS Inactive Hazardous Waste Disposal Site

The Site, identified as the Former Edgewood Warehouse Site, is currently in the Environmental Restoration Program (ERP) (Site No. E907032).

SECTION IX: CONTACT LIST INFORMATION

Item 1: Municipal and County Contacts

Chautauqua County Contacts:

Honorable Vincent W. Horrigan Chautauqua County Executive Gerace Office Building 3 North Erie St. Mayville, NY 14757	Mr. Christine Schuyler Chautauqua County Health Dept. Gerace Office Building 7 North Erie St. Mayville, NY 14757	Chairman David Himelein Chautauqua County Legislature Gerace Office Building 3 North Erie St. Mayville, NY 14757-1007
Legislator Robert Bankoski Chautauqua County Legislature, D2 407 Lakeshore Drive East Dunkirk, NY 14048	Chautauqua County EMC 201 West Third Street, Suite 115 Jamestown, NY 14701	Mr. Kevin Sanvidge Chautauqua County EMC 201 West Third Street, Suite 115 Jamestown, NY 14701
Mr. Julius Leone Chautauqua County Emergency Services 2 Academy Street, Suite A Mayville, NY 14757	Mr. Larry Barmore County Clerk 1 North Erie St. P.O. Box 170 Mayville, NY 14757	Mr. Steve Abdella, Esq. County Attorney Gerace Office Building 3 North Erie St. Mayville, NY 14757
Mr. George Spanos Public Facilities Director 454 N. Work Street Falconer, New York 14733-1197	Chautauqua Co. Soil & Water Dist 220 Fluvanna Ave., Suite 600 Jamestown, NY 14701-9608	

City of Dunkirk Contacts:

Edwin Ramos, Clerk City Hall 342 Central Ave Dunkirk, NY 14048	Mayor Willie Rosas City Hall 342 Central Ave Dunkirk, NY 14048	Dunkirk Sheridan Empire Zone 402 Main Street Suite 2 Dunkirk, NY 14048
Councilman Andrew Woloszyn City Hall 342 Central Ave Dunkirk, NY 14048	Councilman Donald Williams City Hall 342 Central Ave Dunkirk, NY 14048	Councilwoman Marty Bamonto City Hall 342 Central Ave Dunkirk, NY 14048
Councilman Andy Gonzalez City Hall 342 Central Ave Dunkirk, NY 14048	Councilman Stacy Szukala City Hall 342 Central Ave Dunkirk, NY 14048	Dunkirk Water Department City Hall 342 Central Ave Dunkirk, NY 14048
Rebecca Yanus Planning and Development Dept. Second Floor, Stearns Building 338 Central Ave. Dunkirk, NY 14048		

Item 2: Adjacent Property Owners

Direction	Property Address	Owner Contact Information
North	NA	New York Central Lines, LLC 500 Water Street Jacksonville, FL 32202
East	320 South Roberts Road SBL #79.12-4-30, 79.12-4-29, and 79.16-2-5	County of Chautauqua 3 North Erie Street Mayville, NY 14757
South	440 South Roberts Road	Cliffstar LLC 1 Cliffstar Avenue Dunkirk NY, 14048
Southwest	407 South Roberts Road	Neftali Dejesus 407 South Roberts Road Dunkirk, NY 14048
	413 South Roberts Road	Steven Dyer 413 South Roberts Road Dunkirk, NY 14048
	415 South Roberts Road	Pedro Ortiz 415 South Roberts Road Dunkirk, NY 14048
	421 South Roberts Road	Aria Santiago 421 South Roberts Road Dunkirk, NY 14048
	423 South Roberts Road	Kevin Killion 423 South Roberts Road Dunkirk, NY 14048
West	East Talcott Street SBL #79.16-2-1	Star Real Property, LLC 1 Cliffstar Avenue Dunkirk NY, 14048

Item 3: Local News Media

Attn: Jack Lloyd Jamestown Post Journal P.O. Box 190 Jamestown, NY 14701	Buffalo News, Jamestown 511 Clinton Street Jamestown, NY 14701	Attn: Environmental News Desk WDOE Box 209 Willow Road Dunkirk, NY 14048
Attn: Environmental News Desk Observer P.O. Box 391 Dunkirk, NY 14048	WBFO, ENVIRONMENTAL NEWS DESK PO 1263, Horizons Plaza Buffalo, NY 14240	ATTN: Environmental News Desk WGRZ TV - CH. 2 259 Delaware Avenue Buffalo, NY 14202
ATTN: Environmental News Desk WKBW News Channel 7 7 Broadcast Plaza Buffalo, NY 14202	Buffalo News 1 News Plaza Buffalo, NY 14240	ATTN: Environmental News Desk WBEN Radio 930 & WMJQ 500 Corporate Pkwy Buffalo, NY 14226
ATTN: Environmental News Desk WIVB - CH. 4 2077 Elmwood Avenue Buffalo, NY 14207	Business First 465 Main Street Buffalo, NY 14203-1793	Attn: Environmental News Desk WJTN & WWSE P.O. Box 1139 Jamestown, NY 14702
Citizens Campaign-Environment 227 McConkey Dr. Tonawanda, NY 14223	Attn: Environmental News Desk WKSN & WHUG 202 Front St. Jamestown, NY 14701	Spectrum News 355 Chicago Street Buffalo, NY 14204

Item 4: Public Water Supplier

Dunkirk Water Department
City Hall
342 Central Ave
Dunkirk, NY 14048

Item 5: Contact List

Currently, no persons have requested to be placed on the Contact List

Item 6: Schools and Day Cares

No schools or day cares are located on or near the Site.

Item 7: Document Repository

Dunkirk Public Library
536 Central Avenue
Dunkirk, NY 14048
(716) 366-2511

The acknowledgement as document repository from the Dunkirk Public Library is included in Appendix 4.

SECTION X: LAND USE FACTORS

Item 2: Current Use

The Site currently consists of a vacant approximately 167,400 square foot warehouse building and a vacant approximately 830 square foot former scale house building located on an approximately 8.6-acre property. The most recent Site operations ceased in 2008 when the Site was acquired by Chautauqua County via tax foreclosure. The remaining portions of the property generally consist of aged asphalt, concrete and gravel parking areas.

Item 3: Post Remediation Use

The proposed redevelopment project for the Site consists of an approximate 110,000 square foot refrigerated warehouse facility. This facility will store frozen products 40 feet high with two separate freezers with a common 12 station refrigerated shipping/receiving dock area.

The facility will have supporting offices, and electrical and mechanical engine rooms. Future expansion phases will be to the easterly vacant former Roblin and Alumax properties with the potential to double the size of the facility to approximately 200,000 square feet.

This redevelopment will demolish the vacant and dangerous and hazardous warehouse structure and put the property back onto the tax rolls as a productive job creating enterprise to better the local economy of Dunkirk, NY.

Item 5: Consistency with Zoning Maps

The Site is located in an urban area designated as a General Industrial District (M2). Properties adjacent to the Site include commercial and industrial properties, a vacant parcel, railroad corridor and residential properties (see Figure 8). The surrounding land is mixed use, including commercial, industrial, residential, and public use parcels.

Item 6: Consistency with Land Use Plans

In the early 2000s, the County of Chautauqua and City of Dunkirk identified brownfield redevelopment as an important component of the local and regional economic development strategies. The resulting initiative led to the acquisition, investigation and/or cleanup of a number of brownfield sites in the City of Dunkirk using the State's ERP and the U.S. Environmental Protection Agency (EPA) Brownfield Program. The Site is one of these properties, and was acquired and investigated by the County under the ERP in 2008-2009 for the sole purpose of promoting remediation and redevelopment. In 2015, the County also completed the federally funded construction of a new roadway to enhance access to the Site and adjacent brownfield redevelopment sites, as well as to promote economic development within the existing commercial and industrial corridor in which the Site is located.

In addition to these efforts, the City of Dunkirk received a grant from the New York State Department of State (NYSDOS) under the Brownfield Opportunity Area (BOA) Program to perform a Nomination Study. This planning study focuses on the identification and reuse of strategic sites that are catalysts for revitalization. In 2016, the BOA planning study identified the Site as one of a handful of properties that should be targeted for redevelopment.

The City of Dunkirk is currently in the process of selecting a consultant to update the City's "Master Plan", which was last revised in 1976. The City has undergone significant changes since the 1970s and

this comprehensive plan update will reflect the future vision of the City. It is anticipated that the updated comprehensive plan will embrace more recent, coordinated local and regional planning and economic development efforts that have placed an emphasis on brownfield revitalization and redevelopment within the corridor containing the Site, and which have specifically targeted the Site for redevelopment. As the comprehensive planning update process unfolds, there will be ample opportunity to consider the planned redevelopment project as the City's vision is crafted.

The proposed redevelopment project is consistent with the current zoning for the Project Site.

J:\The Krog Group\2171946 - Former Edgewood Warehouse\Reports\BCP Application\Narrative for BCP Application 8.14.2017.docx

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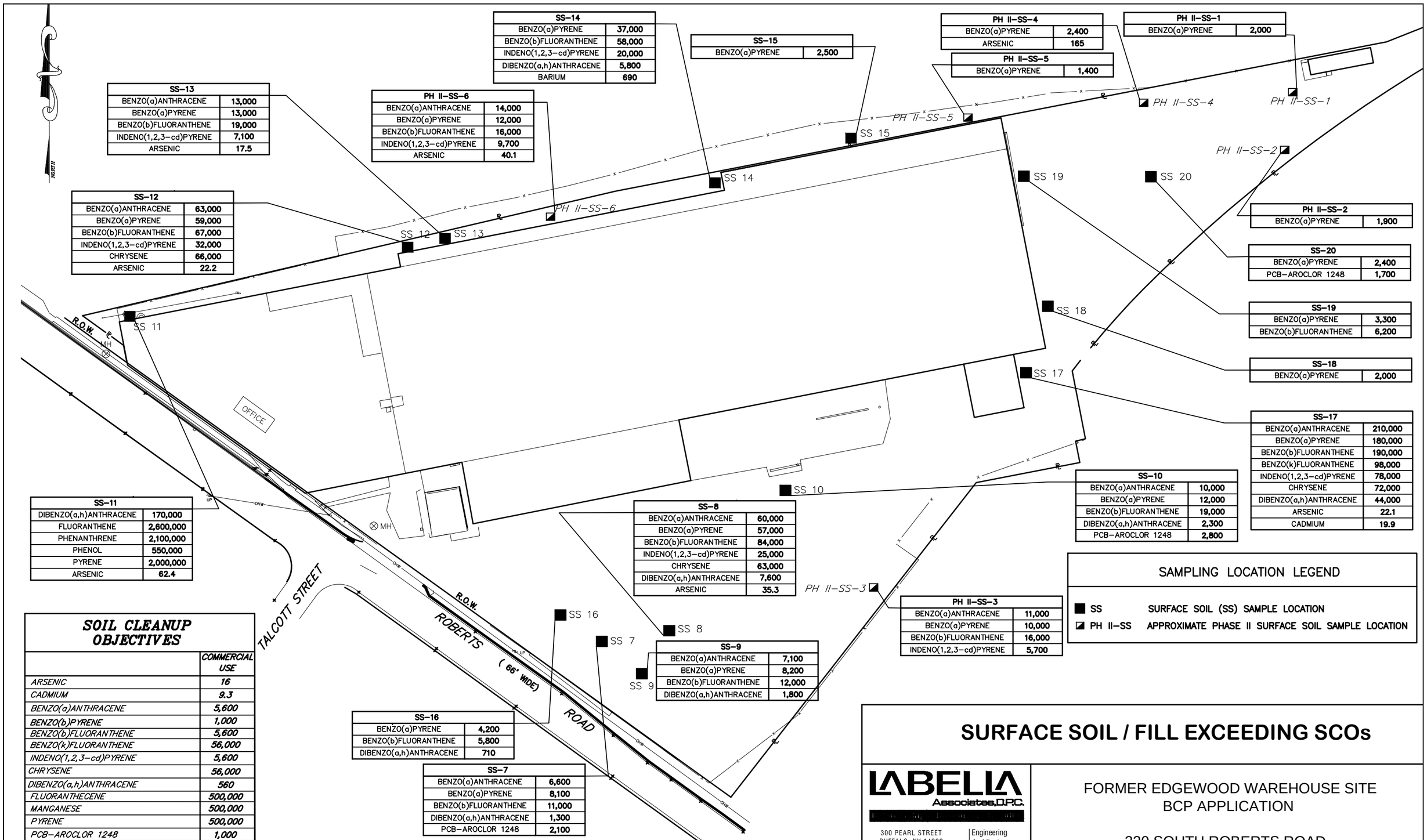
FIGURES



SS–13	
BENZO(a)ANTHRACENE	13,000
BENZO(a)PYRENE	13,000
BENZO(b)FLUORANTHENE	19,000
INDENO(1,2,3–cd)PYRENE	7,100
ARSENIC	17.5

SS–14	
BENZO(a)PYRENE	37,000
BENZO(b)FLUORANTHENE	58,000
INDENO(1,2,3–cd)PYRENE	20,000
DIBENZO(a,h)ANTHRACENE	5,800
BARIUM	690

PH II–SS–6	
BENZO(a)ANTHRACENE	14,000
BENZO(a)PYRENE	12,000
BENZO(b)FLUORANTHENE	16,000
INDENO(1,2,3–cd)PYRENE	9,700
ARSENIC	40.1

SS–15	
BENZO(a)PYRENE	2,500

PH II–SS–4	
BENZO(a)PYRENE	2,400
ARSENIC	165

PH II–SS–5	
BENZO(a)PYRENE	1,400

PH II–SS–1	
BENZO(a)PYRENE	2,000

SS–12	
BENZO(a)ANTHRACENE	63,000
BENZO(a)PYRENE	59,000
BENZO(b)FLUORANTHENE	67,000
INDENO(1,2,3–cd)PYRENE	32,000
CHRYSENE	66,000
ARSENIC	22.2

PH II–SS–2	
BENZO(a)PYRENE	1,900

SS–20	
BENZO(a)PYRENE	2,400
PCB–AROCLOR 1248	1,700

SS–19	
BENZO(a)PYRENE	3,300
BENZO(b)FLUORANTHENE	6,200

SS–18	
BENZO(a)PYRENE	2,000

SS–17	
BENZO(a)ANTHRACENE	210,000
BENZO(a)PYRENE	180,000
BENZO(b)FLUORANTHENE	190,000
BENZO(k)FLUORANTHENE	98,000
INDENO(1,2,3–cd)PYRENE	78,000
CHRYSENE	72,000
DIBENZO(a,h)ANTHRACENE	44,000
ARSENIC	22.1
CADMIUM	19.9

SS–10	
BENZO(a)ANTHRACENE	10,000
BENZO(a)PYRENE	12,000
BENZO(b)FLUORANTHENE	19,000
DIBENZO(a,h)ANTHRACENE	2,300
PCB–AROCLOR 1248	2,800

SS–11	
DIBENZO(a,h)ANTHRACENE	170,000
FLUORANTHENE	2,600,000
PHENANTHRENE	2,100,000
PHENOL	550,000
PYRENE	2,000,000
ARSENIC	62.4

SS–8	
BENZO(a)ANTHRACENE	60,000
BENZO(a)PYRENE	57,000
BENZO(b)FLUORANTHENE	84,000
INDENO(1,2,3–cd)PYRENE	25,000
CHRYSENE	63,000
DIBENZO(a,h)ANTHRACENE	7,600
ARSENIC	35.3

SS–9	
BENZO(a)ANTHRACENE	7,100
BENZO(a)PYRENE	8,200
BENZO(b)FLUORANTHENE	12,000
DIBENZO(a,h)ANTHRACENE	1,800

PH II–SS–3	
BENZO(a)ANTHRACENE	11,000
BENZO(a)PYRENE	10,000
BENZO(b)FLUORANTHENE	16,000
INDENO(1,2,3–cd)PYRENE	5,700

SS–16	
BENZO(a)PYRENE	4,200
BENZO(b)FLUORANTHENE	5,800
DIBENZO(a,h)ANTHRACENE	710

SS–7	
BENZO(a)ANTHRACENE	6,600
BENZO(a)PYRENE	8,100
BENZO(b)FLUORANTHENE	11,000
DIBENZO(a,h)ANTHRACENE	1,300
PCB–AROCLOR 1248	2,100

SOIL CLEANUP OBJECTIVES

	COMMERCIAL USE
ARSENIC	16
CADMIUM	9.3
BENZO(a)ANTHRACENE	5,600
BENZO(b)PYRENE	1,000
BENZO(b)FLUORANTHENE	5,600
BENZO(k)FLUORANTHENE	56,000
INDENO(1,2,3–cd)PYRENE	5,600
CHRYSENE	56,000
DIBENZO(a,h)ANTHRACENE	560
FLUORANTHECENE	500,000
MANGANESE	500,000
PYRENE	500,000
PCB–AROCLOR 1248	1,000
INDENO(1,2,3–cd)FLUORANTHRANCENE	1,000
BARIUM	400
PHENANTHRENE	500,000

NOTES:
METALS ARE LISTED IN mg/Kg AND ORGANIC ANALYTES ARE LISTED IN ug/Kg.
ANALYTES THAT WERE DETECTED AT CONCENTRATIONS EXCEEDING 6NYCRR PART 375–6.8(b) COMMERCIAL USE SOIL CLEANUP OBJECTIVES ARE IDENTIFIED.

ORIGINAL DRAWING FROM THE SITE REMEDIAL INVESTIGATION COMPLETED BY TVGA CONSULTANTS, MAY 2009

SAMPLING LOCATION LEGEND

- SS — SURFACE SOIL (SS) SAMPLE LOCATION
- PH II–SS — APPROXIMATE PHASE II SURFACE SOIL SAMPLE LOCATION

SURFACE SOIL / FILL EXCEEDING SCOs

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PROJ. NO. 2171946 | 1" = 80' | DATE: AUGUST 2017 | **FIGURE NO. 1**

PH II–MW–4 (2–3)	
ARSENIC	24.3
BENZO(a)PYRENE	3,700

SP 9 (2)	
BENZO(a)PYRENE	16,000
BENZO(b)FLUORANTHENE	20,000
DIBENZ(a,h)ANTHRACENE	3,000
INDENO(1,2,3–cd)PYRENE	9,100

PH II–MW–8 (2)	
BENZO(a)PYRENE	6,700
BENZO(a)ANTRACENE	7,700
BENZO(b)FLUORANTHENE	9,700

TP 2 (2.5)	
ARSENIC	19.2
BENZO(a)PYRENE	2,700
TP 2 (8)	
ARSENIC	

PH II–MW–6 (2)	
MERCURY	7.1
BENZO(a)PYRENE	2,400

TP 5 (1–5)	
BENZO(a)ANTHRACENE	21,000
BENZO(a)PYRENE	18,000
BENZO(b)FLUORANTHENE	29,000
DIBENZ(a,h)ANTHRACENE	1,600

TP 11 (2)	
ARSENIC	17.5

PH II–TB–1 (1–3)	
IRON	257,400

TP 14 (3)	
ARSENIC	22.4

TP 12 (2)	
BARIUM	602

TP 10 (2)	
CHROMIUM	626
TP 10 (3.5)	
ARSENIC	19.4

SP 12 (3)	
ARSENIC	16.5
BARIUM	548

TP 22 (3.5)	
BENZO(a)ANTHRACENE	18,000
BENZO(a)PYRENE	15,000
BENZO(b)FLUORANTHENE	20,000
DIBENZ(a,h)ANTHRACENE	1,300

TP 9 (3)	
ARSENIC	19.6

TP 4 (4)	
ARSENIC	122
BARIUM	941

TP 17 (5)	
BARIUM	634

AREA A (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 6 FEET BELOW GRADE)

AREA B (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 6 FEET BELOW GRADE)

AREA C (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 8 FEET BELOW GRADE)

AREA D (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 7 FEET BELOW GRADE)

AREA E (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 4 FEET BELOW GRADE)

AREA G (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 7 FEET BELOW GRADE)

AREA H (ESTIMATED VERTICAL CONTAMINANT DEPTH IS 5 FEET BELOW GRADE)

SP 14 (2.5)

SAMPLING LOCATION LEGEND

	TEST PIT LOCATION
SP	SOIL PROBE LOCATION
MW	MONITORING WELL LOCATION
PH II–MW/TB	APPROXIMATE PHASE II MONITORING WELL AND/OR TEST BORING LOCATION
	HATCHED AREAS REPRESENT ESTIMATED EXTENT OF SUBSURFACE SOIL/FILL EXCEEDING PART 375 COMMERCIAL SCOs

NOTE:
DEPTH OF SOIL SAMPLE IS LISTED IN PARENTHESIS NEXT TO THE LOCATION (e.g TP 4 (4) means soil sample was collected from test pit 4 at four feet below grade)

COMMERCIAL USE SOIL CLEANUP OBJECTIVES

ARSENIC	*16*
BARIUM	*400*
CHROMIUM	*400*
IRON	*10,000*
MERCURY	*2.8*
BENZO(a)ANTHRACENE	*5,600*
BENZO(a)PYRENE	*1,000*
BENZO(b)FLUORANTHENE	*5,600*
INDENO(1,2,3–cd)PYRENE	*5,600*
DIBENZ(a,h)ANTHRACENE	*560*

NOTES:
METALS ARE LISTED IN mg/Kg AND ORGANIC ANALYTES ARE LISTED IN ug/Kg.
COMMERCIAL USE SOIL CLEANUP OBJECTIVES WERE OBTAINED FROM 6NYCRR PART 375–6.8(b).

ORIGINAL DRAWING FROM THE SITE REMEDIAL INVESTIGATION COMPLETED BY TVGA CONSULTANTS, MAY 2009

SUBSURFACE SOIL/FILL EXCEEDING COMMERCIAL USE SCOs

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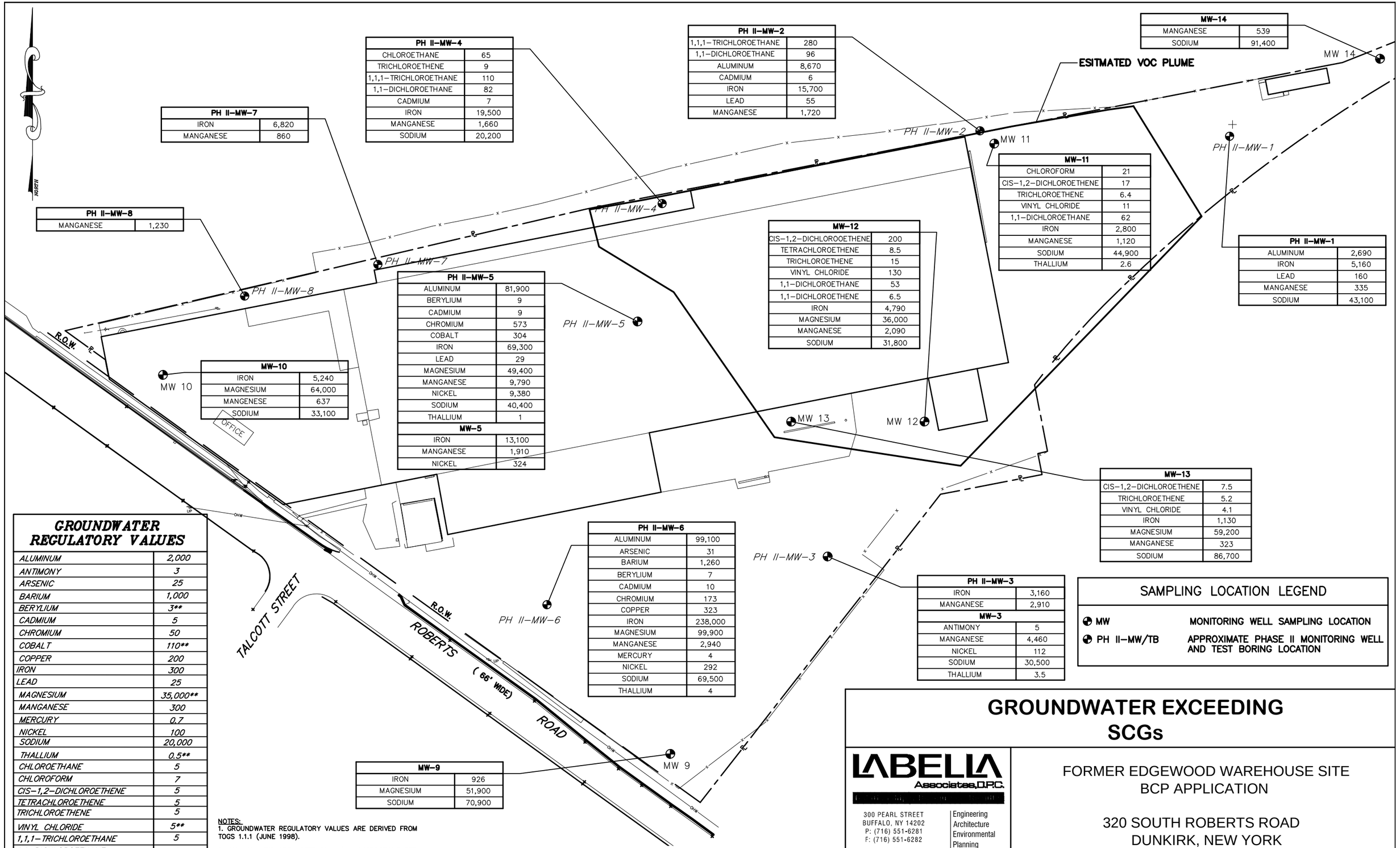
PROJ. NO. 2171946 | 1" = 80' | DATE: AUGUST 2017 | **FIGURE NO. 2**



PH II–MW–4	
CHLOROETHANE	65
TRICHLOROETHENE	9
1,1,1–TRICHLOROETHANE	110
1,1–DICHLOROETHANE	82
CADMIUM	7
IRON	19,500
MANGANESE	1,660
SODIUM	20,200

PH II–MW–2	
1,1,1–TRICHLOROETHANE	280
1,1–DICHLOROETHANE	96
ALUMINUM	8,670
CADMIUM	6
IRON	15,700
LEAD	55
MANGANESE	1,720

MW–14	
MANGANESE	539
SODIUM	91,400

PH II–MW–7	
IRON	6,820
MANGANESE	860

PH II–MW–8	
MANGANESE	1,230

MW–11	
CHLOROFORM	21
CIS–1,2–DICHLOROETHENE	17
TRICHLOROETHENE	6.4
VINYL CHLORIDE	11
1,1–DICHLOROETHANE	62
IRON	2,800
MANGANESE	1,120
SODIUM	44,900
THALLIUM	2.6

PH II–MW–1	
ALUMINUM	2,690
IRON	5,160
LEAD	160
MANGANESE	335
SODIUM	43,100

MW–12	
CIS–1,2–DICHLOROOETHENE	200
TETRACHLOROETHENE	8.5
TRICHLOROETHENE	15
VINYL CHLORIDE	130
1,1–DICHLOROETHANE	53
1,1–DICHLOROETHENE	6.5
IRON	4,790
MAGNESIUM	36,000
MANGANESE	2,090
SODIUM	31,800

PH II–MW–5	
ALUMINUM	81,900
BERYLIUM	9
CADMIUM	9
CHROMIUM	573
COBALT	304
IRON	69,300
LEAD	29
MAGNESIUM	49,400
MANGANESE	9,790
NICKEL	9,380
SODIUM	40,400
THALLIUM	1

MW–10	
IRON	5,240
MAGNESIUM	64,000
MANGENESE	637
SODIUM	33,100

MW–5	
IRON	13,100
MANGANESE	1,910
NICKEL	324

MW–13	
CIS–1,2–DICHLOROETHENE	7.5
TRICHLOROETHENE	5.2
VINYL CHLORIDE	4.1
IRON	1,130
MAGNESIUM	59,200
MANGANESE	323
SODIUM	86,700

PH II–MW–6	
ALUMINUM	99,100
ARSENIC	31
BARIUM	1,260
BERYLIUM	7
CADMIUM	10
CHROMIUM	173
COPPER	323
IRON	238,000
MAGNESIUM	99,900
MANGANESE	2,940
MERCURY	4
NICKEL	292
SODIUM	69,500
THALLIUM	4

PH II–MW–3	
IRON	3,160
MANGANESE	2,910
MW–3	
ANTIMONY	5
MANGANESE	4,460
NICKEL	112
SODIUM	30,500
THALLIUM	3.5

MW–9	
IRON	926
MAGNESIUM	51,900
SODIUM	70,900

GROUNDWATER REGULATORY VALUES

ALUMINUM	2,000
ANTIMONY	3
ARSENIC	25
BARIUM	1,000
BERYLIUM	3**
CADMIUM	5
CHROMIUM	50
COBALT	110**
COPPER	200
IRON	300
LEAD	25
MAGNESIUM	35,000**
MANGANESE	300
MERCURY	0.7
NICKEL	100
SODIUM	20,000
THALLIUM	0.5**
CHLOROETHANE	5
CHLOROFORM	7
CIS–1,2–DICHLOROETHENE	5
TETRACHLOROETHENE	5
TRICHLOROETHENE	5
VINYL CHLORIDE	5**
1,1,1–TRICHLOROETHANE	5
1,1–DICHLOROETHANE	5
1,1–DICHLOROETHENE	5

NOTES:
1. GROUNDWATER REGULATORY VALUES ARE DERIVED FROM TOGS 1.1.1 (JUNE 1998).

2. ALL ANALYSIS ARE LISTED IN ug/L = MICROGRAMS PER LITER (EQUIVALENT TO PARTS PER BILLION OR ppb)

3. (**) = NEW YORK STATE GUIDANCE VALUE WAS USED WHERE NO GROUNDWATER STANDARD WAS AVAILABLE.

ORIGINAL DRAWING FROM THE SITE REMEDIAL INVESTIGATION COMPLETED BY TVGA CONSULTANTS, MAY 2009

SAMPLING LOCATION LEGEND

MW	MONITORING WELL SAMPLING LOCATION
PH II–MW/TB	APPROXIMATE PHASE II MONITORING WELL AND TEST BORING LOCATION

GROUNDWATER EXCEEDING SCGs

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BCP APPLICATION

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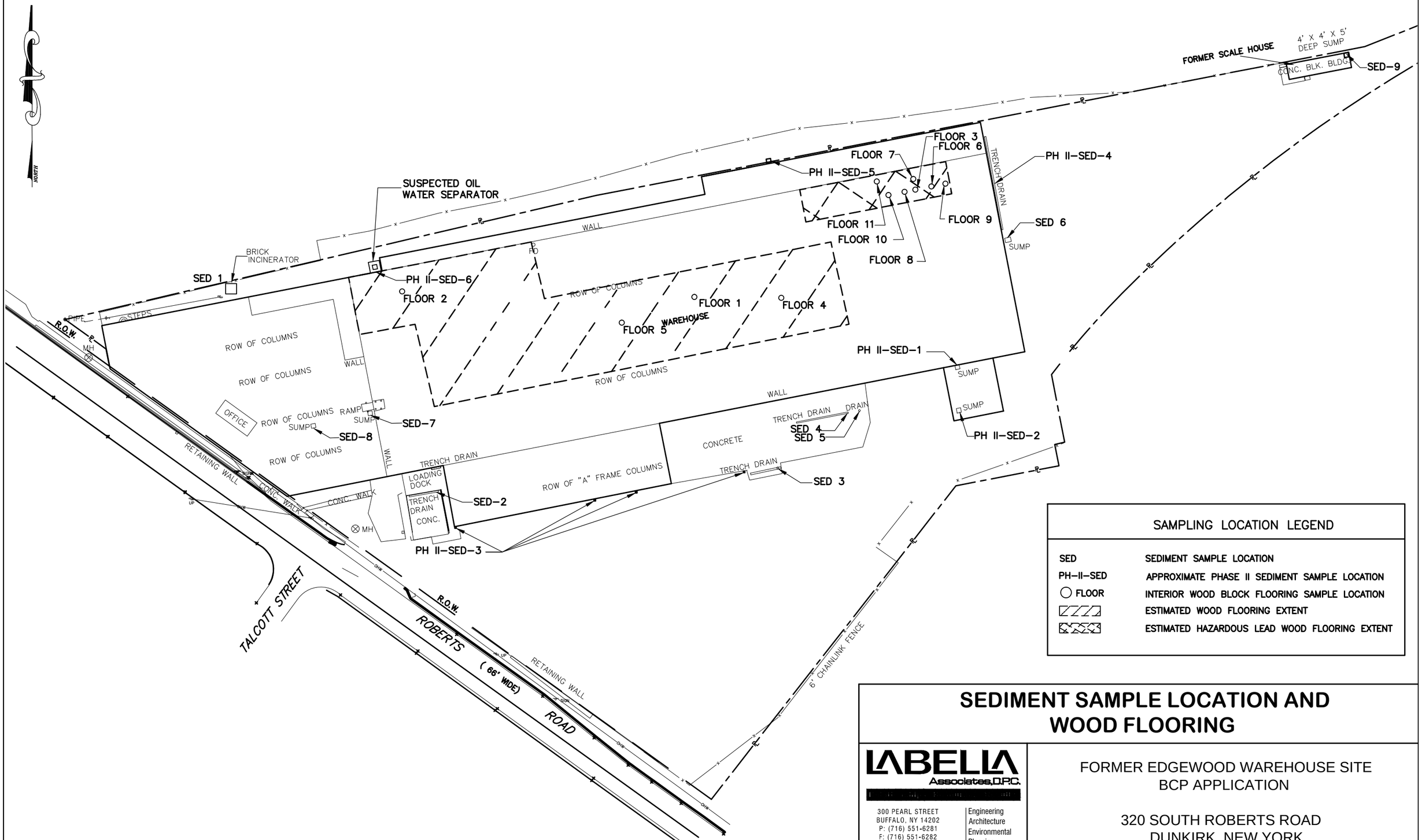
DUNKIRK, NEW YORK

PROJ. NO. 2171946 | 1" = 80' | DATE: AUGUST 2017 | **FIGURE NO. 3**



SAMPLING LOCATION LEGEND	
SED	SEDIMENT SAMPLE LOCATION
PH–II–SED	APPROXIMATE PHASE II SEDIMENT SAMPLE LOCATION
○ FLOOR	INTERIOR WOOD BLOCK FLOORING SAMPLE LOCATION
	ESTIMATED WOOD FLOORING EXTENT
	ESTIMATED HAZARDOUS LEAD WOOD FLOORING EXTENT

ORIGINAL DRAWING FROM THE SITE REMEDIAL INVESTIGATION COMPLETED BY TVGA CONSULTANTS, MAY 2009

SEDIMENT SAMPLE LOCATION AND WOOD FLOORING

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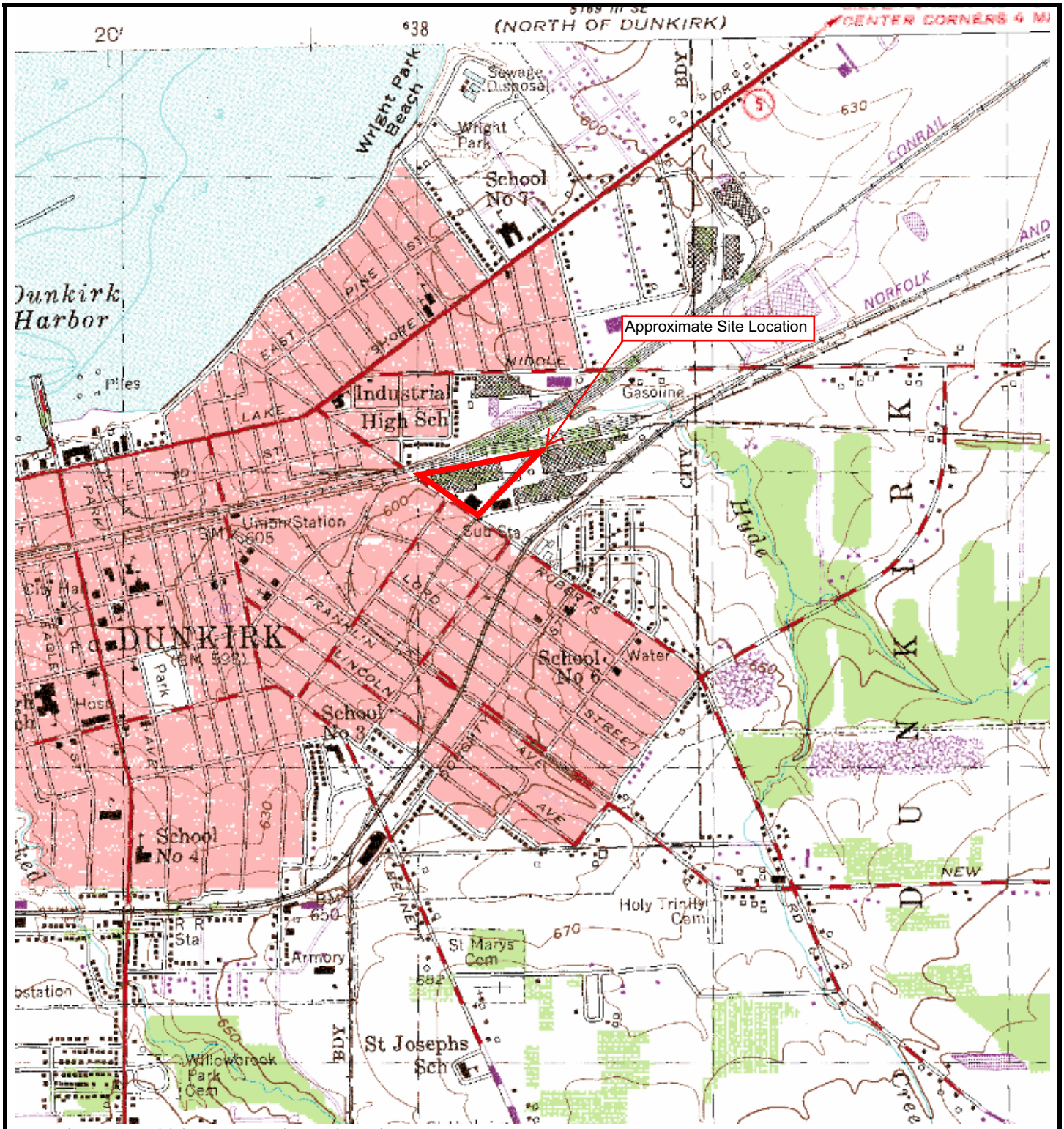
PROJ. NO. 2171946	1" = 80'	DATE: AUGUST 2017	**FIGURE NO. 4**



7.5-minute, Dunkirk, New York quadrangle USGS Map

N

Not To Scale

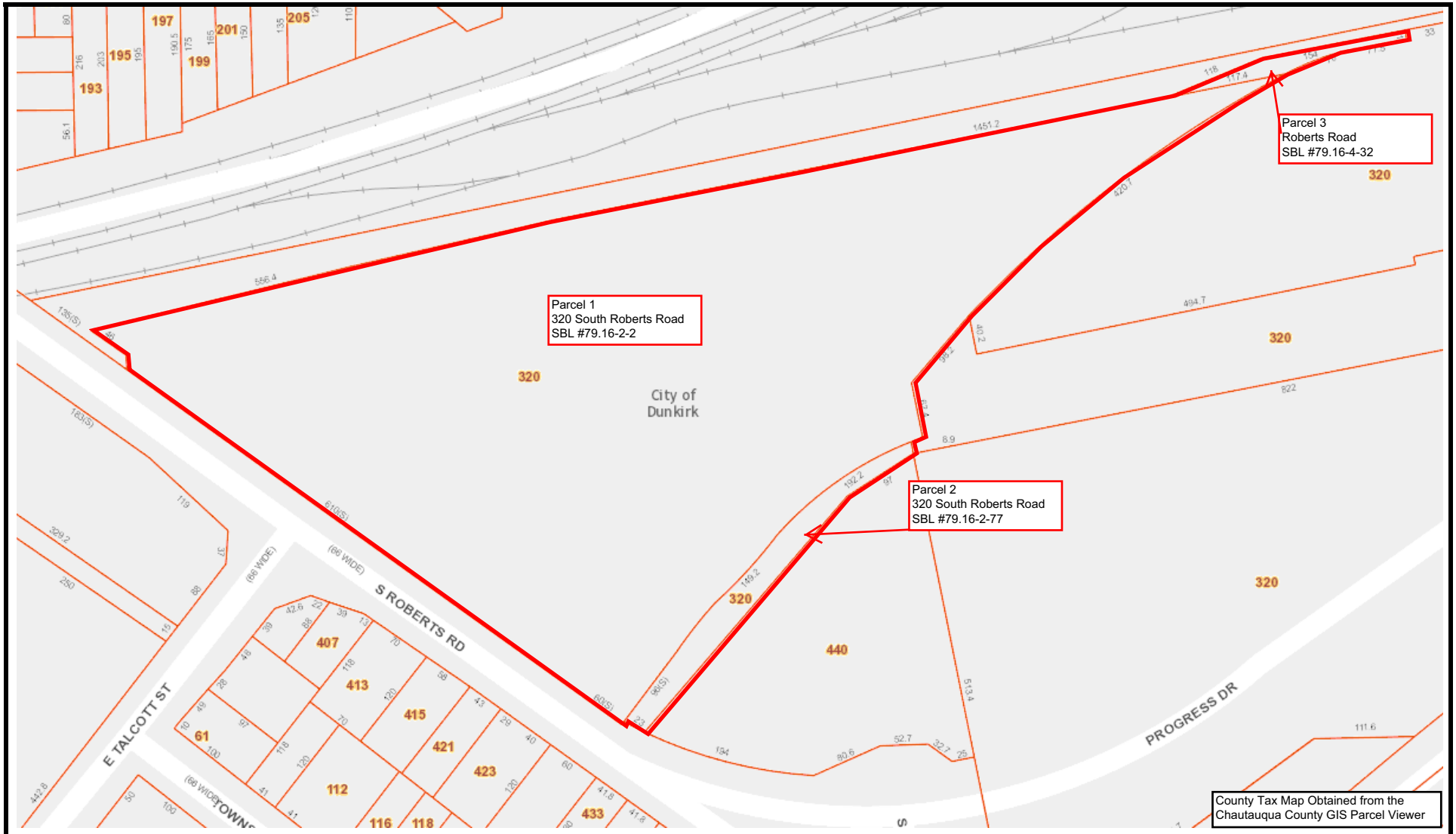
FIGURE 5
SITE LOCATION MAP

Former Edgewood Warehouse Site
320 South Roberts Road
Dunkirk, New York

LABELLA

PROJECT NO.

2171946



N

Not to Scale

FIGURE 6
COUNTY TAX MAP

Former Edgewood Warehouse Site
320 South Roberts Road
Dunkirk, New York 14048

LABELLA

PROJECT NO.

2171946

Parcel #	Property Address/SBL#	Owner Contact Information
1	320 South Roberts Road SBL#79.16-2-2	County of Chautauqua 3 North Erie Street Mayville, NY 14757
2	320 South Roberts Road SBL#79.16-2-77	
3	South Roberts Road Rear SBL#79.16-4-32	
4	SBL#79.12-4-33	New York Central Lines, LLC 500 Water Street Jacksonville, FL 32202
5	320 South Roberts Road SBL #79.12-4-30	County of Chautauqua 3 North Erie Street Mayville, NY 14757
6	320 South Roberts Road SBL #79.12-4-29	
7	320 South Roberts Road SBL #79.16-2-5	
8	440 South Roberts Road	Cliffstar LLC 1 Cliffstar Avenue Dunkirk NY, 14048
9	461 South Roberts Road SBL#79.16-2-14	Nathan Doice 72 Ocelot Street Dunkirk, NY 14048
10	453 South Roberts Road SBL#79.16-2-48	Nicholas Morales 453 South Roberts Street Dunkirk, NY 14048
11	449 South Roberts Road SBL#79.16-2-49	Willis Martinez 449 South Roberts Street Dunkirk, NY 14048
12	447 South Roberts Road SBL#79.16-2-52	Willis Martinez 447 South Roberts Street Dunkirk, NY 14048
13	445 South Roberts Road SBL#79.16-2-53	Willis Martinez 445 South Roberts Street Dunkirk, NY 14048
14	441 South Roberts Road SBL#79.16-2-56	Angel Correa 441 South Roberts Street Dunkirk, NY 14048
15	437 South Roberts Road SBL#79.16-2-56	Cambria Custom Furniture & Real Estate Ent. Inc. 8952 Chautauqua Road Fredonia, NY 14063
16	433 South Roberts Road SBL#79.16-2-60	Hollyann Moffett 33 McDonough Street Dunkirk, NY 14048
17	SBL#79.16-2-61	NA
18	423 South Roberts Road SBL#79.16-2-65	Kevin Killion 423 South Roberts Road Dunkirk, NY 14048
19	421 South Roberts Road SBL#79.16-2-66	Aria Santiago 421 South Roberts Road Dunkirk, NY 14048
20	415 South Roberts Road SBL#79.16-2-69	Pedro Ortiz 415 South Roberts Road Dunkirk, NY 14048
21	413 South Roberts Road SBL#79.16-2-70	Steven Dyer 413 South Roberts Road Dunkirk, NY 14048
22	407 South Roberts Road SBL#79.16-2-74	Neftali Dejesus 407 South Roberts Road Dunkirk, NY 14048
23	South Roberts Road SBL#79.16-2-75	Edgewood Investment Inc. Dunkirk, NY 14048
24	East Talcott Street SBL #79.16-2-1	Star Real Property, LLC 1 Cliffstar Avenue Dunkirk NY, 14048
25	SBL#79.15-1-16	NA

N

FIGURE 7
Site Base Map

Former Edgewood Warehouse Site
320 South Roberts Road
Dunkirk, New York 14048

LABELLA

PROJECT NO.

2171946

N

Not to Scale

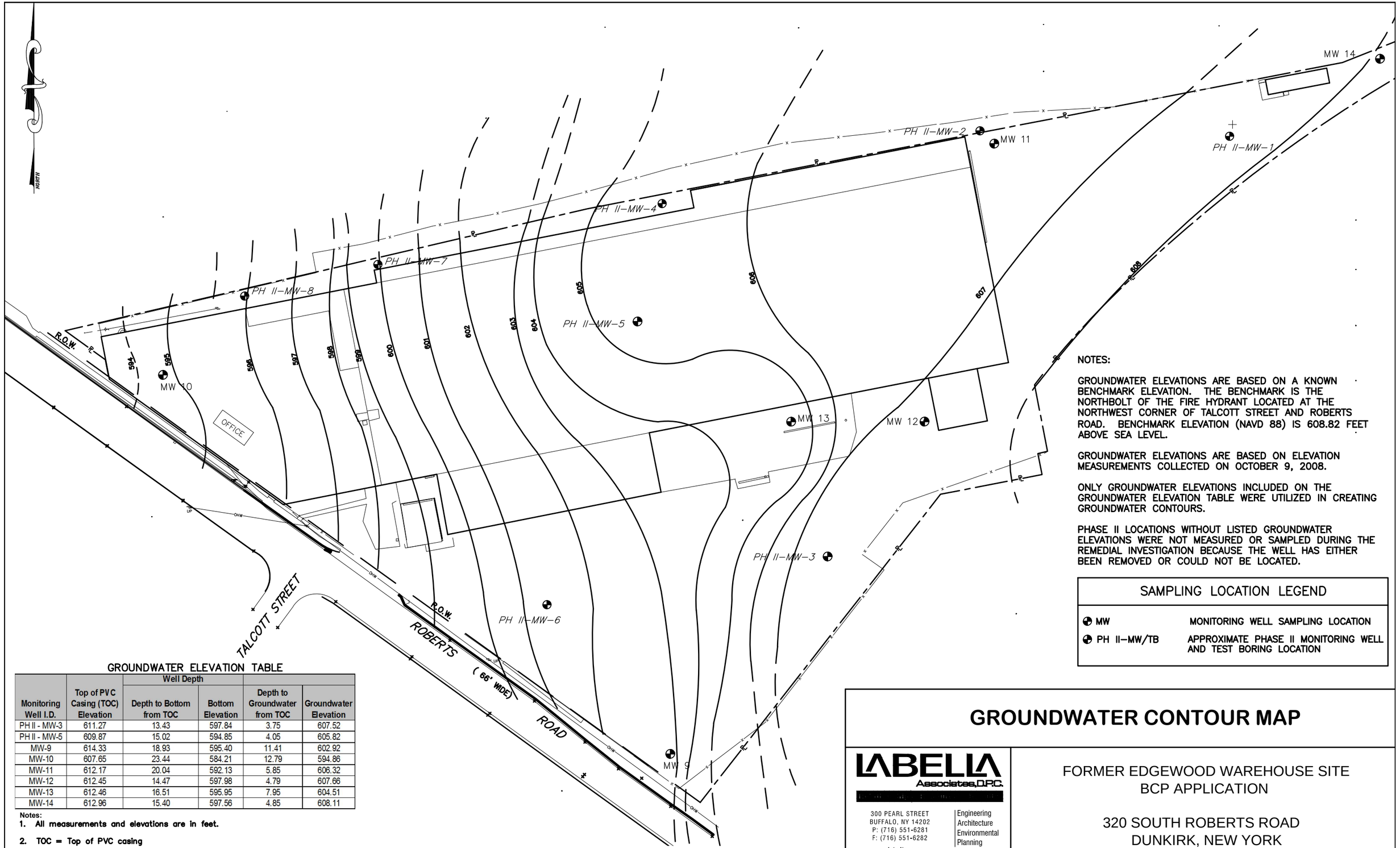
FIGURE 8
ZONING MAP

Former Edgewood Warehouse Site
320 South Roberts Road
Dunkirk, New York 14048

LABELLA

PROJECT NO.

2171946



NOTES:

GROUNDWATER ELEVATIONS ARE BASED ON A KNOWN BENCHMARK ELEVATION. THE BENCHMARK IS THE NORTHBOLT OF THE FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF TALCOTT STREET AND ROBERTS ROAD. BENCHMARK ELEVATION (NAVD 88) IS 608.82 FEET ABOVE SEA LEVEL.

GROUNDWATER ELEVATIONS ARE BASED ON ELEVATION MEASUREMENTS COLLECTED ON OCTOBER 9, 2008.

ONLY GROUNDWATER ELEVATIONS INCLUDED ON THE GROUNDWATER ELEVATION TABLE WERE UTILIZED IN CREATING GROUNDWATER CONTOURS.

PHASE II LOCATIONS WITHOUT LISTED GROUNDWATER ELEVATIONS WERE NOT MEASURED OR SAMPLED DURING THE REMEDIAL INVESTIGATION BECAUSE THE WELL HAS EITHER BEEN REMOVED OR COULD NOT BE LOCATED.

SAMPLING LOCATION LEGEND	
MW	MONITORING WELL SAMPLING LOCATION
PH II–MW/TB	APPROXIMATE PHASE II MONITORING WELL AND TEST BORING LOCATION

GROUNDWATER ELEVATION TABLE

Monitoring Well I.D.	Top of PVC Casing (TOC) Elevation	Well Depth		Depth to Groundwater from TOC	Groundwater Elevation
		Depth to Bottom from TOC	Bottom Elevation		
PH II - MW-3	611.27	13.43	597.84	3.75	607.52
PH II - MW-5	609.87	15.02	594.85	4.05	605.82
MW-9	614.33	18.93	595.40	11.41	602.92
MW-10	607.65	23.44	584.21	12.79	594.86
MW-11	612.17	20.04	592.13	5.85	606.32
MW-12	612.45	14.47	597.98	4.79	607.66
MW-13	612.46	16.51	595.95	7.95	604.51
MW-14	612.96	15.40	597.56	4.85	608.11

Notes:
1. All measurements and elevations are in feet.
2. TOC = Top of PVC casing
3. Elevations were measured using the north bolt of a fire hydrant located at the northwest corner of Talcott Street and South Roberts Road.
4. Groundwater measurements recorded on October 8, 2008

ORIGINAL DRAWING FROM THE SITE REMEDIAL INVESTIGATION COMPLETED BY TVGA CONSULTANTS, MAY 2009

GROUNDWATER CONTOUR MAP

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PROJ. NO. 2171946 | 1" = 80' | DATE: AUGUST 2017 | **FIGURE NO. 9**

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TABLES

Table 1
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Surface Soil/Fill Samples

	SOIL CLEANUP OBJECTIVE COMMERCIAL USE	PH II- SS-1	PH II- SS-2	PH II- SS-3	PH II- SS-4	PH II- SS-5	PH II- SS-6	SS-7	SS-8	SS-9	SS-10	SS-11	SS-12	SS-13	SS-14	SS-15	SS-16	SS-17	SS-18	SS-19	SS-20
Date Collected		Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08
Semi-Volatile Organic Compounds (ug/Kg)																					
Acenaphthene	500,000							260	11,000	650	560	330,000	8,700	2,400	7,900	370		34,000		250	110
Acenaphthylene	500,000					310		740	930	730	1,400	21,000	2,300	270			480	5,300	880		570
Acetophenone	500,000*											15,000	2,200					4,400			
Anthracene	500,000		690	3,600	430	590	5,000	140	20,000	1,500	2,400		21,000	4,500	12,000	940	640	65,000	1,000	510	840
Benzaldehyde	500,000*											10,000		1,100				2,700			
Benzo(a)anthracene	5,600	1,500	2,100	**11,000**	2,400	1,500	**14,000**	**6,600**	**60,000**	**7,100**	**10,000**	UJ	**63,000**	**13,000**	5,000 J	2,700	3,600	**210,000**	1,600	2,700	2,000
Benzo(a)pyrene	1,000	**2,000** J	**1,900**	**10,000** J	**2,400**	**1,400**	**12,000**	**8,100** J	**57,000**	**8,200** J	**12,000** J	UJ	**59,000**	**13,000**	**37,000**	**2,500**	**4,200** J	**180,000**	**2,000**	**3,300** J	**2,400**
Benzo(b)fluoranthene	5,600	3,600 J	2,300	**16,000** J	3,300	2,100	**16,000**	**11,000** J	**84,000**	**12,000** J	**19,000** J	UJ	**67,000**	**19,000**	**58,000**	3,000	**5,800** J	**190,000**	2,200	**6,200** J	3,200
Benzo(g,h,i)perylene	500,000	1,500 J	880	5,600 J	970	760	9,100	5,400 J	22,000	5,900 J	6,700 J	350,000	25,000	6,900	22,000	1,000	2,700 J	53,000	710	810 J	540
Benzo(k)fluoranthene	56,000		1,000	5,300 J	1,100	580	6,000	5,500 J	41,000	4,500 J	6,600 J	UJ	39,000	9,600	20,000	1,700	2,800 J	**98,000**	1,700	2,200 J	2,000
1,1'-biphenyl	500,000*								1,100			29,000			780			2,200			
Carbazole	500,000*					590	4,300	590	10,000	1,200	1,100			3,800	10,000	670	260		270	400	590
Indeno(1,2,3-cd)pyrene	5,600		970	**5,700** J	1,200	820	**9,700**	4,900 J	**25,000**	6,700 J	8,500 J	UJ	**32,000**	**7,100**	**20,000**	1,200	2,600 J	**78,000**	920	1,700 J	1,300
Chrysene	56,000	1,600	1,900	11,000	2,300	1,500	14,000	7,600	**63,000**	8,000	11,000 J		**66,000**	15,000	45,000	2,800	3,500	**72,000**	1,700	3,700	2,700
Dibenzo(a,h)anthracene	560				320			**1,300** J	**7,600**	**1,800** J	**2,300** J	**170,000**		UJ	**5,800** J	380	**710** J	**44,000**	330	500 J	450
Dibenzofuran	500,000*							250	7,400	360	520	220,000	4,700	1,900	5,600	230		20,000			110
Bis(2-ethylhexyl)phthalate	500,000*								UJ	210 J	200 J	UJ			340 J				82 NJ		170
Fluoranthene	500,000	2,500	3,400	22,000	3,400	3,400	28,000	12,000	120,000	12,000	16,000	**2,600,000**	120,000	31,000	94,000	6,800	6,000	440,000	2,700	5,300	3,900
Fluorene	500,000					280		460	9,900	590	1,000	340,000	7,200	2,100	7,100	340	210	26,000	73		110
2-methylnaphthalene	500,000*							210	3,000		360	84,000	1,600	690	1,900			8,100	92		250
4-methylphenol	500,000*											4,800									
Naphthalene	500,000							210	6,600	320	410	430,000	4,400	2,300	7,900			20,000			200
Phenanthrene	500,000		2,200	17,000	2,000	3,100	23,000	5,400	100,000	7,400	9,600	**2,100,000**	78,000	19,000	81,000	4,500	2,500	310,000	920	3,000	1,700
Phenol	500,000											**550,000**									
Pyrene	500,000	3,100	3,200	24,000	3,700	3,100	25,000	16,000	110,000	19,000	21,000	**2,000,000**	100,000	32,000	92,000	6,300	7,600	340,000	2,800	6,100	3,500
TOTAL SVOCs	-	15,800	20,540	131,200	23,520	20,030	166,100	86,400	748,530	97,510	130,090	8,923,800 J	692,400	182,260	525,420	35,060	43,600	2,168,700	19,977	36,420	26,530
PCBs (ug/Kg)																					
Aroclor-1248	1,000							**2100**	360 J		**2800 J**						75	520 J	510 J	160 J	**1,700**
Aroclor-1254	1,000				1,000																
Metals (mg/Kg)																					
Total Solids	-	84.92	89.25	87.1	82.41	86.18	72.16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aluminum	10,000*	**21,800**	**31,100**	**10,300**	9,150	8,030	8,830	**13,700**	**20,400**	9,330	**15,300**	6,620	8,570	9,550	**13,600**	7,150	9,710	**16,900**	**20,000**	**10,700**	**19,600**
Antimony	10,000*	6.12					10	0.56 J	0.91 J	0.11 J	0.4 J	2.8 J	1.8 J	0.87 J	1.6 J	0.08 J	0.37 J	0.28 J	1.3 J	0.54 J	1.5 J
Arsenic	16				**165**		**40.1**	13 J	**35.3** J	5 J	9.9 J	**62.4** J	**22.2** J	**17.5** J	8.6 J	7.1 J	5.7 J	**22.1** J	9.1 J	10 J	5.2 J
Barium	400	183	237	114	111	59	137	138	223	86.7	144	214	232	122	**690**	63.4	97	502	288	73.4	330
Beryllium	590	4.23	5.76	1.61	0.979	0.456	0.938	1.7	2.8	1.3	2.5	0.67	0.54	0.51	0.99	0.35	1.5	2.2	3.5	0.53	1.9
Cadmium	9.3	3.26	2.94	0.582	1.89	1.37	1.45	0.52 J	1.3 J	0.68 J	0.99 J	2.2 J	1.3 J	1.3 J	3.1 J	0.31 J	0.22 J	**19.9** J	2.9 J	0.38 J	2.4 J
Calcium	10,000*	**110,700**	**155,000**	**90,400**	**15,400**	1,890	**17,400**	**66,700** J	**101,000** J	**67,000** J	**132,000** J	9,280 J	4,470 J	8,750 J	**22,700** J	1,160 J	**136,000** J	**54,000** J	**133,000** J	**21,500** J	**76,300** J
Chromium	400	158	90.5	18	40.5	39.4	32.8	23.3	51.4	15	84.7	209	50	34.4	154	19.1	13.1	199	195	24.4	142
Cobalt	10,000*	4.57	2.45	3.67	7.81	5.77	5.39	4.9 J	8.1 J	3.3 J	4.2 J	8.5 J	10.6 J	10 J	8.7 J	6.3 J	2.7 J	10.3 J	5.6 J	9.2 J	3.9 J
Copper	270	49.9	35.4	30	72.9	34.3	59.9	37.1 J	65.9 J	17.8 J	42.6 J	166 J	250 J	51.9 J	103 J	30 J	18.6 J	193 J	106 J	46.4 J	45.2 J
Iron	10,000*	**31,200**	**17,900**	**12,600**	**30,500**	**17,900**	**20,800**	**16,700**	**30,100**	**11,100**	**18,200**	**27,000**	**47,000**	**27,600**	**41,500**	**17,800**	**12,100**	**40,400**	**31,500**	**25,300**	**18,500**
Lead	1,000	179	147	109	195	43.9	256	82.8	228	26.5	66.4	313	673	76	281	25.2	18.6	558	205	29.4	153
Magnesium	10,000*	**30,000**	**49,900**	**14,400**	4,220	2,590	5,030	**11,600**	**21,100**	9,820	**37,000**	2,460	3,170	3,180	**10,600**	2,530	**13,500**	**13,000**	**23,400**	5,750	8,420
Manganese	10,000	2,060	2,810	1,100	1,190	551	670	1370	1660	803	1580	450	685	718	958	780	1170	2550	2,100	807	3,000
Mercury	2.8				0.18	0.047	0.13	0.14 J	0.28 J	UJ	0.28 J	0.27 J	0.19 J	0.1 J	0.11 J	0.0098 J	UJ	0.38 J	0.1 J	0.012 J	0.084 J
Nickel	310	103	35.1	19.1	75.2	34.5	33.2	22.1	37.9	11.4	44.6	98.3	45.1	42	74.5	23.2	11.3	120	85	26.6	65.8
Potasium	10,000*	1,410	2,130	979	1,160	760	1,170	1,480	2,280	840	1,420	1,350	1,450	1,640	2,100	793	871	2,340	1,840	1,210	1,150
Selenium	1,500							UJ	3.6 J	1.5 J	2.2 J	4 J	UJ	0.8 J	4.4 J	2.9 J	0.24 J	8.1 J	UJ	1.7 J	2.4 J
Silver	1,500							0.52 J	0.65 J	0.44 J	0.86 J	2.4 J	3.3 J	2.3 J	0.5 J		0.8 J	1 J	1.3 J	0.047 J	1.1 J
Sodium	10,000*	697	1,120	313	158	57	144	450	867	310	778	285	89	77.8	203	48.1	347	666	663	111	510
Thallium	10,000*							1.8 J	1.6 J	0.94 J	0.39 J	UJ	UJ	UJ	UJ	0.75 J	UJ	1.4 J	2.6 J	UJ	6.9 J
Vandium	10,000*	11.2	10.3	16.9	15.8	13.1	15.3	19.6	24	11.4	13.6	19.2	17	17.7	29	11.7	10.6	22.5	16.6	15.8	13.8
Zinc	10,000	1,820	1870	140	582	575	215	164 J	336 J	86 J	285 J	708 J	478 J	340 J	818 J	122 J	59.7 J	1950 J	1320 J	236 J	1420 J

Notes:
1. Soil Cleanup Objectives source is 6NYCRR Part 375 Environmental Remediation Programs December 2006 Edition (Part 375)
2. Only compounds with one or more detections are shown.
3. ug/Kg = micrograms per Kilogram (equivalent to parts per billion or ppb)
4. mg/Kg = milligrams per Kilogram (equivalent to parts per million or ppm)
5. Blank spaces indicate that the analyte was not detected.
6. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
7. (*) = The cap for individual VOCs and SVOCs that do not have an SCO is 100,000 ug/Kg for residential use, 500,000 ug/Kg for commercial use and 1,000,000 ug/Kg for industrial use. The cap for individual metals that do not have an SCO is 10,000 mg/Kg.
8. (-) = No regulatory value is associated with this parameter
9. NA = parameter not analyzed
10. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted in **bold** and are shaded
11. Remedial Investigation sample data quailifers were applied by Judy Harry, Data Validation Services
12. Analytical results from June 2008 where completed by TVGA Consultants during the Remedial Investigation for the Site

Table 2
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Subsurface Soil/Fill Samples

	SOIL CLEANUP OBJECTIVE COMMERCIAL USE	PH II- MW-1	PH II- MW-4	PH II- MW-5	PH II- MW-6	PH II- MW-7	PH II- MW-8	PH II- TB-1	PH II- TB-3	PH II- TB-4	PH II- TB-9	TP-2	TP-2	TP-2	TP-4	TP-5
Date Collected		Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Jun-08	Jun-08	Jun-08	Jun-08	Jun-08
Interval Sampled (feet below grade)		2-4	2-3	2	2	2-4	2	1-3	1-3	1-3	1-3	2.5	3.5	8	4	1-5
Volatile Organic Compounds (ug/Kg)																
Acetone	500,000	130	47	61		130	100 J			100			8.7	UJ	8.9 J	
2-Butanone (MEK)	500,000*					37								UJ	UJ	
Benzene	44,000										7	UJ		UJ	UJ	
Carbon Disulfide	500,000*			8		7	26 J							UJ	UJ	
Carbon Tetrachloride	22,000									7		UJ		UJ	UJ	
Chloroethane	500,000*		12											UJ	UJ	
Chloroform	350,000						8 J							UJ	UJ	
Methylene Chloride	500,000						9 J							UJ	UJ	
Styrene	500,000*											UJ		UJ	UJ	UJ
Tetrachloroethene	150,000								370 J			UJ		UJ	UJ	UJ
Trichloroethene	200,000		19				8 J		47 J		23	UJ		3.5 J	12 J	
Xylene (Total)	500,000											UJ		10 J	UJ	UJ
1,1,1-Trichloroethane	500,000		25					10	25 J			UJ		UJ	UJ	
1,1,2,2-Tetrachloroethane	500,000*		6 J									UJ		UJ	UJ	UJ
1,1-Dichloroethane	240,000		12											UJ	UJ	
1,1-Dichloroethene	500,000										8			UJ	UJ	
Total VOCs	-	130	121	69	0	174	151	10	442	107	38	0 J	8.7	13.5 J	20.9 J	0 J
Semi-Volatile Organic Compounds (ug/Kg)																
Acenaphthene	500,000											220	52	140	73	4,100
Acenaphthylene	500,000				760		2,100					110				220
Anthracene	500,000		2,200		6,200		3,500					940	220	260	170	9,000
Benzo(a)anthracene	5,600	320	4,700		2,300		**7,700**					3,200	960	620	360	**21,000**
Benzo(a)pyrene	1,000		**3,700**		**2,400**		**6,700**					**2,700** J	880	640 J	350	**18,000** J
Benzo(b)fluoranthene	5,600		4,900		3,900		**9,700**					3,300 J	1,300	790 J	430	**29,000** J
Benzo(g,h,i)perylene	500,000				1,200		2,600					640 J	270	170 J	120	4,500 J
Benzo(k)fluoranthene	56,000		1,600		4,400		3,500					1,700 J	470	570 J	190	12,000 J
Carbazole	500,000*		1,600		820		3,000					490	80	170	110	5,400
Indeno(1,2,3-cd)pyrene	5,600				1,300		3,100					700 J	300	170 J	130	4,700 J
Chrysene	56,000	310	5,100		2,700		8,100					2,300	1,100	750	420	21,000
Dibenz(a,h)anthracene	560											250 J	110	56 J	51	**1,600** J
Dibenzofuran	500,000*				690		1,500					150		130	54	2,000
Bis(2-ethylhexyl)phthalate	500,000*									360						UJ
Fluoranthene	500,000	720	8,100		5,100		16,000					5,500	1,900	1,400	820	45,000
Fluorene	500,000		1,800				2,200					230	46	120	62	3,000
2-methylnaphthalene	500,000*				750							63		300	72	710
4-methylphenol	500,000*															72
Naphthalene	500,000				830		2,100					74		220	63	1,800
Phenanthrene	500,000	830	13,000		6,200		17,000					3,700	690	1,100	720	34,000
Pyrene	500,000	630	8,800		5,800		13,000					7,200	1,600	1,400	640	50,000
TOTAL SVOCs	-	2,810	55,500	0	45,350	0	101,800	0	0	360	0	33,247 J	9,926	8,866 J	4,762	263,222 J
PCBs (ug/Kg)																
Aroclor-1254	1,000						1,000									
Aroclor- 1260	1,000													94		
Metals (mg/Kg)																
Total Solids	-	81.1	77.45	78.67	80.99	63.14	78.34	84.21	66.71	71.33	81.18	NA	NA	NA	NA	NA
Aluminum	10,000*	**12,400**	8,780	**12,400**	9,110	**23,100**	6,150	**13,200**	**18,300**	**16,900**	8,410	8,510	**11,000**	4,050	5,010	**11,100**
Antimony	10,000*											1.1 J	UJ	1.1 J	2.1	UJ
Arsenic	16		**24.3**		15.7			15.3				**19.2** J	13.4 J	**22.2** J	**122** J	8.1 J
Barium	400	65	138	101	121	174	103	92.4	155	126	41	123	119	74.2	**941** J	158
Berylium	590	0.691	1.1	0.758	0.832	1.11	0.422	1.14	1.03	0.929	0.494	1	0.63	0.84	0.91	1.4
Cadmium	9.3			0.93	0.652	1.36	0.865	0.637	1.29	1.2		0.47	0.19	0.45	0.26	0.4
Calcium	10,000*	2,010	9,880	1,890	5,540	3,300	3,140	20,600	2,620	1,710	9,570	**49,900**	**26,400**	7,280	3,860	**76,800**
Chromium	400	16.5	48.9	79.1	14	19.7	15.7	28.7	27	19.9	11.9	27	20.5	17.6	11.3	11.2
Cobalt	10,000*	10.4	10.6	15.9	11.1	7.02	6.01	11.4	15.9	13.1	9.41	7.1	12	5.9	7.1	3.9
Copper	270	18	231	43.1	103	31.1	214	26.4	15.8	13.9	25.9	102	57.9	128	51.6	26.5
Iron	10,000*	**27,400**	**36,800**	**37,500**	**33,500**	**20,000**	**18,900**	**257,400**	**33,700**	**28,500**	**22,800**	**24,000**	**34,200**	**22,400**	**17,600**	**15,400**
Lead	1,000	16.5	796	34.1	128	26.2	77	30	32.9	28.1	16.2	145	97.1	177	87	255
Magnesium	10,000*	3,340	2,910	3,510	5,370	3,250	2,260	5,880	3,750	3,010	8,050	**11,800**	6,860	1,530	1,340	**10,400**
Manganese	10,000	389	462	226	306	210	374	588	492	856	277	667	551	297	122	1,060
Mercury	2.8	0.018	0.066	0.023	**7.1**	0.43	0.3	0.2	1.1	0.039		0.29	0.085	0.96	0.068	0.093
Nickel	310	25.2	23	213	31.5	21.6	24.5	45.2	34.5	25.2	23.3	57.4	40.7	151	24	12.9
Potasium	10,000*	1,500	1,050	1,680	1,450	1,650	788	1,430	1,940	1,190	1,080	952	1,440	612	1,160	877
Selenium	1,500											1.2 J	UJ	UJ	2.1	3.3 J
Silver	1,500						12.9					0.79	0.5	0.54	0.4 J	0.46
Sodium	10,000*	153	165	114	173	128	88.8	164	146	129	116	344 J	242 J	181 J	592	429 J
Thallium	10,000*											UJ	UJ	UJ	2.6 J	UJ
Vandium	10,000*	24.6	31.9	21.9	24.8	24.8	13	20.4	33.9	31.3	17.4	14.2	20.1	14.2	30.7 J	15.7
Zinc	10,000	79.3	187	110	115	110	167	108	161	100	71.8	214	117	131	72.1	223

Notes:

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4. mg/Kg = milligrams per Kilogram (equivalent to parts per million or ppm)
5. Blank spaces indicate that the analyte was not detected.
6. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
7. (*) = The cap for individual VOCs and SVOCs that do not have an SCO is 100,000 ug/Kg for residential use, 500,000 ug/Kg for commercial use and 1,000,000 ug/Kg for industrial use. The cap for individual metals that do not have an SCO is 10,000 mg/Kg.
8. (-) = No regulatory value is associated with this parameter
9. NA = parameter not analyzed
10. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted in **bold** and are shaded
11. Remedial Investigation sample data quailifers were applied by Judy Harry, Data Validation Services
12. Analytical results from June 2008 where completed by TVGA Consultants during the Remedial Investigation for the Site

Table 2
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Subsurface Soil/Fill Samples

	SOIL CLEANUP OBJECTIVE COMMERCIAL USE	TP-8	TP-9	TP-10	TP-10	TP-11	TP-12	TP-13	TP-14	TP-15	TP-15	TP-17	TP-22	SP-1	SP-2	SP-3
Date Collected		Jun-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08
Depth		5	3	2	3.5	2	2	5	3	5	6	5	3.5	2	4	4
Volatile Organic Compounds (ug/Kg)																
Acetone	500,000	43 J	UJ		55	UJ	21 J	36		85	100	20 J	60			NA
2-Butanone (MEK)	500,000*	8.3 J	UJ		7.1	UJ	11 J	6	UJ	19	15	3.8 J	11			NA
4-Methyl-2-Pentanone	100,000*		UJ			UJ	20 J		UJ			UJ				NA
Carbon Disulfide	500,000*	UJ	UJ			UJ	4 J			9.3		UJ	2.6			NA
cis-1,2-Dichloroethene	500,000*	UJ	UJ			3.2 J	UJ	5.6	11			UJ	13			NA
Cyclohexane	500,000*		UJ			UJ	UJ		UJ	31						NA
Ethylbenzene	500,000*	UJ	UJ			UJ	UJ		UJ	7.2		UJ	3.3			NA
Isopropylbenzene	500,000*	UJ	UJ			UJ	UJ		UJ		13	UJ	19			NA
Methyl Acetate	500,000*		UJ			UJ	UJ		UJ				2.5			NA
Methylcyclohexane	500,000*		UJ			UJ	UJ		UJ	4.5	4.6		3.7			NA
Methylene Chloride	500,000	UJ	UJ			UJ	UJ					UJ				NA
Tetrachloroethene	150,000	UJ	UJ			UJ	UJ		UJ			UJ	24	5.4		NA
Trichloroethene	200,000		UJ			81 J	9.1 J	11	14 J	8.2			9.5			NA
Toluene	500,000	UJ	UJ			UJ	3.8 J		UJ			UJ		15	12	NA
Vinyl Chloride	13,000	UJ	UJ			UJ	UJ					UJ	8.5			NA
Xylene (Total)	500,000	UJ	UJ			15 J	6.9 J		5.2 J	13	10	11	36			NA
1,1,1-Trichloroethane	500,000		UJ			6.2 J	11 J	4.7	11 J							NA
1,1-Dichloroethane	240,000	UJ	UJ			UJ	UJ	22				UJ	5.4			NA
Total VOCs	-	51.3 J	0 J	0	62.1	105.4 J	86.8 J	85.3	41.2 J	177.2	142.6	34.8 J	198.5	20.4	12	NA
Semi-Volatile Organic Compounds (ug/Kg)																
Acenaphthene	500,000			51		140		60				140	6,800			
Acenaphthylene	500,000		100													
Anthracene	500,000	54	160	140		340		86	41	95	240	300	13,000			
Benzaldehyde	500,000*											55				
Benzo(a)anthracene	5,600	200	640	290		840			230	71		940	**18,000**			
Benzo(a)pyrene	1,000	140	650	250		810			260	76		790	**15,000**			
Benzo(b)fluoranthene	5,600	150	880	340		1,100	47	46	300	84	45	1,000	**20,000**			
Benzo(g,h,i)perylene	500,000		230	110		230			99			230	3,200 J			
Benzo(k)fluoranthene	56,000	110	680	140		750			270	63		520	10,000			
1,1'-biphenyl	500,000*												600			
Caprolactam	500,000*										950 J					
Carbazole	500,000*		66			210						160	8,500			
Indeno(1,2,3-cd)pyrene	5,600		270	130		260			120	42		260	3,400 J			
4-Chlorophenyl-phenylether	500,000*							420								
Chrysene	56,000	300	650	280		1,000		65	340	96	53	910	19,000		53	
Dibenz(a,h)anthracene	560		86			97			45			92	**1,300** J			
Dibenzofuran	500,000*					170		82			290	82	4,300			
Fluoranthene	500,000	250	1,200	590		1,900	52	52	380	130	79	1,900	47,000		53	
Fluorene	500,000	43	44	54		130		99			340	200	7,000			
2-methylnaphthalene	500,000*	71	75			340		45	59		190	110	1,900			
4,6-dinitro-2-methylphenol	500,000*							1,100								
4-methylphenol	500,000*												300			
Naphthalene	500,000	44	54			280						73	5,300			
4-nitroaniline	500,000*							1,100								
N-nitrosodiphenylamine	500,000*							420								
Phenanthrene	500,000	130	640	420		1,600		180	230	86	1,300	1,700	54,000		57	
Pyrene	500,000	290	1,100	460		1,600	41	89	360	220	240	1,800	37,000			
TOTAL SVOCs	-	1,782	7,525	3,204	0	11,657	140	3,784	2,734	963	3,727 J	11,122	268,800 J	0	163	0
PCBs (ug/Kg)																
Aroclor-1248	1,000		84				280									
Aroclor- 1260	1,000		38													
Metals (mg/Kg)																
Total Solids	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aluminum	10,000*	8,940	**10,500**	**14,600**	**12,600**	9,760	**21,900**	**11,900**	8,540	**10,000**	**17,600**	**13,400**	97.9	**10,300**	**14,400**	**14,200**
Antimony	10,000*	0.76 J	0.31 J	2 J	UJ	0.67 J	2 J	UJ	UJ	0.19 J	UJ	UJ	0.47 J	0.18 J	UJ	0.51 J
Arsenic	16	10.7 J	**19.6** J	15.7 J	**19.4** J	**17.5** J	10 J	12.5 J	**22.4** J	13.7 J	8.4 J	13.8 J	2.9 J	3.9 J	10.8 J	8.9 J
Barium	400	75.9	102	153	83.5	142	**602**	167	137	78.7	88.7	**634**	60.5	112	131	136
Berylium	590	0.52	0.71	0.36	0.65	0.67	2.6	0.67	0.39	0.49	0.61	0.7	0.011	0.47	0.86	0.73
Cadmium	9.3	0.13	0.32	0.2		0.97	1.6	0.1		0.12				0.26	0.58	0.69
Calcium	10,000*	**27,600**	4,520	8,920		4,900	**90,900**	1,180	376	775	913	9,040	417	2,240	3,540	4,940
Chromium	400	14.8	15.5	**626**	17.8	214	93.4	15.6	19.7	12	18.9	22.5	34	12.5	19.9	19.3
Cobalt	10,000*	12.5	10.6 J	5.9 J	13.6 J	11.9 J	3.6 J	13.7 J	7 J	9.7 J	7.3 J	16.3 J	1.8 J	7.8	14	17.9
Copper	270	61	55.9	130	47.2	85.3	44.4	35.1	47.6	34.5	11.6	65.3	68.1	10.4	69.3	29.8
Iron	10,000*	**37,400**	**28,900**	**33,200**	**32,300**	**41,000**	**14,300**	**29,900**	**44,900**	**23,400**	**28,600**	**53,700**	**21,400**	**20,800**	**28,200**	**31,300**
Lead	1,000	36.9	94.1	116	20.8	121	455	22	44.4	19	13.6	61	166	15.5	107	24.7
Magnesium	10,000*	9,070	4,440	3,450	3,230	2,580	4,320	3,020	2,920	3,150	3,660	8,010	87.2	2,210	3,380	4,590
Manganese	10,000	427	723 J	232 J	311 J	484 J	7,640 J	323 J	222 J	422 J	195 J	1,010 J	232 J	744	205	1,650
Mercury	2.8	0.012	0.095			0.067		0.016	0.1	0.026	0.024	0.056	0.036	0.03	0.27	0.05
Nickel	310	34	31	50.2	30.6	110	38.6	32.5	22.4	23.6	18.1	40	12.4	13	27.5	37
Potasium	10,000*	1,600	931	2,770	860	1,180	1,240	959	1,500	698	982	1,840	23.6	722	1,510	1,140
Selenium	1,500	3.1 J	1.2 J	1.3 J	0.75 J	1.6 J	1.5 J	3.4 J	2.9 J	0.75 J	1.7 J	0.37 J	1.1 J	1.5 J	2.5 J	0.17 J
Silver	1,500	0.57	0.035	0.11	0.15	0.22	0.59	0.2	0.49	0.054	0.24	0.41	0.24	0.12		
Sodium	10,000*	118 J	96.5	683	100	126	835	99	122	66.9	177	155	33.9	118 J	122 J	141 J
Thallium	10,000*	1.5 J			1.6	0.46		0.87			0.65			0.51		0.85
Vandium	10,000*	17	15.1	28.2	21	31.4	15	20.7	15.8	15.2	27.9	23.6	0.48	17.7	24.6	25.2
Zinc	10,000	116	243 J	228 J	103 J	280 J	903 J	114 J	91.4 J	98 J	74.7 J	95.1 J	19.5 J	66.5 J	191 J	91.8 J

Notes:

1. Soil Cleanup Objectives source is 6NYCRR Part 375 Environmental Remediation Programs December 2006 Edition (Part 375)
2. Only compounds with one or more detections are shown.
3. ug/Kg = micrograms per Kilogram (equivalent to parts per billion or ppb)
4. mg/Kg = milligrams per Kilogram (equivalent to parts per million or ppm)
5. Blank spaces indicate that the analyte was not detected.
6. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
7. (*) = The cap for individual VOCs and SVOCs that do not have an SCO is 100,000 ug/Kg for residential use, 500,000 ug/Kg for commercial use and 1,000,000 ug/Kg for industrial use. The cap for individual metals that do not have an SCO is 10,000 mg/Kg.
8. (-) = No regulatory value is associated with this parameter
9. NA = parameter not analyzed
10. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted in **bold** and are shaded
11. Remedial Investigation sample data qualifers were applied by Judy Harry, Data Validation Services
12. Analytical results from June/July 2008 where completed by TVGA Consultants during the Remedial Investigation for the Site

Table 2
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Subsurface Soil/Fill Samples

	SOIL CLEANUP OBJECTIVE COMMERCIAL USE	SP-4	SP-6	SP-7	SP-8	SP-8	SP-9	SP-9	SP-10	SP-12	SP-14	SP-15	SP-16	SP-17	SP-18
Date Collected		Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08
Depth		2	4	1.5	2	10	2	7	6	3	2.5	9	4	2	3.5
Volatile Organic Compounds (ug/Kg)															
Acetone	500,000						NA	130	49		2400				
2-Butanone (MEK)	500,000*	3.7				5.5	NA	47	16		110	6.5			
Benzene	44,000						NA				5.7				
Carbon Disulfide	500,000*						NA	7.1			3.1 NJ				
cis-1,2-Dichloroethene	500,000*						NA	4.9		80					
Cyclohexane	500,000*						NA				44				
Ethylbenzene	500,000*						NA				17				
Isopropylbenzene	500,000*						NA				69				
Methylcyclohexane	500,000*		13		2.6	12	NA	2.8			130	29			
Tetrachloroethene	150,000						NA	4.9		8.6			2.7		
Trichloroethene	200,000						NA			280		8			
Toluene	500,000	5	5.2		7.7	3.8	NA	7.1	5.8	3.2	44	7	16		4.2
Vinyl Chloride	13,000						NA	2.9							
Xylene (Total)	500,000						NA				190				
1,1,1-Trichloroethane	500,000		2.6				NA								15
1,1,2-Trichloroethane	500,000*						NA			2.6					
Total VOCs	-	9	21	0	10	21	NA	207	71	374	3,013 J	51	19	0	19
Semi-Volatile Organic Compounds (ug/Kg)															
Acenaphthene	500,000	51	69	57	NA	98	2,300				51		NA	NA	NA
Acenaphthylene	500,000	140		82	NA		3,600	45			49		NA	NA	NA
Anthracene	500,000	240	310	200	NA	240	11,000				81		NA	NA	NA
Benzaldehyde	500,000*	UJ	UJ	UJ	NA	UJ	91 J	UJ	UJ	UJ	UJ	UJ	NA	NA	NA
Benzo(a)anthracene	5,600	400	250	640	NA	350	3,500 J	56		45	140	120	NA	NA	NA
Benzo(a)pyrene	1,000	340	270	520	NA	290	**16,000**			40	120		NA	NA	NA
Benzo(b)fluoranthene	5,600	450	350	680	NA	410	**20,000**	96		49	150	190	NA	NA	NA
Benzo(g,h,i)perylene	500,000	200	150	290	NA	170	8,100	64			75	71	NA	NA	NA
Benzo(k)fluoranthene	56,000	150	130	300	NA	160	3,100				52	89	NA	NA	NA
1,1'-biphenyl	500,000*				NA		790						NA	NA	NA
Carbazole	500,000*	81	63	120	NA	110	3,600						NA	NA	NA
Indeno(1,2,3-cd)pyrene	5,600	230	140	300	NA	190	**9,100**	60			79	60	NA	NA	NA
Chrysene	56,000	390	270	640	NA	370	17,000	58		41	160	320	NA	NA	NA
Dibenz(a,h)anthracene	560	72	47	96	NA	60	**3,000** J						NA	NA	NA
Dibenzofuran	500,000*	150	59	57	NA	98	6,200				62 NJ		NA	NA	NA
2,4-dimethylphenol	500,000*				NA		66						NA	NA	NA
Bis(2-ethylhexyl)phthalate	500,000*	53		100	NA		210 J	130			73 NJ	310	NA	NA	NA
Fluoranthene	500,000	930	990	1,700	NA	950	54,000	100		86	320	370	NA	NA	NA
Fluorene	500,000	140	59	80	NA	120	6,100				110		NA	NA	NA
2-methylnaphthalene	500,000*	170	92	42	NA		2,200					51	NA	NA	NA
4-methylphenol	500,000*				NA		150						NA	NA	NA
Naphthalene	500,000	460	150	76	NA	88	2,100					68	NA	NA	NA
Phenanthrene	500,000	850	740	1,200	NA	980	56,000	74		66	130	270	NA	NA	NA
Phenol	500,000				NA		100						NA	NA	NA
Pyrene	500,000	820	520	1,500	NA	780	42,000	93		75	280	170	NA	NA	NA
TOTAL SVOCs	-	6,266	4,590	8,623	NA	5,366	268,007 J	776	0	402	1,881 J	2,089	NA	NA	NA
PCBs (ug/Kg)															
Aroclors	1,000				NA	UJ	UJ						NA	NA	NA
Metals (mg/Kg)															
Total Solids	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aluminum	10,000*	**11,500**	9,840	**12,200**	NA	**11,300**	9,030	NA	**12,200**	8,480	9,760	**11,900**	NA	NA	NA
Antimony	10,000*	UJ		UJ	NA	UJ	UJ	NA	UJ	UJ	UJ	UJ	NA	NA	NA
Arsenic	16	7.7 J	11.6	9.1 J	NA	10.1 J	10.5 J	NA	4.9 J	**16.5** J	11.6 J	10.1 J	NA	NA	NA
Barium	400	104	132	191	NA	133	108	NA	96.5	**548**	158	351	NA	NA	NA
Beryllium	590	0.55	0.78	0.6	NA	0.62	0.56	NA	0.37	0.45	0.68	0.57	NA	NA	NA
Cadmium	9.3	0.25	0.096	0.3	NA	0.32	0.27	NA	0.17	0.44	0.53	0.43	NA	NA	NA
Calcium	10,000*	6,630	9,110	**27,300**	NA	**18,700**	8,000	NA	1,910	**19,900**	6,270	6,700	NA	NA	NA
Chromium	400	15.7	20.3	19.3	NA	18.4	18.5	NA	12.6	14.6	19.2	62.8	NA	NA	NA
Cobalt	10,000*	9.8	11.9	14.5	NA	14	11.3	NA	6.2	11	25	15.7	NA	NA	NA
Copper	270	26.4	28	33	NA	39.3	24.9	NA	9.5	45	68.4	30.8	NA	NA	NA
Iron	10,000*	**24,200**	**24,200**	**27,800**	NA	**28,100**	**21,000**	NA	**20,100**	**32,800**	**35,800**	**22,000**	NA	NA	NA
Lead	1,000	17.8	29.9	22.1	NA	38.9	33.8	NA	13.7	16.3	432	16.3	NA	NA	NA
Magnesium	10,000*	4,180	2,400	**10,600**	NA	3,920	3,270	NA	2,360	6,240	4,440	5,450	NA	NA	NA
Manganese	10,000	231	282	361	NA	276	303	NA	219	315	425	317	NA	NA	NA
Mercury	2.8	0.038	0.013	0.011	NA	0.017	0.074	NA	0.06	0.014	0.17	0.042	NA	NA	NA
Nickel	310	26	22	38.5	NA	27.8	23.1	NA	12.5	36.3	79.9	73.8	NA	NA	NA
Potasium	10,000*	993	1,000	2,160	NA	1,130	895	NA	835	1,020	1,280	1,110	NA	NA	NA
Selenium	1,500	UJ	2	2.6 J	NA	2.7 J	3 J	NA	1.4	1.1 J	4.3 J	2.1 J	NA	NA	NA
Sodium	10,000*	157 J	102	203 J	NA	123 J	199 J	NA	127	111 J	139 J	157 J	NA	NA	NA
Thallium	10,000*				NA			NA			0.33		NA	NA	NA
Vandium	10,000*	19.6	19.6	19.9	NA	19.6	17.8	NA	20.5	16.4	15.7	20.4	NA	NA	NA
Zinc	10,000	76 J	75.9	85.4 J	NA	77.8 J	90.6 J	NA	63.7	176 J	219 J	76.4 J	NA	NA	NA

Notes:

1. Soil Cleanup Objectives source is 6NYCRR Part 375 Environmental Remediation Programs December 2006 Edition (Part 375)
2. Only compounds with one or more detections are shown.
3. ug/Kg = micrograms per Kilogram (equivalent to parts per billion or ppb)
4. mg/Kg = milligrams per Kilogram (equivalent to parts per million or ppm)
5. Blank spaces indicate that the analyte was not detected.
6. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
7. (*) = The cap for individual VOCs and SVOCs that do not have an SCO is 100,000 ug/Kg for residential use, 500,000 ug/Kg for commercial use and 1,000,000 ug/Kg for industrial use. The cap for individual metals that do not have an SCO is 10,000 mg/Kg.
8. (-) = No regulatory value is associated with this parameter
9. NA = parameter not analyzed
10. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted in **bold** and are shaded
11. Remedial Investigation sample data quailifers were applied by Judy Harry, Data Validation Services
12. Analytical results from July 2008 where completed by TVGA Consultants during the Remedial Investigation for the Site

Table 3
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Groundwater Samples

	REGULATORY VALUE	PH II-MW-1	PH II-MW-2	PH II-MW-3	PH II-MW-4	PH II-MW-5	PH II-MW-6	PH II-MW-7	PH II-MW-8	MW-3 (PH-II-MW-3)	MW-5 (PH-II-MW-5)	MW-9	MW-10	MW-11	MW-12	MW-13	MW-14
Date Collected		Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08	Oct-08
Volatile Organic Compounds (ug/L)																	
Chloroethane	5				65												
Chloroform	7													21			
cis-1,2-Dichloroethene	5													17	200	7.5	
Cyclohexane	-											2.1			12		
Methylcyclohexane	-											3.6			18		
Tetrachloroethene	5														8.5		
Trichloroethene	5				9									6.4	15	5.2	
trans-1,2-Dichloroethene	5														2.5		
Vinyl Chloride	2													11	130	4.1	
Xylene (Total)	5**														5.2		
1,1,1-Trichloroethane	5		280		110												
1,1-Dichloroethane	5		96		82						4.6			62	53		
1,1-Dichloroethene	5													5	6.5		
Total VOCs	-	0	376	0	266	0	0	0	0	0	5	6	0	122	451	17	0
Semi-Volatile Organic Compounds (ug/L)																	
Caprolactam	-														23		1.1 NJ
Bis(2-ethylhexyl)phthalate	5									1.5		1		1.3			4.2
TOTAL SVOCs	-	0	0	0	0	0	0	0	0	1.5	0	1	0	1.3	23	0	5.3
Metals (ug/L)																	
Total Solids	-			394,000		1,030,000	871,000		776,000								
Aluminum	2,000	2,690	8,670	900	1,080	81,900	99,100	3,240		29.5	1,230	263	125	522	1,530	56.5	19.4
Antimony	3									5							
Arsenic	25	3	8		2	21	31	4	3	5.5	5.3			4.6	9.8	4.1	
Barium	1,000	138	139	110	275	298	1,260	740	83	352	69.3	31.1	35.3	84	188	25.6	161
Berylium	3**	2	2	2	2	9	7	2	2	0.042	0.49			0.27	0.14		
Cadmium	5	0	6		7	9	10				3.5						
Calcium	-	83,900	119,000	90,000	126,000	73,200	198,000		171,000	144,000	29,900	165,000	244,000	107,000	142,000	133,000	71,300
Chromium	50		12			573	173				2.7	0.69	0.56	1.5	10.5	0.42	0.2
Cobalt	110**					304	104	16		43.6	17	0.7	0.58	0.89	3.4	0.19	
Copper	200		117		20	49	323	25		10.3	1.2	1.9	1.2	10.6	11.8		
Iron	300	5,160	15,700	3,160	19,500	69,300	238,000	6,820	214	296	13,100	926	5,240	2,800	4,970	1,130	25.1
Lead	25	160	55	4	12	29	200	11	1						9.6		
Magnesium	35,000**	31,500	23,100	18,100	27,900	49,400	99,900	22,400	32,300	27,700	10,400	51,900	64,000	18,400	36,000	59,200	23,800
Manganese	300	335	1,720	2,910	1,660	9,790	2,940	860	1,230	4460	1,910	201	637	1,120	2,090	323	539
Mercury	0.7						3										
Nickel	100	17	63	32	22	9,830	292	24	25	112	324	4	3.3	4.2	16.4	16.1	1.2
Potasium	-	3,430	6,360	4,620	3,300	15,800	44,500	2,760	3,270	5,720	4,060	7,780	6,190	6,200	3,430	3,340	2,050
Selenium	10						3			UJ	UJ	UJ	7	3.6			
Silver	50													1.1			
Sodium	20,000	43,100	15,500	14,000	20,200	40,400	69,500	9,190	13,300	30,500	9,800	70,900	33,100	44,900	31,800 J	86,700	91,400
Thallium	0.5**					1	4			3.5				2.6			
Vandium	-	10	18			610	186	120		0.62	0.68	2			3.2		
Zinc	2,000**	150	106	630	39	535	516	121	29	15	28.2	12.8	19	24.1	30	13.4	10.3

Notes:

1. Class GA regulatory values are derived from NYS Ambient Water Quality Standards TOGS 1.1.1 (Source of Drinking Water, groundwater), June 1998
2. Only compounds with one or more detections are shown.
3. ug/l = micrograms per Liter (equivalent to parts per billion or ppb)
4. Blank spaces indicate that the analyte was not detected.
5. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
6. PCBs not analyzed for in MW-12, MW-13 and MW-14 and were not detected in any of the remaining monitoring wells
7. (-) indicates that a regulatory value is not associated with this parameter
8. (**) = New York state guidance value was used where no groundwater standard was available
9. Shaded values represents concentration exceeded the Regulatory Value
10. Remedial Investigation sample data quailifers were applied by Judy Harry, Data Validation Services
11. Analytical results from October 2008 where completed by TVGA Consultants during the Remedial Investigation for the Site

Table 4
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Sediment Samples

	SOIL CLEANUP OBJECTIVE RESIDENTIAL USE	**SOIL CLEANUP OBJECTIVE COMMERCIAL USE**	**SOIL CLEANUP OBJECTIVE INDUSTRAIL USE**	PH-II-SED-1	PH II-SED-2	PH II-SED-3	PH II-SED-4	PH II-SED-5	PH II-SED-6	SED-1	SED-2	SED-3	SED-4	SED-5	SED-6	SED-7	SED-8	SED-9
Date Collected				Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Mar-99	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Jul-08	Nov-08	Nov-08	Nov-08
Volatile Organic Compounds (ug/Kg)																		
Acetone	100,000	500,000	1,000,000			96				350 J								
2-Butanone (MEK)	100,000*	500,000*	1,000,000*			110				95 J							UJ	UJ
Benzene	2,900	44,000	89,000							34 J	UJ	UJ	UJ	UJ			UJ	UJ
Carbon Disulfide	100,000*	500,000*	1,000,000*								UJ	UJ	UJ	UJ				UJ
Carbon Tetrachloride	1,400	22,000	44,000								UJ	UJ	UJ	UJ			17 J	UJ
Chlorobenzene	100,000	500,000	1,000,000							33 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
Chloroform	10,000	350,000	700,000							13 J	UJ	UJ	UJ	UJ			36	UJ
cis-1,2-Dichloroethene	59,000	500,000	1,000,000		1,900		1,600				UJ	UJ	UJ	UJ			23	UJ
Ethylbenzene	30,000	390,000	780,000					72		15 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
Isopropylbenzene	100,000*	500,000*	1,000,000*							3.6 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
Methyl Acetate	100,000*	500,000*	1,000,000*								UJ	6.2 J	UJ	UJ	7.7		4.9	UJ
Chloromethane	100,000*	500,000*	1,000,000*								UJ	UJ	UJ	UJ				UJ
Methylene Chloride	51,000	500,000	1,000,000								UJ	UJ	UJ	UJ				UJ
Styrene	100,000*	500,000*	1,000,000*							24 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
Tetrachloroethene	5,500	150,000	400,000		2,200					35 J	UJ	UJ	UJ	UJ		UJ	8.6 J	UJ
Trichloroethene	10,000	200,000	400,000		1,400	29					UJ	UJ	UJ	6.4 J			2.8 J	2.5 J
Toluene	100,000	500,000	1,000,000	*480,000*	3,900					47 J	UJ	UJ	UJ	UJ		UJ	31 J	UJ
Vinyl Chloride	210	13,000	27,000		*400*	*400*					UJ	UJ	UJ	UJ		UJ		UJ
o-xylene	100,000**	500,000**	1,000,000*					160			NA	NA	NA	NA	NA	NA	NA	NA
p-xylene / m-xylene	100,000**	500,000**	1,000,000*					200			NA	NA	NA	NA		NA	NA	NA
Xylene (Total)	100,000*	500,000*	1,000,000*							37 J	UJ	UJ	UJ	16 J		UJ	UJ	UJ
Trichlorofluoromethane	100,000*	500,000*	1,000,000*								UJ	4 J	UJ	UJ				UJ
1,2,4-Trichlorobenzene	47,000	190,000	380,000							11 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
1,2-Dichlorobenzene	100,000	500,000	1,000,000							25 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
1,3-Dichlorobenzene	17,000	280,000	560,000							6.6 J	UJ	UJ	UJ	UJ		UJ	UJ	UJ
Total VOCs	-	-	-	**480,000**	**9,800**	**635**	**1,600**	**432**	**0**	**729** J	**0** J	**10** J	**0** J	**22** J	**8**	**0** J	**123** J	**3** J
Semi-Volatile Organic Compounds (ug/Kg)																		
Acenaphthene	100,000	500,000	1,000,000							81	1,600	29,000	820	770	1,600	*400,000*	**590,000**	220
Acenaphthylene	100,000	500,000	1,000,000		400	900					1,300	1,600	740	220	150	28,000	37,000	150
Acetophenone	100,000*	500,000*	1,000,000*							1,500	430	380		60		4,600		
Anthracene	100,000	500,000	1,000,000		620	1,400	480			150	3,400	57,000	4,300	1,300	2,100	**710,000**	**910,000**	450
Benzaldehyde	100,000*	500,000*	1,000,000*							3,000	850	750			96	UJ	UJ	UJ
Benzo(a)anthracene	1,000	5,600	11,000		*1,100*	*3,300*	*1,200*		**22,000**	830	**23,000**	**160,000**	**21,000**	**8,500**	**14,000** J	**1,500,000** J	**1,900,000**	*1,800*
Benzo(a)pyrene	1,000	1,000	1,100	**1,100**	**2,900**	**1,100**			**26,000**	990	**24,000** J	**130,000**	**11,000** J	**3,600** J	**4,200** J	**1,000,000** J	**1,000,000**	**2,000** J
Benzo(b)fluoranthene	1,000	5,600	11,000	*1,500* J	*1,800*	*5,200*	*1,800*		**31,000**	*1,600*	**33,000** J	**160,000**	**30,000** J	**12,000** J	**17,000** J	**1,800,000** J	**2,500,000**	*2,600* J
Benzo(g,h,i)perylene	100,000	500,000	1,000,000		560	1,200	500		16,000	350	6,200 J	30,000	2,900 J	1,400 J	1,100 J	66,000 J	30,000	760 J
Benzo(k)fluoranthene	1,000	56,000	110,000		630	*1,600*	580		*11,000*	1,000	*34,000* J	**150,000**	*26,000* J	*8,700* J	*21,000* J	**780,000** J	**62,000**	*1,700* J
1,1'-biphenyl	100,000*	500,000*	1,000,000*							170		2,800	240	120	160	27,000	53,000	
Butyl benzyl phthalate	100,000*	500,000*	1,000,000*	10,000	740							UJ		UJ				190
Di-n-butylphthalate	100,000*	500,000*	1,000,000*							100								220
Caprolactam	100,000*	500,000*	1,000,000*							23,000 J								UJ
Carbazole	100,000*	500,000*	1,000,000*		520	1,300				110	3,100	48,000	1,700	1,100	2,000	**530,000**	**650,000**	450
Indeno(1,2,3-cd)pyrene	500	5,600	11,000		*550*	*1,400*	530		**18,000**	420	**6,700** J	**35,000**	*4,200* J	*1,400* J	*1,300* J	**680,000** J	**780,000**	*750* J
4-chloroaniline	100,000*	500,000*	1,000,000*															130 J
Chrysene	1,000	56,000	110,000	970	*1,300*	*3,800*	*1,300*		*21,000*	*1,200*	*26,000*	**170,000**	*35,000*	*10,000*	*14,000*	**1,500,000** J	**2,000,000**	*1,900*
Dibenz(a,h)anthracene	330	560	1,100						**4,400**	140	**2,200** J	**17,000**	**1,400** J	*420* J	*430* J	**220,000** J	**290,000**	*260* J
Dibenzofuran	100,000*	500,000*	1,000,000*			720				92	790	20,000	1,800	670	1,100	*300,000*	*440,000*	130
2,4-dimethylphenol	100,000*	500,000*	1,000,000*									460			UJ	7,400	15,000	
Bis(2-ethylhexyl)phthalate	100,000*	500,000*	1,000,000*	1,700	1,000					3,800	580	940 J	650	270 J	2,900			580
Fluoranthene	100,000	500,000	1,000,000	1,700	3,000	8,800	2,700	8,800	21,000	1,800	43,000	*370,000*	71,000	24,000	30,000	**4,000,000**	**5,200,000**	4,000
Fluorene	100,000	500,000	1,000,000		470	880				75	1,400	26,000	2,300	830	1,500	*400,000*	**540,000**	170
Hexachlorobenzene	100,000*	500,000*	1,000,000*							300								
2-methylnaphthalene	100,000*	500,000*	1,000,000*					42,000		84	380	9,500	420	630	480	*110,000*	*230,000*	58
2-methylphenol	100,000*	500,000*	1,000,000*									280			UJ	3,900	8,100	
4-methylphenol	100,000*	500,000*	1,000,000*							120		1,100			UJ	14,000	25,000	
Naphthalene	100,000	500,000	1,000,000	5,600		560		9,200		240	650	31,000	640	820	1,900	*430,000*	**860,000**	120
Di-n-octyl phthalate	100,000*	500,000*	1,000,000*							340	UJ	UJ	UJ	UJ	420 J			UJ
Phenanthrene	100,000	500,000	1,000,000	1,400	3,200	8,100	2,200	8,800	8,700	1,100	22,000	*310,000*	49,000	19,000	25,000	**3,400,000**	**4,300,000**	2,100
Phenol	100,000	500,000	1,000,000							450		530			UJ	7,500	14,000	320
Pyrene	100,000	500,000	1,000,000	1,800	2,800	7,100	2,200	7,600	23,000	1,400	41,000	*330,000*	52,000	19,000	28,000	**2,700,000** J	**3,000,000** J	3,200
TOTAL SVOCs	-	-	-	**25,770**	**21,590**	**47,360**	**13,490**	**76,400**	**202,100**	**44,361** J	**273,980** J	**2,062,340** J	**316,290** J	**114,040** J	**168,836** J	**20,218,400** J	**24,844,100** J	**24,038** J
PCBs (ug/Kg)																		
Aroclor-1242	1,000	1,000	25,000			**3,200**	**40,000**				UJ					UJ		UJ
Aroclor-1248	1,000	1,000	25,000							190 J	330 J	360 J	140 J	120	**1,700** J	UJ		UJ
Aroclor-1254	1,000	1,000	25,000	**9,700**	**5,600**						UJ					UJ		UJ
Aroclor- 1260	1,000	1,000	25,000							150 J	UJ	170 J	250	150		UJ		120 J
Metals (mg/Kg)																		
Total Solids	-	-	-	62.4	63.86	64.55	56.5	50.61	71.24	NA	NA	NA	NA	NA	NA	NA	NA	NA
Aluminum	10,000*	10,000*	10,000*	**13,600**	8,390	**14,500**	**22,400**	**14,400**	7,920	**40,800**	**14,200**	**20,500**	**14,500**	**20,100**	**28,900**	5,960	1,920	**10,300**
Antimony	10,000*	10,000*	10,000*	15	12.6	9.73	12.9	9.93		486 J	0.14 J	0.8 J	2.3 J	0.36 J	6.9 J	2.5 J	0.77 J	4.6 J
Arsenic	16	16	16	**26.2**	**23.5**	**21.2**	**23.9**			8.7 J	11.9 J	**28.8** J	13.2 J	15.3 J	**20.9** J	**211** J	7.1 J	16.8 J
Barium	350	400	10,000	**13,000**	**4,380**	226	**500**	201	323	1,130	189	272	253	241	**2,860**	119 J	26.7 J	**560** J
Berylium	14	590	2,700	1.68	1.14	1.65	3.29	0.707	0.659	0.16	1.9	1.8	0.54	3.3	2.4	1 J	0.17 J	0.66 J
Cadmium	2.5	9.3	60	**19.2**	**55.1**	2.28	**10.9**			**63.6**	1.3	2.1	0.81	*3.2*	*7.9*	2.3	0.39	*7*
Calcium	10,000*	10,000*	10,000*	**69,700**	**45,200**	**58,400**	**58,600**	**54,200**	2,390	**98,000**	**78,400**	**52,700**	**72,100**	**87,900**	**79,800**	6,090	1,300	**29,500**
Chromium	22	400	800	**577**	*373*	*143*	**414**	**20,100**	*63.1*	*164*	*46.1*	*197*	*334*	*203*	**3080**	*83*	19.9	*367*
Cobalt	10,000*	10,000*	10,000*	30.8	*22.3*	7.76	11.3	28.8	12.1	1.4 J	7.6 J	11.2 J	5.4 J	8.5 J	16.7 J	19.5 J	2.1 J	9.2 J
Copper	270	270	10,000	**345**	**323**	124	194	**287**	**3,590**	**117,000**	88.8	151	64.9	122	200	**535**	23.8	**516**
Iron	10,000*	10,000*	10,000*	**80,800**	**101,900**	**42,300**	**47,300**	**135,000**	**91,400**	**10,300**	**22,400**	**58,000**	**24,000**	**32,200**	**115,000**	**140,000** J	8,210 J	**54,000** J
Lead	400	1,000	3,900	**1250**	*475*	183	*605*	168	393	**17,000**	145	339	126	301	**1,460**	**7,190** J	62 J	**1,180** J
Magnesium	10,000*	10,000*	10,000*	**13,200**	8,060	9,910	**11,700**	3,400	2,010	5,680	**12,000**	9,040	**12,200**	**17,700**	**11,700**	1,830	604	4,730
Manganese	2,000	10,000	10,000	1,890	1,500	1,050	*2,220*	485	524	172 J	1,550 J	1,730 J	481 J	1,730 J	**2,920** J	630	105	*2,330*
Mercury	0.81	2.8	5.7	*2.1*	0.36	0.11	*2.3*	0.16	0.28	0.02	0.25	0.33	0.067	0.26	0.21	*2.2* J	0.023 J	*2.3* J
Nickel	140	310	10,000	**380**	*229*	111	*206*	**1680**	72.7	23.4	36.8	110	88.7	93	**469**	85.7 J	20.4 J	**418** J
Potasium	10,000*	10,000*	10,000*	3,910	972	1,580	1,630	3,140	1,160	1,220	1,480	2,950	3,150	1,630	4,780	456	243	1,600
Selenium	36	1,500	6,800							UJ	1.7 J	1.9 J	2.1 J	2.5 J	1.3 J	3.2	1.4	3.7
Silver	36	1,500	6,800							21.9	0.2	0.67	0.29	0.52	1.8	20.7	0.41	212
Sodium	10,000*	10,000*	10,000*	2,930	234	386	479	4,800	98	1,250	373	329	747	593	1,170	136	62	240
Thallium	10,000*	10,000*	10,000*													UJ	0.19 J	3.4 J
Vandium	10,000*	10,000*	10,000*	28.9	35.5	20.5	35	114	30.4	48.3	25.6	32.7	22.9	19	44.4	54.3 J	12.4 J	20.8 J
Zinc	2,200	10,000	10,000	**11,300**	*4,270*	762	*6,000*	176	585	*4,500* J	491 J	844 J	240 J	1,690 J	*2,830* J	980	144	*5,900*

Notes:
1. Soil Cleanup Objectives source is 6NYCRR Part 375 Environmental Remediation Programs December 2006 Edition (Part 375)
2. Only compounds with one or more detections are shown.
3. ug/Kg = micrograms per Kilogram (equivalent to parts per billion or ppb)
4. mg/Kg = milligrams per Kilogram (equivalent to parts per million or ppm)
5. Blank spaces indicate that the analyte was not detected.
6. Analytical results from 1999, during the May 1999 Phase II ESA completed by Clough, Harbour & Associates LLP are differenciated with the prefix PH II. Analytical results from the Phase II were not validated by an independent validator, but by the analytical laboratory.
7. TICs = Tentatively Identified Compounds
7. (*) = The cap for individual VOCs and SVOCs that do not have an SCO is 100,000 ug/Kg for residential use, 500,000 ug/Kg for commercial use and 1,000,000 ug/Kg for industrial use. The cap for individual metals that do not have an SCO is 10,000 mg/Kg.
8. (-) = No regulatory value is associated with this parameter
9. NA = parameter not analyzed
10. Analytes that were detected at concentrations exceeding Residential Soil Cleanup Objectives are depicted ***italics*** and are underlined
11. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted **bold** and are underlined
12. Analytes that were detected at concentrations exceeding Industrial Soil Cleanup Objectives are depicted **bold** and are shaded
13. Remedial Investigation sample data qualifiers were applied by Judy Harry, Data Validation Services
14. Definitions of data qualifiers are presented in Table 8.

Table 5
Former Edgewood Warehouse Site
BCP Application
Summary of Analytical Results
Interior Wood Block Flooring Samples

	SOIL CLEANUP OBJECTIVE RESIDENTIAL USE	**SOIL CLEANUP OBJECTIVE COMMERCIAL USE**	**SOIL CLEANUP OBJECTIVE INDUSTRAIL USE**	**TCLP REGULATORY VALUE**	Floor	Floor-2	Floor-3	Floor-3RE	Floor-4	Floor-5	Floor-6	Floor-7	Floor-8	Floor-9	Floor-10	Floor-11
Date Collected					Jul-08	Jul-08	Jul-08	Nov-08	Nov-08	Nov-08	Nov-08	Nov-08	Nov-08	Nov-08	Nov-08	Nov-08
Semi-Volatile Organic Compounds (ug/Kg)																
Acenaphthene	100,000	500,000	1,000,000	-	32,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Acenaphthylene	100,000	500,000	1,000,000	-	4,400	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Anthracene	100,000	500,000	1,000,000	-	47,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)anthracene	1,000	5,600	11,000	-	**110,000**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(a)pyrene	1,000	1,000	1,100	-	**93,000** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(b)fluoranthene	1,000	5,600	11,000	-	**120,000** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(g,h,i)perylene	100,000	500,000	1,000,000	-	25,000 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzo(k)fluoranthene	1,000	56,000	110,000	-	**110,000** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,1'-biphenyl	100,000*	500,000*	1,000,000*	-	5,200	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Di-n-butylphthalate	100,000*	500,000*	1,000,000*	-	720	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Carbazole	100,000*	500,000*	1,000,000*	-	42,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Indeno(1,2,3-cd)pyrene	500	5,600	11,000	-	**27,000** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chrysene	1,000	56,000	110,000	-	**110,000**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dibenz(a,h)anthracene	330	560	1,100	-	**9,700** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Dibenzofuran	100,000*	500,000*	1,000,000*	-	25,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Bis(2-ethylhexyl)phthalate	100,000*	500,000*	1,000,000*	-	2,200 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluoranthene	100,000	500,000	1,000,000	-	*340,000*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Fluorene	100,000	500,000	1,000,000	-	28,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-methylnaphthalene	100,000*	500,000*	1,000,000*	-	25,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-methylphenol	100,000*	500,000*	1,000,000*	-	490	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	100,000	500,000	1,000,000	-	48,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenanthrene	100,000	500,000	1,000,000	-	*310,000*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Phenol	100,000	500,000	1,000,000	-	810	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Pyrene	100,000	500,000	1,000,000	-	*340,000*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL SVOCs	-	-	-	-	**1,823,520** J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PCBs (ug/Kg)																
Aroclor-1248	1,000	1,000	25,000	-	150 J	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
TCLP-VOCs (ug/L)																
Carbon Tetrachloride	-	-	-	500	NA	2.1		NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorothane	-	-	-	500	NA	3.4	3.9	NA	NA	NA	NA	NA	NA	NA	NA	NA
Benzene	-	-	-	-	NA		1.2	NA	NA	NA	NA	NA	NA	NA	NA	NA
TCLP-SVOCs (ug/L)																
2-Methylphenol (o-Cresol)	-	-	-	200,000	NA	16	8.7	NA	NA	NA	NA	NA	NA	NA	NA	NA
4-Methylphenol (p-Cresol)	-	-	-	200,000	NA	32	26	NA	NA	NA	NA	NA	NA	NA	NA	NA
TCLP-Metals (ug/L)																
Barium	-	-	-	100,000	NA	420	277	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cadmium	-	-	-	1,000	NA	43	241	NA	NA	NA	NA	NA	NA	NA	NA	NA
Chromium	-	-	-	5,000	NA	19.4	47.8	NA	NA	NA	NA	NA	NA	NA	NA	NA
Lead	-	-	-	5,000	NA	307	**40,400**	**33,200**	365	153	848	**545,000**	**43,700**	**20,800**	873	**34,200**
Mercury	-	-	-	200	NA	0.034	0.046	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

1. Soil Cleanup Objectives source is 6NYCRR Part 375 Environmental Remediation Programs December 2006 Edition (Part 375)
2. TCLP regulatory values are derived from 40 CFR Part 261.24, which lists the maximum contaminant levels for the toxicity characteristic for determining if a if a solid waste is defined as a hazardous waste.
3. TCLP PCBs were not detected in either Floor-2 or Floor 3 samples and TCLP PCBs were not analyzed in the remaining samples
4. As per NYSDEC request, the wood flooring is compared to the Soil Cleanup Objectives for comparison purposes only. Soil Cleanup Objectives are not technically applicable to this data.
5. Only compounds that were detected in at least one sample are shown
6. Blank spaces indicate this parameter was not detected
7. Analytes that were detected at concentrations exceeding Residential Soil Cleanup Objectives are depicted in *italics* and are underlined
8. Analytes that were detected at concentrations exceeding Commercial Soil Cleanup Objectives are depicted in **bold** and are underlined
9. Analytes that were detected at concentrations exceeding Industrial Soil Cleanup Objectives or the TCLP regulatory values are depicted in **bold** and are shaded
10. Only compounds that were detected in at least one sample are shown
11. Blank spaces indicate this parameter was not detected
13. Wood block Flooring-1 sample data quailifers were applied by Judy Harry, Data Validation Services
14. Definitions of data qualifiers are presented in Table 8.

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APPENDIX 1

Corporate Entity Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through August 11, 2017.

Selected Entity Name: THE KROG GROUP, LLC

Selected Entity Status Information

Current Entity Name:	THE KROG GROUP, LLC
DOS ID #:	4863099
Initial DOS Filing Date:	DECEMBER 11, 2015
County:	ERIE
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

THE KROG GROUP, LLC
4 CENTRE DRIVE
ORCHARD PARK, NEW YORK, 14127

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name

DEC 11, 2015 Actual THE KROG GROUP, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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APPENDIX 2

Previous Environmental Reports on CD

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APPENDIX 3

Proof of Site Access

CHAUTAUQUA COUNTY
OFFICE OF THE COUNTY EXECUTIVE

Gerace Office Building – 3 N. Erie St. – Mayville, NY 14757-1007
(716) 753-4211 – FAX (716) 753-4756 – horriganv@co.chautauqua.ny.us -
www.co.chautauqua.ny.us

VINCENT W. HORRIGAN
County Executive

August 21, 2017

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

Re: Brownfield Cleanup Program Site Access Agreement

Dear Sir or Madame:

This Site Access Agreement ("Agreement") is made on this 18th day of August, 2017, by and between the County of Chautauqua, a New York municipal corporation with a business address located at 3 North Erie Street, Mayville, N.Y. 14757 ("County"), and The Krog Group, LLC, a for-profit corporation with an office at 4 Centre Drive, Orchard Park, NY 14127 (the "Company").

The County is the title owner of real property located at South Roberts Road in the City of Dunkirk, New York, and designated on the Chautauqua County Tax Map as parcels 79-16-2.2, 79.16-2-5, 79.16-2-77, 79.12-4-29, 79.12-4-30, and 79.12-4-32 (the "Property"); and the Company has requested the County to provide access to the Company for the purpose of undertaking the investigation and remediation of the property under the New York Brownfield Cleanup Program (the "Work") located on the Property; to execute the Brownfield Cleanup Program ("BCP') Application, the BCP Agreement, or any other documents or agreements necessary to enter and participate in the New York State Department of Environmental Conservation's (NYSDEC's) Brownfield Cleanup Program (Environmental Conservation Law Article 27, Title 14); and to execute and deliver to the Commissioner of the Department of Environmental Conservation of the State of New York (if required) a certain environmental easement (the "Environmental Easement"); and the County is willing to grant such access upon the terms and conditions set forth herein;

NOW THEREFORE, for good and valuable consideration, and in consideration of the mutual covenants and conditions in this Agreement, and with the intent to be legally bound, County and the Company agree as follows:

1 The County gives the right and permission to the Company and the NYSDEC to go upon the Property for the purpose of inspecting and completing the Work.

2. The County represents that, as owner of the Property, the County is authorized and freely confers this right and permission to the Company to complete the Work at the Property and file the Environmental Easement (if required) and complete any site management activities required under the Environmental Easement.

County of Chautauqua

By: _____
Vincent W. Horrigan, County Executive

The Krog Group, LLC

By: _____

LABELLA Associates, D.P.C. | Engineering Architecture Environmental Planning

APPENDIX 4

Document Repository Acknowledgement

Benkleman, Andrew

From: Janice Dekoff <director@dunkirklibrary.org>
Sent: Thursday, August 10, 2017 4:39 PM
To: Benkleman, Andrew
Subject: RE: Document Repository

Hello,

We have acted as a depository for similar projects and would be happy to do so again. Please send documents to the library or drop off as needed.

Thank you,

Janice Dekoff
Library Director
Dunkirk Public Library
536 Central Avenue
Dunkirk, NY 14048
716.366.2511 phone| 716.366.2525 fax
dunkirklibrary.org

From: Benkleman, Andrew [mailto:ABenkleman@LaBellaPC.com]
Sent: Thursday, August 10, 2017 1:38 PM
To: Info at Dunkirk Public Library <info@dunkirklibrary.org>
Subject: Document Repository

Dear Sir or madam,

We are currently in to process of submitting a Brownfield Cleanup Program (BCP) application to the New York State Department of Environmental Conservation (NYSDEC) for a property located on South Roberts Road in the City of Dunkirk. As part of the BCP application the NYSDEC requires that project-related document be made available for public review. We would like permission to use the Dunkirk Public Library as the document repository for this project. Please let me know if it is acceptable to utilized your library to allow the public to review project-related documents.

Do not hesitate to contact me with any questions or comments.

Thank you

Andrew T. Benkleman, E.I.T.
Environmental Engineer
Direct: 716-768-3184 | abenkleman@LaBellaPC.com
Cell: 716-200-8885

LABELLA ASSOCIATES, D.P.C.
Olympic Towers, 300 Pearl St., Ste. 130, Buffalo, NY 14202
Office: 716-551-6281
labellapc.com