

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**BROWNFIELD CLEANUP PROGRAM (BCP)  
APPLICATION FORM**

**GATEWAY LOFTS SUPPORTIVE APARTMENTS  
31 WATER STREET  
JAMESTOWN, NEW YORK 14701**



Submitted For:

CHH DEVELOPMENT, INC.  
715 Central Avenue  
Dunkirk, New York 14048

Prepared by:

**BE3corp**  
**PANAMERICAN**  
ENVIRONMENT • ENGINEERING • ENERGY  
1270 Niagara Street  
Buffalo, New York, 14213

January 2018

<b>Prepared By:</b> Alexander Brennen	<b>Signature:</b> 	<b>Date:</b> 1/30/18	<b>Title:</b> BE3 - EIT
<b>Reviewed By:</b> Jason M. Brydges, PE	<b>Signature:</b> 	<b>Date:</b> 1/30/18	<b>Title:</b> BE3 - PE

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## 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

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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.

**See Exhibit A**

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

**See Exhibit B**

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 **Final RIR not included**

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). See Exhibit C

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

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

\*Please describe: \_\_\_\_\_

**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
- See full report in Exhibit C, summary text in Exhibit D, and site drawing with data tables in Figure 1

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?\***

(\*answering No will result in an incomplete application)

Yes      No

**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				
ADDRESS/LOCATION				
CITY/TOWN		ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Multiple Parcels; See Tax Map Figure 2	See Figure 2 for Individual Parcel Acreages		
	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? <span style="float: right;">Yes    No</span> If no, please attach a metes and bounds description of the property. <span style="float: right; border: 1px solid red; padding: 2px;">See Survey Map Figure 3</span>				
2. Is the required property map attached to the application? <span style="float: right;">Yes    No</span> (application will not be processed without map) <span style="float: right; border: 1px solid red; padding: 2px;">See Figures 2-6 that include Quad Map and Adjacent Properties Map</span>				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? <span style="float: right;">Yes    No</span> (See <a href="#">DEC's website</a> for more information) <div style="text-align: right; margin-top: 5px;">If yes, identify census tract : _____</div> <div style="margin-top: 10px;">             Percentage of property in En-zone (check one):    0-49%    50-99%    100%           </div>				
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)? <span style="float: right;">Yes    No</span> 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? <span style="float: right;">Yes    No</span>				
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? <span style="float: right;">Yes    No</span> If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <span style="float: right;">Yes    No</span> 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

None.

Issuing Agency

Description

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

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

See Exhibit E

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? ☒ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

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

Not Applicable

**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, except 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: S.A. \_\_\_\_\_

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE		BCP SITE NAME: _____	
ADDRESS		BCP SITE #: _____	
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b> <span style="border: 1px solid red; padding: 2px;">Multiple Owners. See Exhibit F</span>			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>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.</b> <b>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".</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
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

See Exhibits C and D

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.**

See Exhibit G

## 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?

See Exhibit H

**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?  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_ Yes No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_ Yes No
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. Not applicable 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** See Exhibit I

**See Exhibit I**

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. See Exhibit J
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	
<p>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.</p>	
<p>2. Current Use:      Residential      Commercial      Industrial      Vacant      Recreational      (check all that apply)  <span style="border: 1px solid red; padding: 2px;">See Exhibit K, but also see information previously provided in Exhibits B, D and E.</span>  <b>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.</b></p>	
<p>3. Reasonably anticipated use Post Remediation:      Residential      Commercial      Industrial      (check all that apply)      <b>Attach a statement detailing the specific proposed use.</b>  <span style="border: 1px solid red; padding: 2px;">See Exhibit K, but also see information previously provided in Exhibits B, D and E.</span>  If residential, does it qualify as single family housing? <span style="float: right;">Yes      No</span></p>	
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 hererby 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 Vice President (title) of CHH Development, Inc. (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: 2/19/2018

Signature: 

Print Name: Steven Ald

### 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:** \_\_\_\_\_

**Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY.** Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

**BCP App Rev 9**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	No
<b>Please answer questions below and provide documentation necessary to support answers.</b>		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p><b>From ECL 27-1405(31):</b></p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p><b>From 6 NYCRR 375-3.2(I) as of August 12, 2016:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>		



### Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

Project is an Affordable Housing Project - Regulatory Agreement Attached;

Project is Planned as Affordable Housing, But Agreement is Not Yet Available\*  
(\*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

This is Not an Affordable Housing Project.

#### From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

**BCP Application Summary (for DEC use only)****Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****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:

# **EXHIBIT A**

## **SECTION I: REQUESTOR INFORMATION**

### **NYSDOS CORPORATION & BUSINESS ENTITY PRINTOUT**

FILING RECEIPT

=====

ENTITY NAME: CHH DEVELOPMENT, INC.

DOCUMENT TYPE: INCORPORATION (DOM. BUSINESS)

COUNTY: CHAU

=====

FILED:01/05/2018 DURATION:PERPETUAL CASH#:180105000336 FILM #:180105000320  
DOS ID:5261623

FILER:

EXIST DATE

-----  
MILENA VORNDRAN  
BOND, SCHOENECK & KING, PLLC  
200 DELAWARE AVE, SUITE 900  
BUFFALO, NY 14202

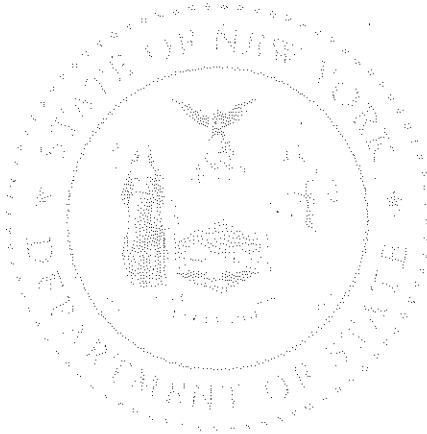
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01/05/2018

ADDRESS FOR PROCESS:

-----  
C/O SOUTHERN TIER ENVIRONMENTS FOR LIVING, INC.  
715 CENTRAL AVENUE  
DUNKIRK, NY 14048

REGISTERED AGENT:

STOCK: 200 NPV



The corporation is required to file a Biennial Statement with the Department of State every two years pursuant to Business Corporation Law Section 408. Notification that the biennial statement is due will only be made via email. Please go to [www.email.ebiennial.dos.ny.gov](http://www.email.ebiennial.dos.ny.gov) to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: COGENCY GLOBAL INC. - 41

SERVICE CODE: 41 \*

FEES 160.00  
-----  
FILING 125.00  
TAX 0.00  
CERT 0.00  
COPIES 10.00  
HANDLING 25.00

PAYMENTS 160.00  
-----  
CASH 0.00  
CHECK 0.00  
CHARGE 0.00  
DRAWDOWN 160.00  
OPAL 0.00  
REFUND 0.00

=====

DOS-1025 (04/2007)

***STATE OF NEW YORK***

***DEPARTMENT OF STATE***

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the  
Department of State, at the City of Albany,  
on January 8, 2018.

A handwritten signature in dark ink, appearing to read "B. Fitzgerald", with a long horizontal flourish extending to the right.

Brendan W. Fitzgerald  
Executive Deputy Secretary of State

180105000 320

**COGENCYGLOBAL-41 CERTIFICATE OF INCORPORATION**

**OF**

**CHH DEVELOPMENT, INC.**

Under Section 402 of the  
Business Corporation Law

The undersigned, being over the age of eighteen, for the purpose of forming a corporation pursuant to Section 402 of the Business Corporation Law, hereby certifies:

**FIRST:** The name of the Corporation is CHH DEVELOPMENT, INC.

**SECOND:** The purpose for which it is formed is to engage in any lawful act or activity for which corporations may be organized under the Business Corporation Law of New York, provided that the Corporation shall not engage in any act or activity requiring the consent or approval of any state official, department, board, agency or other body without such consent or approval first being obtained.

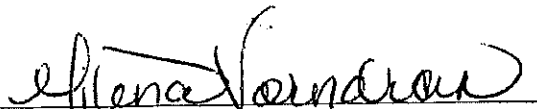
**THIRD:** The office of the Corporation is to be located in the County of Chautauqua, State of New York.

**FOURTH:** The aggregate number of shares which the Corporation shall have authority to issue is 200, all of which shares shall be without par value.

**FIFTH:** The Secretary of State is designated the agent of the Corporation upon whom process against the Corporation may be served. The post office address to which the Secretary of State shall mail a copy of any process against the Corporation served upon him is c/o Southern Tier Environments for Living, Inc., 715 Central Avenue, Dunkirk, New York 14048.

**SIXTH:** To the fullest extent permitted by the New York Business Corporation Law, as the same exists on the date of the incorporation of the Corporation or to such greater extent permitted by any amendment thereof, a director of the Corporation shall not be liable to the Corporation or its shareholders for damages for any breach of duty as a director. No amendment or repeal of this paragraph or adoption of any provision inconsistent herewith shall have any effect on the liability of any director of the Corporation with respect to any act or omission as a director occurring prior to the amendment, repeal or adoption.

IN WITNESS WHEREOF, I have executed this Certificate this 4th day of January, 2018 and affirmed the statements contained herein as true under penalties of perjury.



Milena Vorndran, Incorporator  
Bond Schoeneck & King PLLC  
Avant Building, Suite 900  
200 Delaware Avenue  
Buffalo, New York 14202-2107

# **EXHIBIT B**

## **SECTION II: PROJECT DESCRIPTION**

### PURPOSE OF THE PROJECT

The purpose is to complete a remediation of the property for residential reuse; to reduce the potential exposure to volatile organics associated with vapor migration into the site building and exposure to PCBs, PAHs, and metals; to enhance public and environmental health and reduce potential impacts to groundwater and nearby surface water.

Current and past use of the property and adjacent properties has been industrial/commercial which has impacted environmental media. The residential re-use will require remediation of these impacts. The BCP program will help support the significant remediation costs necessary to re-develop the property for the intended re-use.

### DATE REMEDIAL PROGRAM IS TO START

Remedial activities are anticipated to start in March 2019.

### DATE OF ANTICIPATED CERTIFICATE OF COMPLETION

The anticipated date of the certificate of completion is by December 2019.

### ANTICIPATED FUTURE USE OF PROPERTY

The proposed Gateway Lofts project is a multifamily affordable housing project. The project will include 74 units of housing, 25 of which will be specifically set aside for homeless households who are also persons with a serious mental illness and/or substance use disorder who have a history of criminal offending or are at risk of offending. The project will add housing to a building in which several essential support services are currently being provided to the target population and include the development of office space, employee and resident parking, and community facility space. The total square footage per use category and estimated value are unknown currently. An estimated 14 FTE positions are envisioned, once the project is constructed which will be utilized for property management and support service staffing.



## **EXHIBIT C**

### **SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY**

#### **INVESTIGATION REPORT (E COPY ONLY)**

## EXHIBIT D

### SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

#### *Summary*

Investigation reports for the property and adjacent properties indicated that potential environmental impacts exist from past activities on the property and from the adjacent/nearby properties. Past investigations on the property include:

- *Phase I Environmental Site Assessment 31 Water Street Jamestown, New York* BE3corp/Panamerican February 2017
- *Phase II Environmental Subsurface Investigation Former Industrial Facility 31 Water Street Jamestown, New York* Empire GeoServices, Inc. June 2017

The Phase I investigation showed manufacturing processes have occurred on the property starting in the late 1800's through the 1900's. Textile factories operated on the properties until the mid-1950's when a furniture manufacturing company, Chautauqua Hardware, involved with furniture trimmings, electroplating, etc. These operations were listed on various environmental records for the use of hazardous and petroleum compounds. There are multiple environmental database reports associated with the historical facilities including air and water permits as well as spills. FOIL information indicated a 4,000-gallon AST was closed in 1999 and a 4,000-gallon fuel oil was removed in 1989. Two cement waste tanks were also reported, no record of these tanks nor proper closure was found. The surface and subsurface media may be adversely impacted due to the surrounding industrial and manufacturing processes that have occurred. Transformer pads were also noted during the Phase I site reconnaissance, and may contain PCBs. Based on the previous use of the property, and storage of various volatile organic compounds including petroleum and chlorinated solvents, there is a risk for vapor encroachment concerns to exist on the property as well.

The Phase II Investigation showed evidence of impacted soils from previous manufacturing processes on site. Ten subsurface samples and one surface sample were submitted for laboratory analysis. Exceedances of Regulatory Soil Cleanup Objectives (RSCOs) were found in multiple subsurface samples and included VOCs, SVOCs, Metals, and PCBs. A mixture of subsurface fill and native soil was the primary location for the contaminants listed. An unregistered UST was encountered in the subsurface at boring B-4. Fuel odors were noted, but lab results were below applicable cleanup levels. The existence of other possible USTs is unknown.

# **EXHIBIT E**

## **SECTION IV. PROPERTY INFORMATION**

### **PROPERTY NARRATIVE AND ENVIRONMENTAL ASSESSMENT**

#### *Location*

The property is comprised of 10 individual parcels, and is approximately located in the center of the City of Jamestown in Chautauqua County. In general, the property is situated in a mostly industrial section of the City that contains some residential structures. The property is located along Water Street in Jamestown east of the intersection of Water Street and Foote Avenue. The rear of the property, north of Water Street, is bordered by the Chadakoin River that runs through the middle of Jamestown. Historically, this area of Jamestown was a major industrial and manufacturing hub and has now been identified as part of the Chadakoin River Central/Eastern Brownfield Opportunity Area (BOA). The property is found in the Downtown District of this BOA. Being in the city's center and on the River, the site has redevelopment potential and is easily accessible to Interstate 86. The property is in an En-Zone.

#### *Site Features*

The site includes a large sprawling former manufacturing facility with multiple sections containing one; two and four-story areas. The building is surrounded by asphalt parking and drive areas and the Chadakoin River is immediately north, northwest and northeast of the property. There are no major changes of topography on the property. The site is generally flat and has a gentle slope towards the north to the river.

#### *Current Zoning and Land Use*

The site is currently used by Community Helping Hands as a community service center with a soup kitchen, and provides youth activities such as archery ranges, roller park, laser tag and computer and other academic related youth and community services. A few small businesses also operate or store equipment and materials at the site. Some of the former adjacent industrial buildings have been converted to commercial and community service operations. The property and surrounding parcels are all zoned M – Manufacturing. Residential and some commercial zoning surround the site.

#### *Past Use of the Site*

The property and surrounding area have been predominantly used for manufacturing. Historically the property was used by two different manufacturing companies. In 1888 the Jamestown Woolen Spinning Company built a brick factory on the property to produce yarns and cloth. The company changed to the Empire Worsted Mills in 1896 that operated at the property until approximately the late 1940s. By 1963 the Chautauqua Hardware Corporation was located on the property. This company was involved with furniture

trimmings and hardware manufacturing and fabrication including metal household furniture. Operations included electroplating, nonferrous die-casting, polishing, anodizing and coloring, brass and zinc castings and zinc, lead, magnesium, tin, brass, bronze, steel and iron tubing; as well as cement, plastic and rubber tubing. This operation used various hazardous and petroleum compounds. In 2005, the Chautauqua Hardware Corporation c/o FKI Industries sold the property to the Community Development Association, LLC, which has subsequently merged with Lynn Development, Inc. From 2005 to present primary uses were for various community service groups including: Food Bank of WNY, Community Helping Hands, Christian Bowhunters, etc.

### *Site Geology and Hydrogeology*

Site soil can be classified as urban land, which are typically identified are highly impacted from commercial, industrial or residential use. Much of the site is covered by impervious features such as buildings, streets, and paved parking lots. Fill was discovered in soil borings across the property with thicknesses ranging from 3 feet below ground surface (bgs) in the middle of the property to up to 8 feet bgs at the rear of the property along the Chadakoin River. Various industrial material and contaminants were noted within the fill layer. Below fill material sits layers of silty clay and gravel. Hydrogeology on site was not investigated, but most likely flows towards the Chadakoin River to the north, although could be nonuniform due to impervious structures from past development and construction activities on site.

### *Environmental Assessment*

Based on the previous environmental investigations, the primary contaminants of concern are heavy metals, (arsenic, chromium, and lead) PCBs, PAHs, and TCE. The previous Phase II ESA focused its investigative efforts on soil impacts. Arsenic and chromium were found at varying soil depths from 0.5 to 9 feet bgs, primarily along the north northeastern section of the property. Lead was also discovered at 0.5 to 4 feet bgs in the southwestern portion of the site. Arsenic concentrations on site (18 to 94 ppm) greatly exceeded residential soil cleanup objectives (SCO) (16 ppm). Chromium concentrations (23 to 770 ppm) greatly exceeded residential SCOs (22 ppm). Lead concentrations (1,300 ppm) exceed residential SCOs (400 ppm). PCBs were found in surface and subsurface samples near the center of the property and the former transformer location. Total PCB concentrations (237 ppm) from a surface soil sample greatly exceed residential SCOs (1 ppm). Because PCB levels in soil exceed 50 ppm, the contaminated soil would be considered hazardous waste. This will be taken into account during the remediation phase and will be disposed of properly. PAHs were found predominantly on the west and northern sides of the property at 0.5 to 5 feet bgs. PAHs concentrations ranged from 1 to 10 ppm and exceeded residential SCOs (1 ppm) of the mentioned PAHs. The Phase I identifies the possibility of a vapor encroachment concern due to historical petroleum and hazardous waste (TCE) use and storage. TCE was found in soil at a boring taken within a building (B-1) near the center of the center of the property. At a depth of 12 to 16 feet bgs, TCE concentration (56 ppm) greatly exceed the Residential SCO (10 ppm). The

discovery of TCE in the subsurface furthers the possibility of a vapor encroachment concern especially within buildings in this area.

# EXHIBIT F

## SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION

### CURRENT OWNERS

**Lynn Development, Inc. (formerly Community Development Association, LLC.)**

1343 N. Main St  
PO Box 3090  
Jamestown, NY 14702  
716-665-6620

**Community Helping Hands, Inc. (current owner and operator)**

31 Water Street  
Jamestown, NY 14701  
716-487-1488

### RELATIONSHIP OF REQUESTOR TO CURRENT AND PREVIOUS OWNERS AND OPERATORS

NONE. The requestor, CHH Development, Inc. has no relationship to the current or previous owners or current or past operators of the property.

### PREVIOUS OWNERS AND OPERATORS

#### *Chain of Use*

**Present** - Community Helping Hands

**2013** – Basket Company, Christian Bowhunters, Community Helping Hands, Food Bank of WNY,

Love, Inc., Mental Health Association, TJs Plumbing & Heating, United Christian Advocacy

**1999** - Chautauqua Hardware Corporation

**1988** - Chautauqua Hardware Corporation

**1983** - Chautauqua Hardware Corporation

**1978** - Chautauqua Hardware Corporation

**1973** - Chautauqua Hardware Corporation

**1968** - Chautauqua Hardware Corporation; Period Brass Inc.

**1963** - Chautauqua Hardware Corporation

### LAST KNOWN ADDRESS AND TELEPHONE NUMBERS OF THE PREVIOUS OWNERS/OPERATORS

**Food Bank of WNY** (previous operator)

91 Holt Street  
Buffalo, NY 14206  
716-852-1305

**Christian Bowhunters** (previous operator)

31 Water St  
Jamestown, NY 14701  
716-487-2997

**Basket Company** (previous operator)

31 Water St #8  
Jamestown, NY 14701  
877-707-8553

**TJ's Plumbing & Heating Inc.** (previous operator)

1005 Allen St  
Jamestown, NY 14701  
716-488-0066

**Mental Health Association** (previous operator)

31 Water St #7  
Jamestown, NY 14701  
716-661-9044

**Chautauqua Hardware Corporation** (previous owner and operator)

Out of Business

# **EXHIBIT G**

## **SECTION VII REQUESTOR ELIGIBILITY INFORMATION**

### **Volunteer Statement**

The requestor has answered no to all the eligibility questions.

The requestor is certifying that they are volunteers and their liability arises solely because of future ownership and development of the Site after the disposal of hazardous waste or discharge of petroleum has occurred.

The requestors have not yet purchased the property and certify that they have exercised appropriate care with respect to the chemical impacts found at the property by:

- Obtained recently completed Phase I and Phase II ESAs for the property, which identified potential recognized environmental conditions;
- Completed a detailed review of past investigations which identified chemical release concerns; and
- Identified the BCP program to further investigate and remediate the concerns.

The requestor has not initiated any operations or property use that would contribute to environmental impacts to the property. As a result, the requestor is a volunteer, was not the owner of the site at the time of the release of chemical impacts and is not the person responsible for the contamination.

The Requestor has no legal relationship beyond the real estate contract to purchase the properties. Lynn Development, Inc. (formerly Community Development Association, LLC.) and Community Helping Hands, Inc. will have absolutely no involvement with the development activities of the Requestor going forward. Because acceptance into the BCP is a condition precedent of the real estate contract, Lynn Development, Inc. and Community Helping Hands, Inc. remain in title currently and the Requestor is the contract-vendee.



## EXHIBIT H

### SECTION VII. REQUESTOR ELIGIBILITY INFORMATION

#### Proof of Site Access Certifications

**Date:** 2/27/18

**Property Address:** 31 Water St. Jamestown, NY 14701

**Parcel ID(s):** 387.50-1-22.2, 23.1, 25.1, 26.1, 27, 28, 54, 55, and 56

**Property/Parcel Owner Name:** Lynn Development, Inc. (Community Development Association, LLC)

**Property Owner Address:** 1343 North Main Street, PO Box 3090, Jamestown, New York 14702

**Applicant Name:** CHH Development, Inc.

---

The undersigned hereby certified as follows:

- 1.) I am duly authorized to furnish this Certification on behalf of Lynn Development, Inc. (the "Owner").
- 2.) As of the date hereof, the Owner is the fee simple owner of the parcel(s): 387.50-1-22.2, 23.1, 25.1, 26.1, 27, 28, 54, 55, and 56, located at 31 Water St Jamestown, NY 14701 (the "Property").
- 3.) The Owner is aware that (a) CHH Development, Inc. (the "Applicant") is filing a Brownfield Cleanup Program Application ("BCPA") relating to the Property.
- 4.) The Owner has no objection to the Applicant filing the BCPA with the New York State Department of Environmental Conservation.
- 5.) This will confirm that the Applicant has been granted legal access to the Property for the purposes of the BCPA and will be granted all necessary legal access, including an easement, if required, to complete the remediation of the Property.

IN WITNESS WHEREOF, this Certification has been duly executed and delivered as of the date set forth above.

**Lynn Development, Inc.**

By:  3/6/2018

Name: Jason Spain

Title: President

**Date:** 1/29/18

**Property Address:** 31 Water St. Jamestown, NY 14701

**Parcel ID(s):** 387.50-1-23.2

**Property/Parcel Owner Name:** Community Helping Hands, Inc.

**Property Owner Address:** 31 Water Street, Jamestown, New York 14701

**Applicant Name:** CHH Development, Inc.

---

The undersigned hereby certified as follows:

- 1.) I am duly authorized to furnish this Certification on behalf of Community Helping Hands, Inc (the "Owner").
- 2.) As of the date hereof, the Owner is the fee simple owner of the parcel(s): 387.50-1-23.2, located at 31 Water St Jamestown, NY 14701 (the "Property").
- 3.) The Owner is aware that (a) CHH Development, Inc. (the "Applicant") is filing a Brownfield Cleanup Program Application ("BCPA") relating to the Property.
- 4.) The Owner has no objection to the Applicant filing the BCPA with the New York State Department of Environmental Conservation.
- 5.) This will confirm that the Applicant has been granted legal access to the Property for the purposes of the BCPA and will be granted all necessary legal access, including an easement, if required, to complete the remediation of the Property.

IN WITNESS WHEREOF, this Certification has been duly executed and delivered as of the date set forth above.

**Community Helping Hands, Inc.**

By: Elizabeth P. Cipolla

Name: Elizabeth P. Cipolla

Title: Chairperson of Board

# EXHIBIT I

## SECTION IX: CONTACT LIST INFORMATION

### 1. THE CHIEF EXECUTIVE OFFICER AND PLANNING BOARD CHAIRPERSON OF EACH COUNTY, CITY, TOWN AND VILLAGE IN WHICH THE PROPERTY IS LOCATED.

#### *Chautauqua County*

##### **County Executive** - George M. Borello

Gerace Office Building

3 N. Erie St.

Mayville, NY 14757

**Phone:** (716) 753-4211

**Email:** borrellog@chautauqua.ny.us

##### **Committee of Planning and Economic Development Chair** – Mark Odell

Gerace Office Building

3 N. Erie St.

Mayville, NY 14757

**Phone:** (716) 792-6577

#### *City of Jamestown*

##### **Mayor** – Sam Teresi

200 E 3<sup>rd</sup> St,

Unit #8

Jamestown, NY 14701

**Mayor's Office Telephone:** 716-483-7600

##### **Director of Development**

Vince DeJoy

200 E 3<sup>rd</sup> St

Unit #3

Jamestown, NY 14701

**Phone:** 716-483-7779

### 2. RESIDENTS, OWNERS, AND OCCUPANTS OF THE PROPERTY AND PROPERTIES ADJACENT TO THE PROPERTY.

#### *Property Owners*

##### **Lynn Development, Inc. (formerly Community Development Association, LLC)**

1343 North Main Street

PO Box 3090

Jamestown, NY 14702

**Community Helping Hands, Inc.**

31 Water Street  
Jamestown, NY 14701

*Adjacent Property Owners*

**IDA Chau Co (387.50-25.2, 387.50-1-26.2, and 387.50-1-29)**

200 Harrison St  
Jamestown, NY 14701

**200 Harrison St LLC (387.50-1-24)**

1888 Niagara Falls Blvd  
Tonawanda, NY 14150

**City of Jamestown (387.50-1-9)**

City Hall  
Jamestown, NY 14701

**City of Jamestown Board of Education (387.50-1-10)**

School Playground & Fire Training Field  
197 Martin Rd  
Jamestown, NY 14701  
716-483-4421

**Donna Civiletto (387.50-1-21)**

10278 Mcallister Rd  
Fredonia, NY 14063

**Spitale: George, Carl, & Peter (387.50-1-22.1)**

67 Camp St  
Jamestown, NY 14701

**Women's Christian Association (387.15-3-42, 387.15-3-41, 387.15-3-40, 387.15-3-39, 387.15-3-35, 387.15-3-34, 387.15-3-33, 387.15-3-32.1, and 387.15-3-30)**

207 Foote Ave  
Jamestown, NY 14701

**WCA Services Corp (387.15-3-38, 387.15-3-19, 387.15-3-20.1, 387.15-3-37, and 387.15-3-36)**

28 Maple St  
Jamestown, NY 14701

3. LOCAL NEWS MEDIA FROM WHICH THE COMMUNITY TYPICALLY OBTAINS INFORMATION.

### *News Papers*

#### **The Buffalo News**

One News Plaza  
PO Box 100  
Buffalo, NY 14240  
Phone: 716-849-4051

#### **Jamestown Post-Journal**

PO Box 3386  
Jamestown, NY 14702  
Phone: 716-487-1111

#### **Dunkirk Observer**

PO Box 391  
Dunkirk, NY 14048  
Phone: 716-366-3000

### *TV*

Public Access 12. 338 Central Ave, Dunkirk, NY 14048, 716-366-0823

Cable 8 News. YNN Jamestown, 355 Chicago St., Buffalo, NY 14204 716-558-8999

Access Channel 5 Public Access TV 100 N Erie St, Mayville, NY 14757, 716-753-5225

Channel 5, Fredonia, Public Access TV PO Box 188 Mayville, NY 14757. 716-753-5225

Channel 19, Public Access TV 355 Chicago St., Buffalo, NY 14204 716-558-8999

WGRZ-TV 2 NBC 259 Delaware Ave, Buffalo, NY 14202. 716-849-2222.

WIVB-TV 4, WNLO-TV. 2077 Elmwood Avenue, Buffalo, NY 14207. 716-874-4410

WKBW-TV 7 Broadcast Plaza, Buffalo, NY 14202. 716-845-6100. Fax: 716-842-1855.

WNED-TV 17 PBS. PO Box 1263 Horizons Plaza, Buffalo, NY 14202. 716-845-7040

#### 4. THE PUBLIC WATER SUPPLIER WHICH SERVICES THE AREA IN WHICH THE PROPERTY IS LOCATED

#### *Public Water Supplier:*

#### **Jamestown BPU Water Division**

92 Steele Street  
Jamestown, NY 14701

5. ANY PERSON WHO HAS REQUESTED TO BE PLACED ON THE CONTACT LIST.

None

6. THE ADMINISTRATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE PROPERTY.

There are no day care or school facilities on the property. The following are located near the property:

**Jamestown High School**

350 E 2<sup>nd</sup> St

Jamestown, NY 14701

(716) 483-3470

**Administrator: Mike McElrath, Principal**

**Clinton V. Bush Elementary School**

150 Pardee Ave

Jamestown, NY 14701

(716) 483-4401

**Administrator: Daniel Brace, Principal**

**Heritage House Childcare Center**

155 Prather Ave,

Jamestown, NY 14701

(716) 488-4500

**Administrator: Ronda Migliore, Director**

**Chautauqua Adult Day Care Center**

358 E 5<sup>th</sup> St

Jamestown, NY 14701

(716) 665-4899

**Administrator: Megan Pisarcik, Program Manager**

7. THE LOCATION OF A DOCUMENT REPOSITORY FOR THE PROJECT (E.G., LOCAL LIBRARY).

**James Prendergast Library**

Ms. Tina Scott

509 Cherry St

Jamestown, NY 14701

**See Exhibit I** for the acknowledgement letter from the library.

8. COMMUNITY BOARD IN A CITY WITH A POPULATION OF ONE MILLION OR MORE

Not Applicable.

## **EXHIBIT J**

### **SECTION IX: CONTACT LIST INFORMATION**

#### **Library Acknowledgement Letter**

##### **James Prendergast Library**

Ms. Tina Scott

509 Cherry St

Jamestown, NY 14701

12/27/2017

Ms. Tina Scott  
James Prendergast Library Library  
509 Cherry St  
Jamestown, NY 14701

Re: BCP Project-31 Water Street, Jamestown, New York

Dear Ms. Scott:

CHH Development, Inc. is in the process of applying to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for a project at 31 Water Street, Jamestown, New York. On behalf of the project applicant, CHH Development, Inc. I am requesting that the James Prendergast Library function as the document repository for the public documents associated with this project. The project documentation may include the application, work plans, investigation reports and management plans etc. associated with the project. Currently the project is anticipating initiating activities in early 2018 with the application and ending in 2018-2019.

The process requires that we receive formal acknowledgement that your library agrees to function as a document repository for this project. Your acceptance of the use of the James Prendergast Library as a document repository for the project may be indicated by signing in the space provided below or by providing a letter indicating acceptance.

Thank you for agreeing to function in this capacity. If you have any question, please call me at 716-249-6880.

Sincerely,

Jason M. Brydges, PE

BE3 Corp./Panamerican

James Prendergast Library accepts the role of Public Repository for 31 Water Street BCP project documents.

Accepted by:

Tina Scott

Name

James Prendergast Library

Library Name

Executive Director

Title

1-8-18

Date



# EXHIBIT K

## SECTION X: LAND USE FACTORS

Past industrial operations at the property and nearby properties have impacted the site's environmental media. The on-site confirmed contamination is both impacting and complicating the development and re-use of the property. Metals, PCBS, PAHs, and TCE have been found in soil samples onsite exceeding residential and restricted residential SCOs. The existence of TCE on the site and possible USTs has given rise to a potential vapor concern in soil and within buildings.

### CURRENT USE

The property is used by Community Helping Hands as a community service center including operations such as a soup kitchen, youth activities such as archery ranges, roller park, laser tag as well as computer and other academic related youth and community services. A few small businesses also operate or store equipment materials. Some of the former adjacent industrial buildings have been converted to commercial and community service operations. None of the current uses are suspected of causing additional environmental impacts to the property. **Exhibits B, D, and E** include the dates and documentation of when the previous manufacturing operations ceased.

### REASONABLY ANTICIPATED USE POST REMEDIATION

The proposed Gateway Lofts project is a multifamily affordable housing project. The project will include 74 units of housing, 25 of which will be specifically set aside for the homeless who are also persons with a serious mental illness or substance use disorder who have a history of criminal offending or are at risk of offending.

### PROPOSED USE CONSISTENT WITH APPLICABLE ZONING LAWS/MAPS

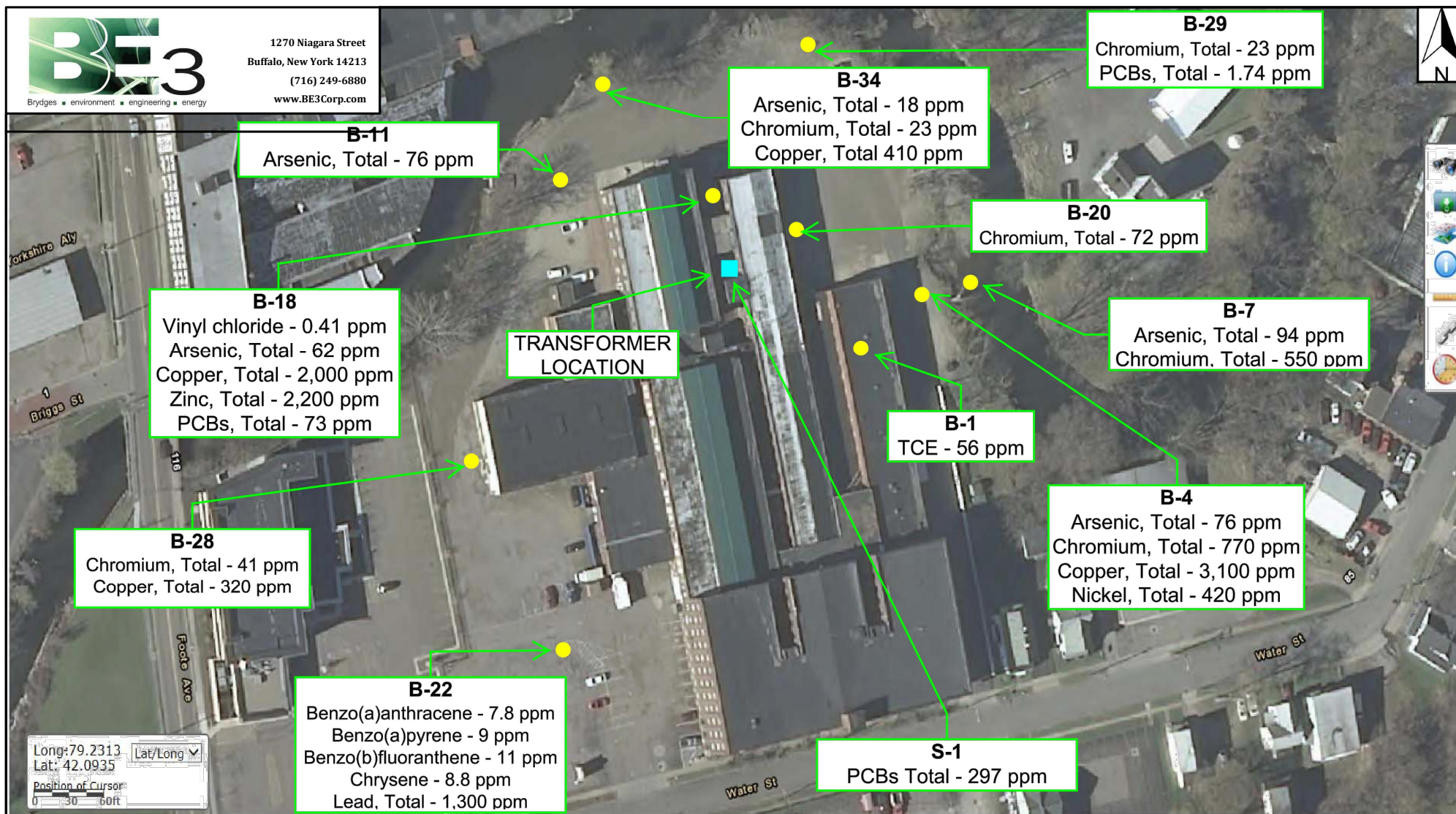
The proposed use for the site as the Gateway Lofts is not consistent with the current zoning laws; however, it is anticipated that this property (like other surrounding and redeveloped properties) will be re-zoned to accommodate the future use.

### PROPOSED USE CONSISTENT WITH LOCAL/COMMUNITY PLANS

Proposed use of the site fits well with community goals expressed in the BOA Nomination study and the City of Jamestown plans. Both plans stress the importance of waterfront improvement and connectivity. Development of the property for residential use will improve a portion of the Chadakoin waterfront which has long been associated with strictly industrial applications. Residential improvements here will begin to draw more a greater population to the waterfront area. The river area also serves as a corridor connecting residential communities in the south of Jamestown to the commercial areas north of the Chadakoin River. The property itself sits near a main thoroughfare, Foote Ave, which provides easy access to the commercial areas to the north.



1270 Niagara Street  
Buffalo, New York 14213  
(716) 249-6880  
www.BE3Corp.com



LEGEND

- Subsurface Boring Sample
- Surface Sample

Figure 1: Site Map - Soil Laboratory Data

31 Water St

Jamestown, NY

Sample Date: 4/25/17

CHH Development, Inc.

Note: All samples are surface or subsurface soil. No groundwater, soil gas, soil vapor, or indoor air samples collected. Highlighted exceedances are presented in tables that follow.

<p align="center"><b>TABLE 1</b>  <b>SUMMARY OF DETECTED VOLATILE and SEMI VOLATILE ORGANIC COMPOUNDS IN SOIL</b>  <b>31 Water Street</b>  <b>Jamestown, New York</b></p>							
Volatile Organic Compound	Boring Location Sample Depth Interval (Feet)						
	B-1 12-16 feet	B-4 6-9 feet	B-7 4-8 feet	B-11 2-6 feet	B-18 0.5-4 feet	Residential Soil Cleanup Objectives	Restricted Residential Soil Cleanup Objectives
Tetrachloroethene	ND	0.0032	ND	ND	ND	5.5	19
Benzene	ND	0.00031	0.00087	ND	ND	2.9	5
Toluene	ND	ND	0.0011	ND	ND	100	100
Ethylbenzene	ND	ND	0.00045	ND	ND	30	41
1,3,5-Trimethylbenzene	ND	0.00020	0.00079	ND	ND	47	52
1,2,4-Trimethylbenzene	ND	0.00078	0.0014	ND	ND	47	52
Vinyl chloride	ND	ND	ND	ND	0.41	0.21	0.9
Trichloroethene	56	ND	0.0065	ND	0.0026	10	21
cis-1,2-Dichloroethene	ND	ND	0.0012	ND	0.010	59	100
Acetone	ND	ND	0.34	0.053	ND	100	100
Carbon disulfide	1.9	ND	0.0042	ND	ND	NS	NS
2-Butanone	ND	ND	0.066	0.011	ND	NS	NS
Naphthalene	0.06	ND	0.0063	0.00022	ND	100	100
Cyclohexane	ND	ND	ND	ND	ND	NS	NS
Methyl cyclohexane	ND	ND	0.0006	ND	ND	NS	NS
Semi Volatile Organic Compounds							
Acenaphthene	ND	0.034	0.027	ND	ND	100	100
Fluoranthene	ND	0.46	0.36	0.54	0.19	100	100
Naphthalene	ND	ND	0.071	ND	0.20	100	100
NDPA/DPA	ND	ND	0.035	ND	ND	NS	NS
Bis(2-ethylhexyl)phthalate	ND	1.3	ND	ND	ND	NS	NS
Benzo(a)anthracene	ND	0.27	0.18	0.35	0.089	1	1
Benzo(a)pyrene	ND	0.29	0.18	0.28	0.11	1	1
Benzo(b)fluoranthene	ND	0.33	0.21	0.32	0.17	1	1
Benzo(k)fluoranthene	ND	0.11	0.072	0.12	0.057	1	3.9
Chrysene	ND	0.27	0.18	0.29	0.12	1	3.9
Anthracene	ND	0.066	0.059	0.10	ND	100	100
Benzo(ghi)perylene	ND	0.18	0.10	0.11	0.082	100	100
Fluorene	ND	0.026	0.033	ND	ND	100	100
Phenanthrene	ND	0.180	0.23	0.16	0.180	100	100
Dibenzo(a,h)anthracene	ND	0.043	ND	0.042	ND	0.33	0.33
Indeno(1,2,3-cd)pyrene	ND	0.19	0.11	0.14	0.086	0.5	0.5
Pyrene	ND	0.44	0.32	0.45	0.17	100	100
Dibenzofuran	ND	ND	ND	ND	0.05	NS	NS
2-Methylnaphthalene	ND	ND	ND	ND	0.22	NS	NS

**NOTES:**

- 1) All concentrations are presented in mg/kg or parts per million (ppm).
- 2) ND denotes analyte not detected above the laboratory detection limit.
- 3) NS denotes no cleanup objective available.
- 4) Residential and Restricted Residential Soil Cleanup Objectives referenced from 6NYCRR Part 375, Environmental Remediation Programs, Subpart 375-1 to 375-4 & 375-6, Effective 12/14/2006.
- 5) Indicates Residential Soil Cleanup Objective Exceedance
- 6) Indicates Restricted Residential Soil Cleanup Objective Exceedance

<p align="center"><b>TABLE 1</b>  <b>SUMMARY OF DETECTED VOLATILE and SEMI VOLATILE ORGANIC COMPOUNDS IN SOIL</b>  <b>31 Water Street</b>  <b>Jamestown, New York</b></p>							
Volatile Organic Compound	Boring Location Sample Depth Interval (Feet)						
	B-20 2-6 feet	B-22 0.5-4 feet	B-28 0.5-4 feet	B-29 4-8 feet	B-34 2-5 feet	Residential Soil Cleanup Objectives	Restricted Residential Soil Cleanup Objectives
Tetrachloroethene	ND	ND	ND	ND	ND	5.5	19
Benzene	ND	ND	ND	ND	ND	2.9	5
Toluene	0.00031	ND	0.00035	0.00077	ND	100	100
Ethylbenzene	ND	ND	0.0011	ND	ND	30	41
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	47	52
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	47	52
Vinyl chloride	ND	ND	0.077	ND	0.0078	0.21	0.9
Trichloroethene	0.023	0.00054	0.00087	0.010	0.0058	10	21
trans-1,2-Dichloroethene	ND	ND	0.0015	0.00057	ND	100	100
cis-1,2-Dichloroethene	0.0018	ND	ND	0.022	0.0044	59	100
Xylenes, Mixed	ND	ND	0.0086	ND	ND	100	100
Acetone	0.18	0.039	0.0044	0.038	0.11	100	100
Carbon disulfide	0.0037	ND	ND	ND	ND	NS	NS
2-Butanone	ND	ND	ND	0.0059	0.018	NS	NS
p-Isopropyltoluene	ND	ND	ND	ND	0.00061	NS	NS
Naphthalene	ND	ND	ND	ND	ND	100	100
Cyclohexane	0.0095	ND	ND	ND	ND	NS	NS
Methyl cyclohexane	ND	ND	ND	ND	ND	NS	NS
Semi Volatile Organic Compounds							
Acenaphthene	ND	0.43	0.15	0.84	0.36	100	100
Fluoranthene	0.039	19	2.2	7.4	5.7	100	100
Naphthalene	ND	0.29	0.12	0.26	0.085	100	100
Di-n-butylphthalate	ND	ND	0.29	ND	ND	NS	NS
Benzo(a)anthracene	0.03	<b>7.8</b>	<b>1.3</b>	<b>3.4</b>	<b>2.8</b>	1	1
Benzo(a)pyrene	ND	<b>9</b>	<b>1.1</b>	<b>3.1</b>	<b>2.6</b>	1	1
Benzo(b)fluoranthene	ND	<b>11</b>	<b>1.4</b>	<b>3.8</b>	<b>3.1</b>	1	1
Benzo(k)fluoranthene	ND	3.7	0.47	1.3	1	1	3.9
Chrysene	0.03	<b>8.8</b>	1.3	3.2	2.5	1	3.9
Acenaphthylene	ND	0.64	ND	0.11	0.1	100	100
Anthracene	ND	1.3	0.44	1.8	1.2	100	100
Benzo(ghi)perylene	ND	4.6	0.57	1.4	1.2	100	100
Fluorene	ND	0.5	0.15	0.97	0.43	100	100
Phenanthrene	ND	11	2.0	6.8	3.7	100	100
Dibenzo(a,h)anthracene	ND	<b>1</b>	0.16	<b>0.43</b>	0.32	0.33	0.33
Indeno(1,2,3-cd)pyrene	ND	<b>5.3</b>	<b>0.64</b>	<b>1.7</b>	<b>1.4</b>	0.5	0.5
Pyrene	0.036	17	2.0	5.8	5.0	100	100
Biphenyl	ND	0.059	ND	ND	ND	NS	NS
Dibenzofuran	ND	0.34	0.08	0.53	0.16	NS	NS
2-Methylnaphthalene	ND	0.17	0.16	0.13	0.08	NS	NS
3-Methylphenol/4-Methylphenol	ND	0.066	ND	ND	ND	NS	NS
Carbazole	ND	0.95	0.12	ND	0.28	NS	NS

**NOTES:**

- 1) All concentrations are presented in mg/kg or parts per million (ppm).
- 2) ND denotes analyte not detected above the laboratory detection limit.
- 3) NS denotes no cleanup objective available.
- 4) Residential and Restricted Residential Soil Cleanup Objectives referenced from 6NYCRR Part 375, Environmental Remediation Programs, Subpart 375-1 to 375-4 & 375-6, Effective 12/14/2006.
- 5) Indicates Residential Soil Cleanup Objective Exceedance
- 6) Indicates Restricted Residential Soil Cleanup Objective Exceedance

**TABLE 2**  
**SUMMARY OF DETECTED METALS AND PCBS IN SOIL**  
**31 Water Street**  
**Jamestown, New York**

Metals	Boring Location Sample Depth Interval (Feet)						
	B-1 12-16 feet	B-4 6-9 feet	B-7 4-8 feet	B-11 2-6 feet	B-18 0.5-4 feet	Residential Soil Cleanup Objectives	Restricted Residential Soil Cleanup Objectives
Aluminum, Total	14,000	7,900	4,700	6,100	5,000	NS	NS
Antimony, Total	ND	200	16	ND	ND	NS	NS
Arsenic, Total	12	76	94	22	62	16	16
Barium, Total	72	240	70	120	190	350	400
Beryllium, Total	0.55	1.3	0.21	0.20	0.49	14	72
Cadmium, Total	0.19	19	0.55	ND	1.3	2.5	4.3
Calcium, Total	8,500	17,000	3,600	1,200	4,400	NS	NS
Chromium, Total	19	770	550	14	28	22	110
Cobalt, Total	13	7.9	3.0	4.9	6.8	NS	NS
Copper, Total	20	3,100	230	16	2,000	270	270
Iron, Total	29,000	34,000	12,000	15,000	30,000	NS	NS
Lead, Total	10	390	73	38	170	400	400
Magnesium, Total	8,800	2,300	1,800	2,000	920	NS	NS
Manganese, Total	510	400	110	74	300	2,000	2,000
Mercury, Total	ND	0.31	0.37	0.06	0.05	0.81	0.81
Nickel, Total	28	420	7.4	15	74	140	310
Potassium, Total	1,100	390	1,100	600	500	NS	NS
Selenium, Total	1.2	2.6	0.46	1.4	2.9	36	180
Silver, Total	ND	0.87	ND	ND	0.67	36	180
Sodium, Total	160	200	330	250	97	NS	NS
Thallium, Total	0.53	0.52	ND	ND	ND	NS	NS
Vanadium, Total	18	12	18	11	21	NS	NS
Zinc, Total	65	1,100	120	46	2,200	2,200	10,000
<b>Polychlorinated Biphenyls</b>							
Aroclor 1016	ND	ND	ND	ND	ND	1	1
Aroclor 1221	ND	ND	ND	ND	ND	1	1
Aroclor 1232	ND	ND	ND	ND	ND	1	1
Aroclor 1242	ND	0.133	ND	ND	ND	1	1
Aroclor 1248	ND	ND	ND	ND	39.6	1	1
Aroclor 1254	ND	0.260	ND	ND	30.3	1	1
Aroclor 1260	ND	0.0194	ND	ND	3.06	1	1
Aroclor 1262	ND	ND	ND	ND	ND	1	1
Aroclor 1268	ND	ND	ND	ND	ND	1	1
PCBs, Total	ND	0.484	ND	ND	73	1	1

**NOTES:**

- 1) All concentrations are presented in mg/kg or parts per million (ppm).
- 2) ND denotes analyte not detected above the laboratory detection limit.
- 3) NS denotes no cleanup objective available.
- 4) Residential and Restricted Residential Soil Cleanup Objectives referenced from 6NYCRR Part 375, Environmental Remediation Programs, Subpart 375-1 to 375-4 & 375-6, Effective 12/14/2006.
- 5) Indicates Residential Soil Cleanup Objective Exceedance
- 6) Indicates Restricted Residential Soil Cleanup Objective Exceedance

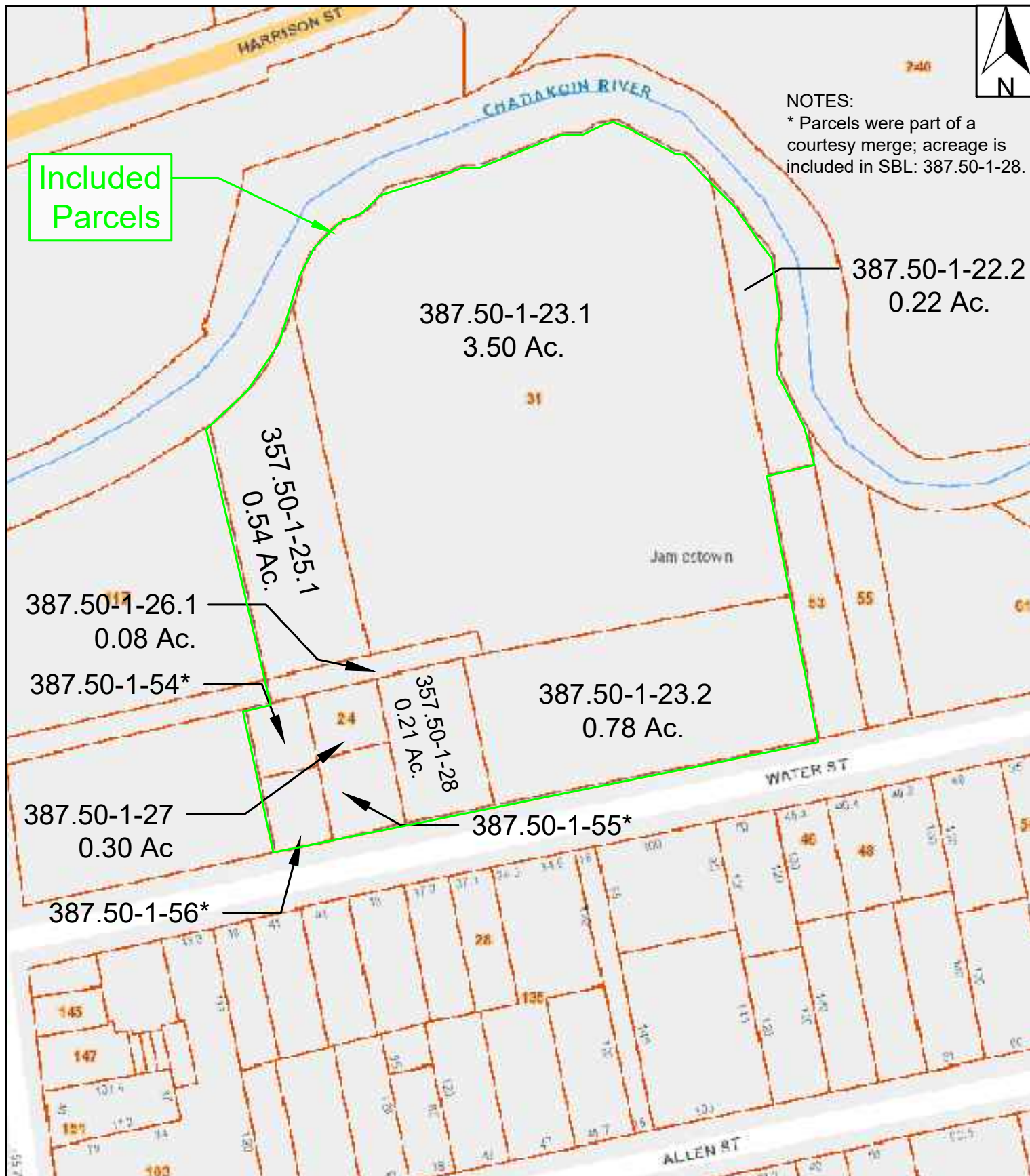
**TABLE 2**  
**SUMMARY OF DETECTED METALS AND PCBS IN SOIL**  
**31 Water Street**  
**Jamestown, New York**

Metals	Boring Location Sample Depth Interval (Feet)							
	B-20 2-6 feet	B-22 0.5-4 feet	B-28 0.5-4 feet	B-29 4-8 feet	B-34 2-5 feet	S-1 surface sample	Residential Soil Cleanup Objectives	Restricted Residential Soil Cleanup Objectives
Aluminum, Total	7,300	3,600	6,400	5,500	8,100		NS	NS
Antimony, Total	30	ND	25	ND	ND		NS	NS
Arsenic, Total	16	6.1	10	8.8	18		16	16
Barium, Total	340	760	220	200	110		350	400
Beryllium, Total	0.79	0.34	0.70	0.37	0.55		14	72
Cadmium, Total	0.46	0.26	0.42	2.2	3.0		2.5	4.3
Calcium, Total	1,900	14,000	3,000	3,500	8,000		NS	NS
Chromium, Total	72	10	41	23	23		22	110
Cobalt, Total	4.9	4.7	5.5	5.2	9.0		NS	NS
Copper, Total	82	30	320	270	410		270	270
Iron, Total	36,000	20,000	27,000	21,000	28,000		NS	NS
Lead, Total	49	1,300	170	190	120		400	400
Magnesium, Total	1,100	1,500	1,000	2,100	2,400		NS	NS
Manganese, Total	100	280	250	320	550		2,000	2,000
Mercury, Total	0.30	0.03	0.11	0.11	0.15		0.81	0.81
Nickel, Total	18	12	14	27	31		140	310
Potassium, Total	340	700	630	350	550		NS	NS
Selenium, Total	3.6	0.99	1.6	0.75	1.6		36	180
Silver, Total	ND	ND	ND	ND	ND		36	180
Sodium, Total	160	2,200	410	74	110		NS	NS
Thallium, Total	ND	ND	ND	ND	0.56		NS	NS
Vanadium, Total	21	15	15	10	14		NS	NS
Zinc, Total	100	36	200	600	920		2,200	10,000
<b>Polychlorinated Biphenyls</b>								
Aroclor 1016	ND	ND	ND	ND	ND	ND	1	1
Aroclor 1221	ND	ND	ND	ND	ND	ND	1	1
Aroclor 1232	ND	ND	ND	ND	ND	ND	1	1
Aroclor 1242	ND	ND	ND	ND	ND	ND	1	1
Aroclor 1248	0.0307	ND	ND	1.740	0.464	297	1	1
Aroclor 1254	0.0111	ND	ND	ND	0.372	ND	1	1
Aroclor 1260	ND	ND	ND	ND	0.0381	ND	1	1
Aroclor 1262	ND	ND	ND	ND	ND	ND	1	1
Aroclor 1268	ND	ND	ND	ND	ND	ND	1	1
PCBs, Total	0.0418	ND	ND	1.740	0.874	297	1	1

**NOTES:**

- 1) All concentrations are presented in mg/kg or parts per million (ppm).
- 2) ND denotes analyte not detected above the laboratory detection limit.
- 3) NS denotes no cleanup objective available.
- 4) Residential and Restricted Residential Soil Cleanup Objectives referenced from 6NYCRR Part 375, Environmental Remediation Programs, Subpart 375-1 to 375-4 & 375-6, Effective 12/14/2006.
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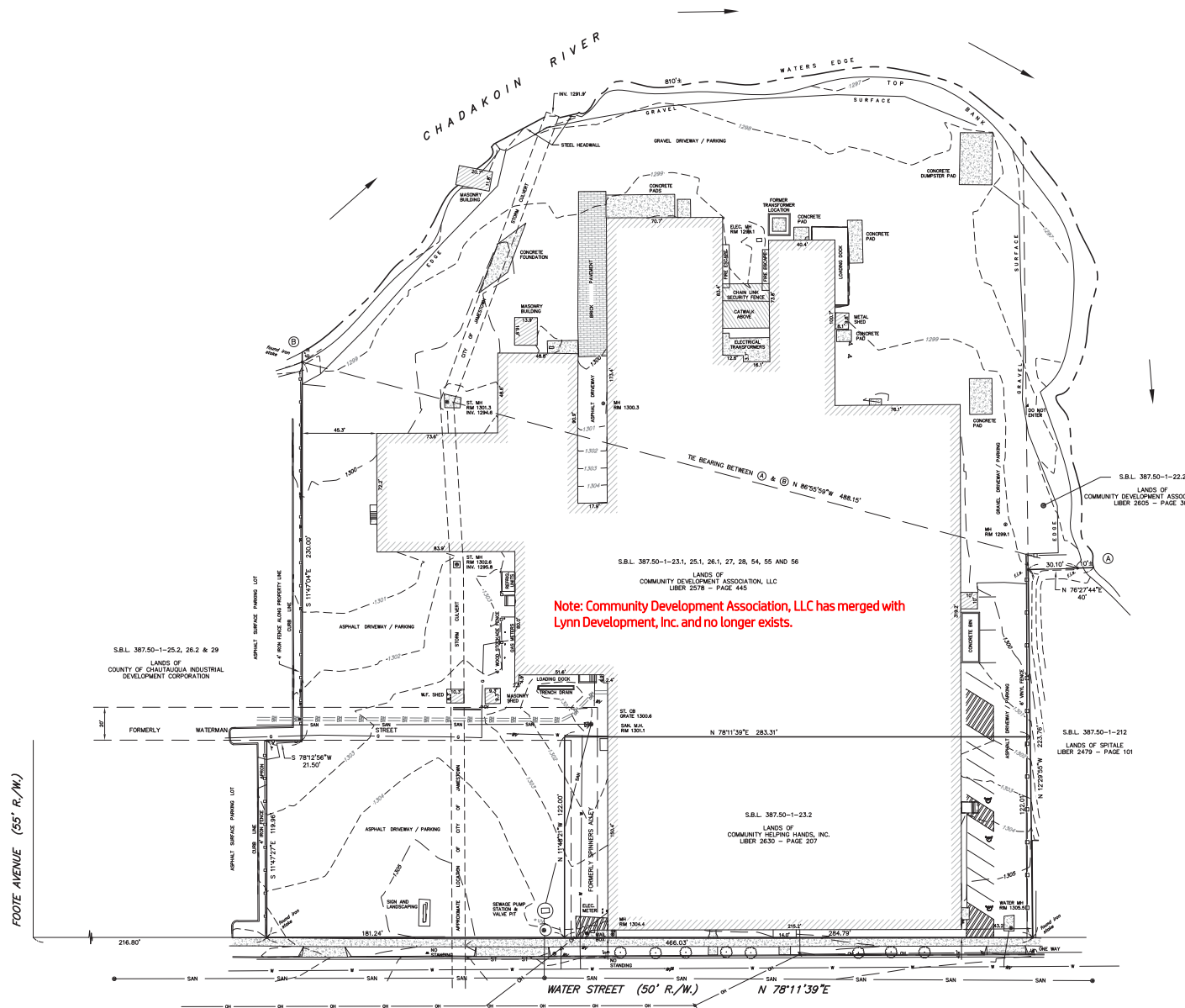


# Figure 3: Boundary Survey Map

NOTES: ALL ELEVATIONS ARE NAVD83 DATUM.  
STATIONING ALONG PROPERTY LINE

- LEGEND:**
- UTILITY POLE WITH LIGHT
  - UTILITY POLE
  - GUY WIRE
  - ELECTRIC METER
  - SANITARY SEWER MANHOLE
  - UNKNOWN MANHOLE
  - GAS VALVE
  - GAS METER
  - WATER VALVE
  - FIRE HYDRANT
  - CATCH BASIN
  - ROAD SIGN
  - UNKNOWN VALVE
  - DISTRICT HEAT LINE

- NOTES:**
- (1) SURVEY AND PLAT ARE PREPARED WITHOUT THE BENEFIT OF REVIEW OF A TITLE SEARCH AND ARE SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE DISCLOSED BY AN EXAMINATION OF SUCH.
  - (2) SUBJECT PROPERTY IS KNOWN AS TAX PARCEL NOS. 387.50-1-22.2, 23.1, 25.1, 26.1, 27, 28, 54, 55 AND 56 (FORMERLY 418-3-2.2, 1.1, 417-4-1.1, 417-7-10.1, 6, 7, 5, 8 AND 5), WHICH IS CURRENTLY DEEDED TO COMMUNITY DEVELOPMENT ASSOCIATION, LLC (REFERENCE DEED: LIBER 2578 - PAGE 445 AND LIBER 2605 - PAGE 303) AND TAX PARCEL NO. 387.50-1-23.2 (FORMERLY 418-3-1.2), WHICH IS CURRENTLY DEEDED TO COMMUNITY HELPING HANDS, INC. (REFERENCE DEED: LIBER 2630 - PAGE 207). PROPERTY CONTAINS 5.18 ACRES, MORE OR LESS.
  - (3) PREMISES ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD THAT MAY APPLY.
  - (4) ELEVATIONS ARE NAVD83 DATUM.



**GPI**  
GPI ENGINEERING, LANDSCAPE  
ARCHITECTURE AND SURVEYING, LLP  
ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE  
200 HARRISON STREET - SUITE 1420  
JAMESTOWN, NEW YORK 14701  
(716) 488-2803 FAX 488-2802

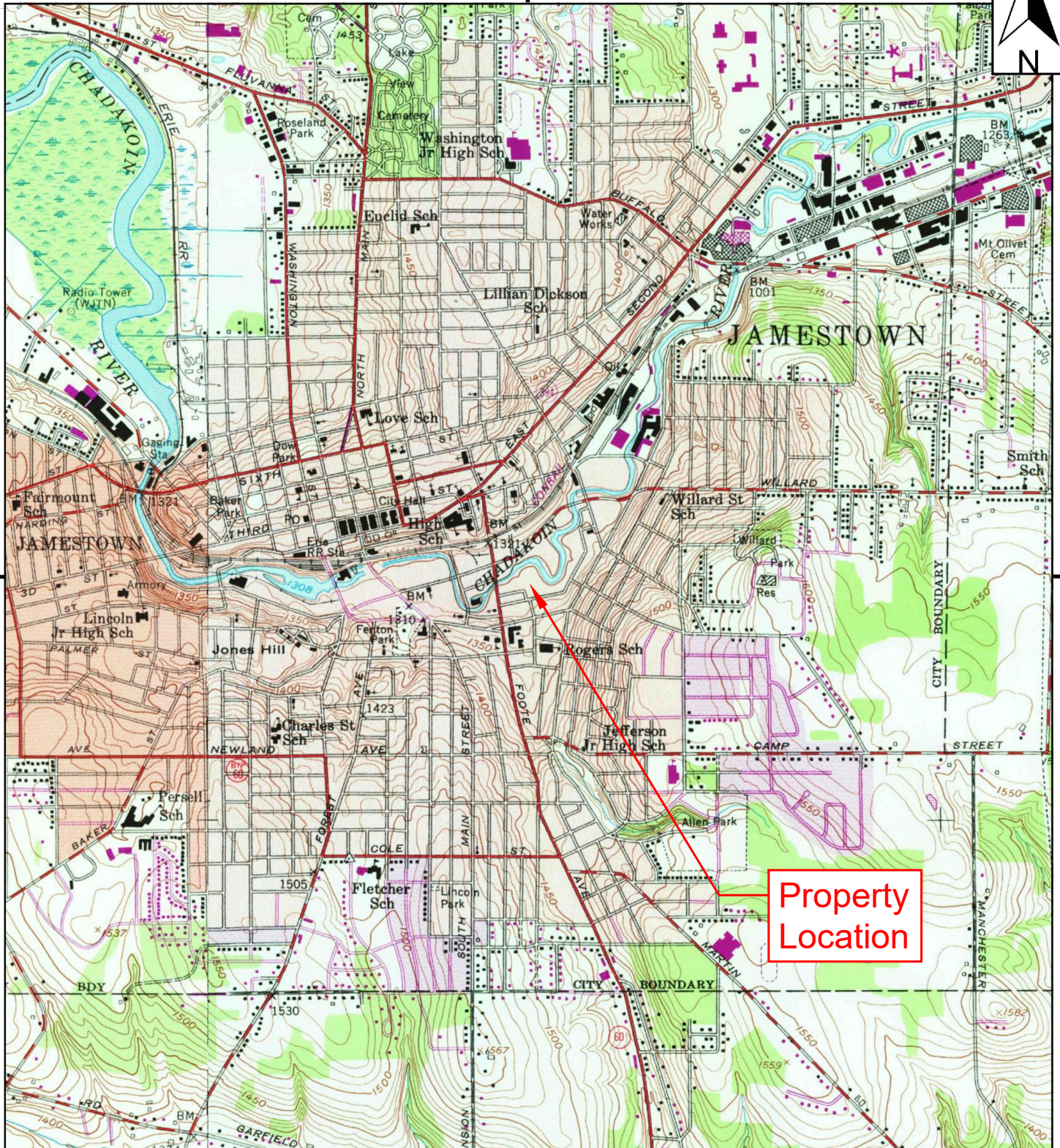
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NO.	NO.	NO.	NO.	NO.
REVISION:	REVISION:	REVISION:	REVISION:	REVISION:

**TOPOGRAPHICAL SURVEY PREPARED FOR:**  
**SOUTHERN TIER ENVIRONMENTS**  
**FOR LIVING, INC.**  
31 WATER STREET  
CITY OF JAMESTOWN, NEW YORK  
BEING PART OF LOT 20, TOWN 2 AND RANGE 11  
OF THE HOLLAND LAND COMPANY'S SURVEY

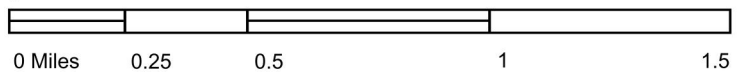
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SHEET NO.  
1 OF 1





This report includes information from the following map sheet(s).



## Figure 4: USGS Quad Map



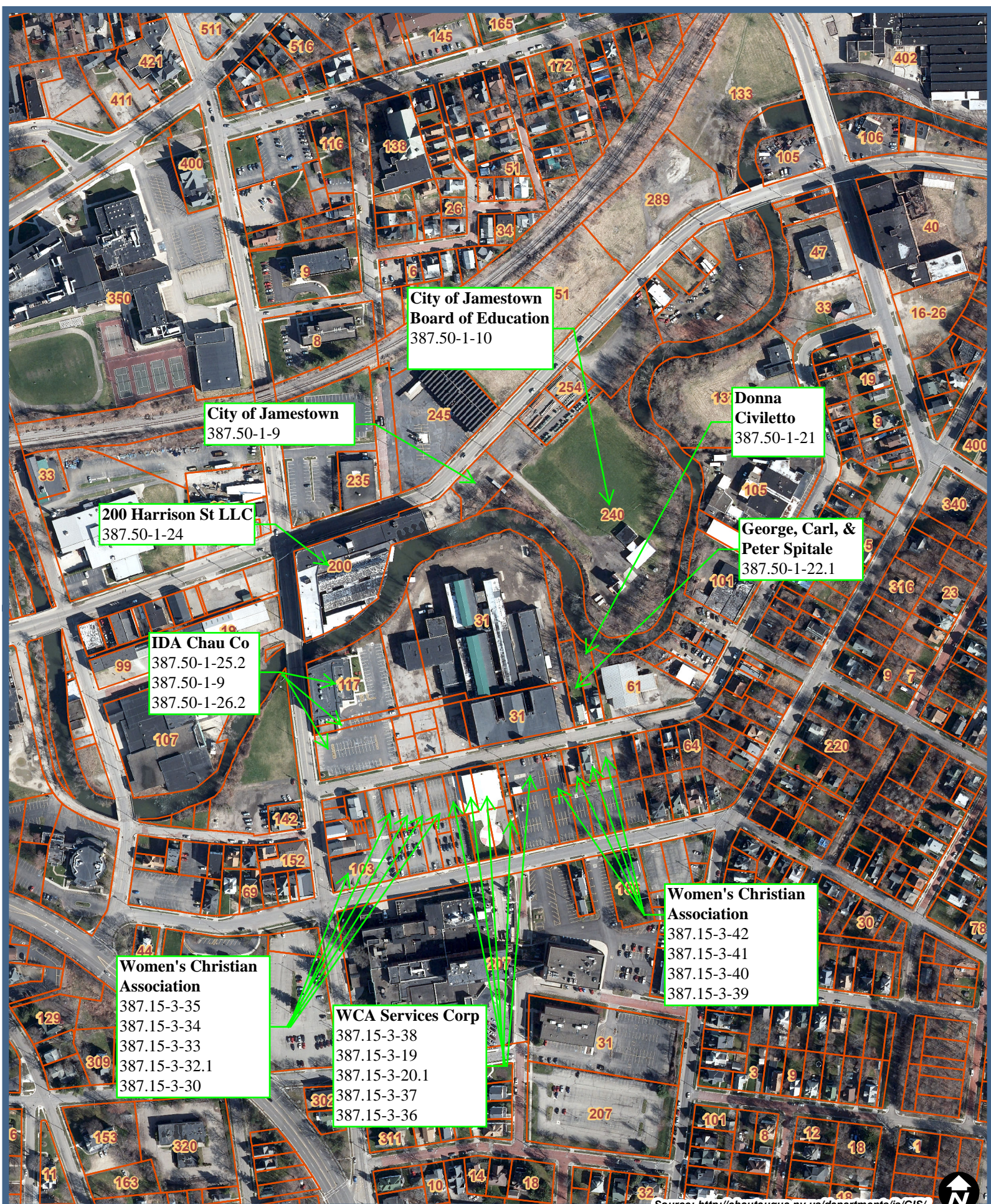
1270 Niagara Street  
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(716) 249-6880  
www.BE3Corp.com

31 Water Street  
Jamestown, NY

12/12/2017

CHH Development, Inc.





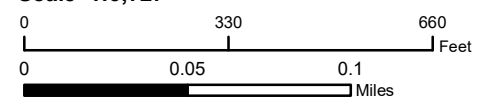
Source: <http://chautauqua.ny.us/departments/is/GIS/>



**Figure 5: Adjacent Property Owners**

31 Water Street  
Jamestown, NY  
1/15/2018  
CHH Development, Inc.

Scale 1:3,727





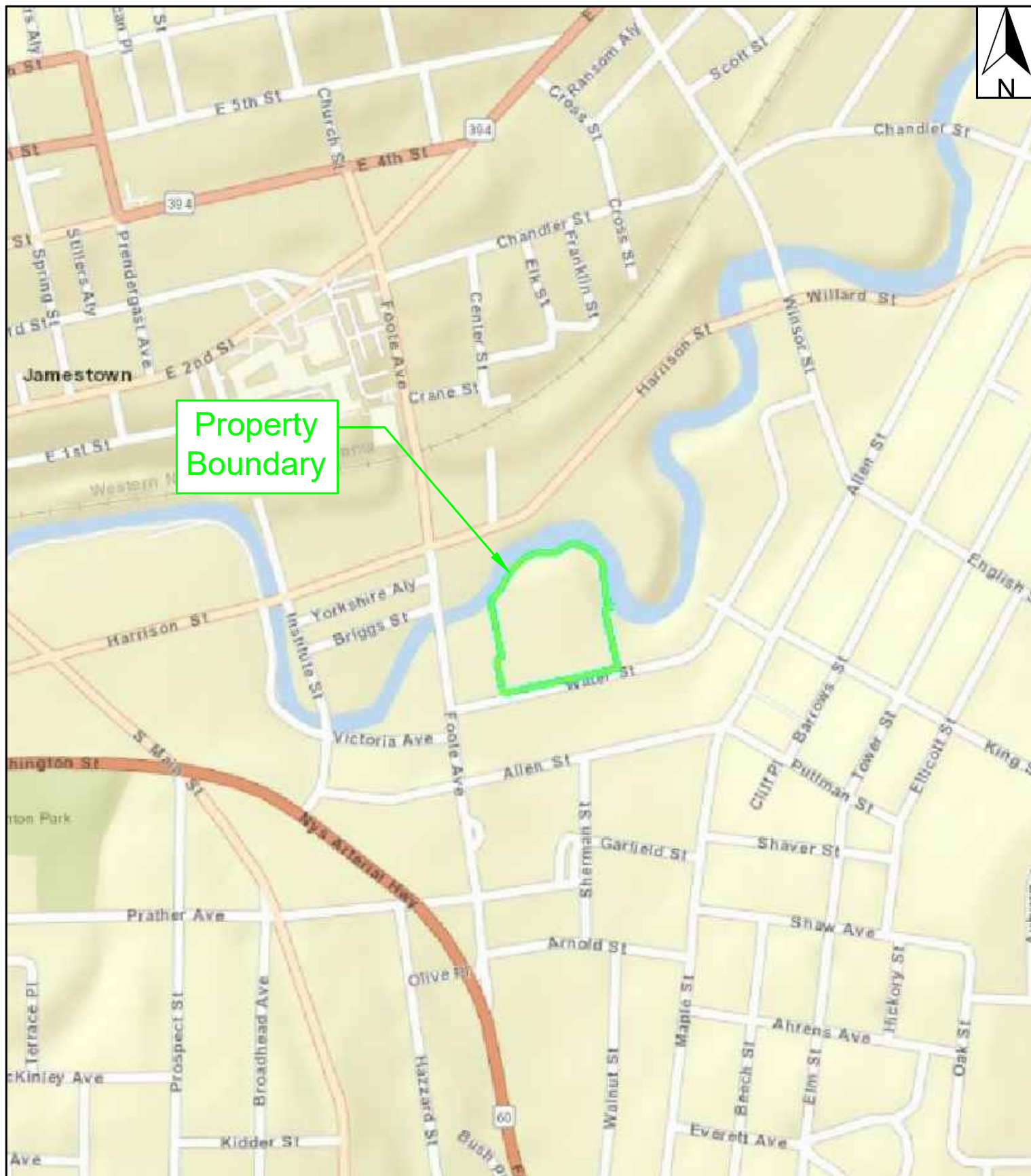


Figure 6: Property Boundary with Adjacent Streets and Roadways



1270 Niagara Street  
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31 Water Street

Jamestown, NY

2/22/2018

STEL, Inc.