



2019 Periodic Review Report

Location:

Tecumseh Phase I Business Park – Site I-11
2303 Hamburg Turnpike, Lackawanna, New York
NYSDEC Site No. C915197K

Prepared for:

Buffalo & Erie County Industrial Land Development
Corporation
95 Perry Street, Suite 403
Buffalo, New York

LaBella Project No. 2201208

May 2020

Table of Contents

1.0	EXECUTIVE SUMMARY	1
1.1	Site Summary	1
1.2	Effectiveness of Remedial Program.....	2
1.3	Non-Compliance	2
1.4	Recommendations.....	2
2.0	SITE OVERVIEW	2
2.1	Site Description	2
2.2	Summary of Remedial Actions	2
3.0	PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS OF THE REMEDY	3
4.0	INSTITUTIONAL/ENGINEERING CONTROL (IC/EC) PLAN COMPLIANCE REPORT	3
4.1	IC/EC Requirements and Compliance	3
4.1.1	IC Requirements-Site Restrictions	3
4.1.2	Engineering Control-Soil Cover System	4
4.2	IC/EC Certification.....	4
5.0	MONITORING PLAN COMPLIANCE REPORT	5
5.1	Requirements.....	5
5.2	Comparisons with Remedial Objectives	5
5.3	Monitoring Deficiencies	5
5.4	Monitoring Conclusions and Recommendations	5
6.0	OPERATION AND MAINTENANCE PLAN.....	5
7.0	CONCLUSIONS AND RECOMMENDATIONS.....	5
8.0	LIMITATIONS.....	6
9.0	REFERENCES.....	6

Figures	Figure 1 – Site Location Map
	Figure 2 – Phase I Business Park Site Plan
	Figure 3 – Site Plan

Appendix 1	Boundary Survey
Appendix 2	Cover Inspection Form
Appendix 3	Photographs
Appendix 4	Site Management Periodic Review Report-Institutional and Engineering Controls Certification Form

1.0 EXECUTIVE SUMMARY

This Periodic Review Report (PRR) is a required element of the approved Site Management Plan (SMP) for the Tecumseh Phase I Business Park Site I-11. This New York State Brownfield Cleanup Program (BCP) site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index No. B9-0696-05-06(A), which was executed on December 12, 2005 and amended on August 22, 2012, November 10, 2017, and December 13, 2017.

1.1 Site Summary

Site I-11 (hereafter referred to as the “Site”) encompasses approximately 11.59 acres of a former industrial site in the City of Lackawanna, Erie County New York that was historically occupied by an integrated steel mill operated by the Bethlehem Steel Corporation (BSC). The Site is one of multiple parcels on the former BSC property acquired by the Buffalo and Erie County Industrial Land Development Corporation (ILDC) for redevelopment and use as a business park. Historically, the Site was part of a large industrial complex that contained numerous buildings and facilities, none of which currently remain on the Site. The BSC property was the subject of assessments and investigations under the Resource Conservation and Recovery Act (RCRA) and the area containing the Site received a “No Further Assessment” designation from the U.S. Environmental Protection Agency (USEPA) in the early 1990s and was excluded from the RCRA Order by USEPA in 2001. In 2005, Tecumseh Redevelopment Inc. (Tecumseh) entered an approximate 102-acre portion of the BSC property containing the Site and referred to as the Phase I Business Park in the BCP.

The Remedial Investigation (RI) conducted on the Phase I Business Park property between 2006 and 2008 revealed that contamination associated with historical steel mill operations had impacted the soil/fill on the property, necessitating remedial action. The RI did not identify groundwater impacts on the Phase I Business Park property. Remedial actions were undertaken in 2009 for Business Park I in accordance with a NYSDEC-approved Interim Remedial Measures (IRM) Work Plan. Following completion of the remedial work, some contamination was left in the soil/fill of the Site, which is hereafter referred to as the “remaining contamination”. The remaining contamination was generally characterized by widespread exceedances of the 6 New York Codes, Rules and Regulation (NYCRR) Part 375 Soil Cleanup Objectives (SCOs) for un-restricted use for certain metals and polycyclic aromatic hydrocarbons (PAHs) to the approximate native soil depth of 8 feet below the ground surface. The remedial efforts also included development of a SMP to manage the remaining contamination at the Site in perpetuity or until extinguishment of the Environmental Easement that was placed on the Site in accordance with Environmental Conservation Law (ECL) Article 71, Title 36. The placement of a cover system comprised of 12 inches of clean soil, stone or NYSDEC-approved material, with a demarcation layer in all areas that are not paved or covered by concrete or structures was prescribed for the Site prior to occupancy.

With NYSDEC’s approval, Tecumseh subsequently subdivided Business Park I into 11 individual BCP sites (Sites I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, and I-11) in 2012. The original BCA was amended to cover Site I-1, with separate BCAs executed for the remaining 10 BCP sites (i.e., Sites I-2 through I-11). In 2017, the cover system was placed on the Site, the Site was acquired by the ILDC and a BCP Certificate of Completion (COC) was issued, signifying satisfactory completion of the remedial program and acceptance of the Final Engineering Report (FER) for the Site.

1.2 Effectiveness of Remedial Program

Based on a recent inspection of the Site, the engineering and institutional controls are in place, are performing properly, and remain effective and protective of public health and the environment.

1.3 Non-Compliance

No areas of non-compliance regarding the major elements of the SMP were identified during the preparation of this PRR.

1.4 Recommendations

Overall, the remedial program is viewed to be effective in achieving the remedial objectives for the Site. No changes to the SMP or the frequency of PRR submissions are recommended at this time.

2.0 SITE OVERVIEW

2.1 Site Description

The Site is part of a larger property owned by the ILDC and located at 2303 Hamburg Turnpike in the City of Lackawanna, New York. Figure 1 shows the approximate location of the ILDC property, Figure 2 depicts the configuration of the Phase I Business Park and all 11 individual BCP sites, and Figure 3 illustrates the configuration of the approximate 11.59 acre Site. The Site is bounded to the south by undeveloped land that constitutes BCP Site I-10 and I-8; to the east by Fuhrmann Boulevard; and to the north and west by the Gateway Trade Center property. A functioning rail corridor dissects the western portion of the Site. Active industrial property is located west and north of the Site, while commercial and residential properties are located east of the Site, beyond Fuhrmann Boulevard and the Hamburg Turnpike (NY Route 5). Lake Erie is situated approximately 4,054 feet to the west of the Site, while Buffalo's outer harbor is located approximately 1,386 feet north of the Site.

Contaminant source areas in soil/fill on the Site were remediated and the remaining soil/fill on the Site was characterized as generally impacted by the historical industrial usage of the BSC property. These impacts were characterized as widespread exceedances of the 6 NYCRR Part 375 SCOs for un-restricted use for certain metals and PAHs to the approximate native soil depth of 8 feet below the ground surface. The impacted soil/fill constitutes the remaining contamination on the Site. No groundwater contamination necessitating remediation was identified on the Site.

2.2 Summary of Remedial Actions

In accordance with a NYSDEC-approved IRM Work Plan, an IRM was completed at the Site in 2009 to address "source area" soil/fill. This involved the removal of two Underground Storage Tanks (USTs) from the Site; and the excavation of approximately 2,000 cubic yards of petroleum-impacted soil/fill from the UST area and treatment in a temporary bio-treatment area constructed on the northern portion of Business Park I. Additionally, approximately 15 cubic yards of coal tar-impacted fill was excavated from the Site and properly disposed off-site. The resulting excavations were backfilled with steel slag authorized by NYSDEC under Beneficial Use Determination (BUD) #555-9-15, bio-remediated fill, and non-impacted crushed asphalt.

The final remedy implemented at the Site in 2017 involved the installation of a cover system in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP). The cover system installed at the Site consists of a minimum of 12 inches of NYSDEC-approved soil, placed over a

demarcation layer in areas that are not otherwise covered by rail lines. The cover system installed in the area of the rail lines consists of a minimum of 12 inches of railroad ballast.

In addition to the cover system, an environmental easement was placed on the Site, recorded with the Erie County Clerk and mandates compliance with the NYSDEC-approved SMP and all engineering and institutional controls placed on the Site. The SMP specifies the procedures required to manage the remaining contamination on the Site post remediation, including (1) implementation and management of all engineering and institutional controls; (2) media monitoring, if applicable; (3) operation and maintenance of treatment, collection, containment or recover systems, if applicable; (4) performance of periodic inspections, certification of results and submittal of PRRs; and (5) defining criteria for termination of any remaining treatment system operations.

3.0 PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS OF THE REMEDY

All remedial actions prescribed in the RAWP for the Site were completed and the remedial goals were accomplished through the removal of USTs; excavation and treatment of petroleum-impacted soil/fill; excavation and off-site disposal of coal tar-impacted fill; and installation of the Site-wide cover system to prevent exposure to remaining contamination in the subsurface.

As indicated below in Section 4.1.2, the Site cover system was inspected on March 24, 2020. Based on this inspection, the cover system is intact, functioning effectively throughout the Site and is protective of public health and the environment.

4.0 INSTITUTIONAL/ENGINEERING CONTROL (IC/EC) PLAN COMPLIANCE REPORT

4.1 IC/EC Requirements and Compliance

4.1.1 IC Requirements-Site Restrictions

In accordance with the SMP, a series of Institutional Controls (ICs) have been established for the Site. Adherence to these ICs is required by the Environmental Easement. The Environmental Easement is described on the Boundary Survey of the Phase I Business Park Site, included within Appendix 1. These ICs are:

- Compliance with the environmental easement and the SMP by the Owner and the Owner's successors and assigns;
- All Engineering Controls (ECs) must be installed, operated and maintained as specified in the SMP;
- All ECs on the Site must be inspected at a frequency and in a manner defined in the SMP;
- Environmental or public health monitoring must be performed as defined in the SMP; and
- Data and information pertinent to site management of the Site must be reported at the frequency and in a manner defined in the SMP.

Institutional Controls identified in the environmental easement may not be discontinued without an amendment to or extinguishment of the environmental easement.

The Site has a series of Institutional Controls (ICs) in the form of restrictions. Site restrictions that apply are as follows:

- The Site may only be used for commercial or industrial purposes as defined by Part 375-1.8(g), and that conform to local zoning laws;
- The use of groundwater underlying the Site is restricted as a source of potable or process water, without necessary water quality treatment, as determined by the New York State Department of Health or Erie County Health Department;
- Compliance with the SMP is required; and
- The Site owner is required to provide an IC/EC certification, prepared and submitted by a professional engineer or environmental professional acceptable to the NYSEC annually or for a period to be approved by the NYSDEC, which will certify that the ICs and ECs put in place are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.

LaBella has concluded that the ICs are in force and are being adhered to with respect to the condition and use of the Site and activities conducted thereon.

4.1.2 Engineering Control-Soil Cover System

Exposure to the remaining contamination in soil/fill at the Site is prevented by a cover system that was previously placed over the Site. This cover system is comprised of a minimum of 12 inches of NYSDEC-approved soil material overlaying a demarcation layer (orange plastic mesh material) in all areas of the Site that are not covered by railroad ballast associated with the rail lines that extend across the western portion of the Site. The Excavation Work Plan, which appears in Appendix B of the SMP, outlines the procedures that are required to be implemented in the event the cover system is breached, penetrated or temporarily removed, and any underlying remaining contamination is disturbed. The cover system is a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

On March 24, 2020, Mr. Andrew Benkelman, EIT of LaBella conducted the annual Site inspection, which included traversing the Site on foot to observe the current conditions. The Cover Inspection Form is included herein as Appendix 2. Appendix 3 includes photographs taken during the Site inspection.

With the exception of the rail corridor that crosses the western portion of the Site, the Site is generally vacant and undeveloped, with soil cover occurring at the ground surface. At the time of the Site inspection, the soil cover and railroad ballast was observed to be intact and functioning as intended.

During the cover system inspection, localized areas of sparse vegetation were observed at the Site. The areas of sparse vegetation do not appear to be affecting the integrity of the cover system at this time and the system continues to prevent exposure to underlying soil/fill.

4.2 IC/EC Certification

The IC/EC Certification Form was completed in its entirety as all ICs/ECs are in place for the Site per the SMP. Appendix 4 includes the signed NYSDEC Site Management Periodic Review Report Notice-Institutional and Engineering Controls Certification Form.

5.0 MONITORING PLAN COMPLIANCE REPORT

5.1 *Requirements*

The Monitoring Plan is included in Section 3.0 of the SMP and describes the measures for evaluating the performance and effectiveness of: the remedy to reduce or mitigate contamination at the Site, the soil cover system, and all affected Site media.

The Monitoring Plan describes the methods to be used for:

- Monitoring the cover system;
- Assessing achievement of the remedial performance criteria;
- Evaluating Site information periodically to confirm that the remedy continues to be effective in protecting public health and the environment; and,
- Preparing the necessary reports for the various monitoring activities.

To adequately address these issues, the Monitoring Plan provides information on:

- Annual inspection and periodic certification.

5.2 *Comparisons with Remedial Objectives*

Cover system monitoring was performed in accordance with the SMP, and included the annual visual inspection of the cover system components. As described in Section 4.1.2, the cover system was observed to be intact and functioning as intended, and is continuing to satisfy the remedial objectives for the Site.

5.3 *Monitoring Deficiencies*

No monitoring deficiencies were noted or experienced during the inspection of the cover system or completion of the PRR.

5.4 *Monitoring Conclusions and Recommendations*

The procedures utilized to evaluate the performance and effectiveness of the cover system were conducted in accordance with the SMP and verified that the cover system is functioning as intended. No changes to the monitoring plan are recommended.

6.0 OPERATION AND MAINTENANCE PLAN

The remedy for the Site does not rely on mechanical systems to protect public health and the environment. Therefore, no operation and maintenance requirements apply to the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Annual inspection of the Site was performed on March 24, 2020 by LaBella Associates, DPC as prescribed in the SMP. As a result of this inspection, LaBella has determined that the Site is in compliance with all elements of the SMP, including the Engineering & Institutional Control Plan, the

Site Monitoring Plan and the Operations & Maintenance Plan. No deficiencies or failures to satisfy the requirements of the SMP were identified.

As reflected by the signed Institutional and Engineering Controls Certification Form (Appendix 4), LaBella has concluded that:

- The required EC/ICs are in place, are performing properly, and remain effective;
- The Site Monitoring Plan is being implemented;
- Operation and Maintenance activities are being conducted properly; and
- The remedy continues to be protective of public health and the environment and is performing as specified in the RAWP and FER.

No changes to the inspection, reporting or certification frequency prescribed in the SMP are recommended.

8.0 LIMITATIONS

The conclusions presented in this report are based on information gathered in accordance with generally acceptable professional consulting principles and practices. All conclusions reflect observable conditions existing at the time of the Site inspection. Information provided by outside sources (individuals, agencies, laboratories, etc.) as cited herein, was used in the assessment of the Site. The accuracy of the conclusions drawn from this assessment is, therefore, dependent upon the accuracy of information provided by these sources. Furthermore, LaBella is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services.

This report is based upon the application of scientific principles and professional judgment to certain facts with resultant subjective interpretations. Professional judgments expressed herein are based upon the facts currently available with the limits of the existing data, scope of services, budget and schedule. To the extent that more definitive conclusions are desired by the Client than are warranted by the current available facts, it is specifically LaBella's intent that the conclusions and recommendations stated herein will be intended as guidance and not necessarily a firm course of action except where explicitly stated as such. LaBella makes no warranties, expressed or implied including without limitation, warranties as to merchantability or fitness of a particular purpose. Furthermore, the information provided in this report is not be construed as legal advice.

This inspection and report have been completed and prepared on behalf of and for the exclusive use of the Buffalo and Erie County Industrial Land Development Corporation. Any reliance on this report by a third party is at such party's sole risk.

9.0 REFERENCES

DER-10/Technical Guidance for Site Investigation and Remediation, NYSDEC, May 3, 2010

Site Management Plan for BCP Tecumseh Phase I Business Park, NYSDEC Site No. C915197 through C915197K, Turnkey Environmental Restoration, LLC, January 2014

Appendix E - Site Management Plan for Tecumseh Phase I Business Park, NYSDEC Site No. C915197 through C915197K, Turnkey Environmental Restoration, LLC, November 2017

Remedial Action Work Plan – Tecumseh Business Parks I and II, Turnkey Environmental Restoration, LLC in associations with Benchmark Environmental Engineering & Science, PLLC, June 2017

I:\ERIE COUNTY IND. DEV. AGENCY\2201208 - EIGHT BCP SITES INSPECTION\REPORTS\PRRS\SITE I-11\FINAL 2019 PRR_SITE I-11 (C915197K).DOCX

FIGURES

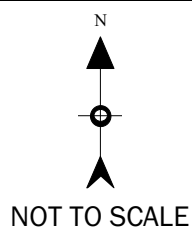


FIGURE 1 SITE LOCATION MAP

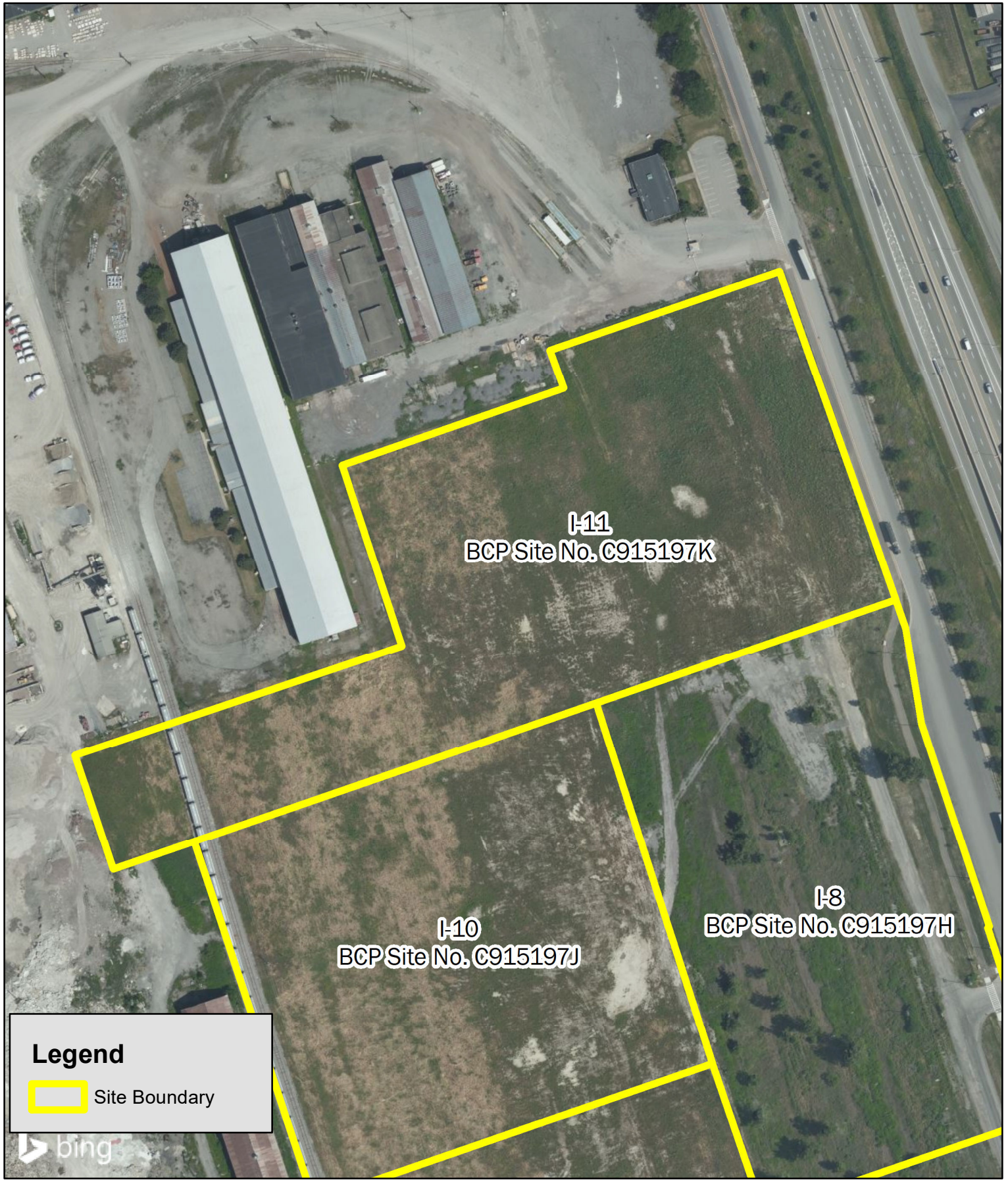
Brownfield Cleanup Program
Tecumseh Phase I Business Park
Lackawanna, New York



PROJECT NO. 2201208



<p>PROJECT #/DRAWING #/ DATE</p> <div>2201208</div> <div>FIGURE 2</div> <p>4/6/2020</p>	<p>DRAWING NAME:</p> <p>PHASE I BUSINESS PARK</p>	<p>PROJECT:</p> <p>BROWNFIELD CLEANUP PROGRAM TECUMSEH PHASE I BUSINESS PARK LACKAWANNA, NEW YORK</p>	<div><div><div>N</div><div>W</div><div>S</div><div>E</div></div><div>0210420</div><div>Feet</div><div>1 inch = 292 feet INTENDED TO PRINT AS: 11" X 17"</div></div> <div><div><div></div><div></div></div><div>LaBella Powered by partnership.</div></div>
---	---	---	---



PROJECT #/DRAWING #/DATE: <div>2201208</div> <div>FIGURE 3</div> <div>4/6/2020</div>	DRAWING NAME: <div>SITE PLAN</div>	PROJECT: SITE I-11 BCP NO. C915197K TECUMSEH PHASE I BUSINESS PARK 2303 HAMBURG TURNPIKE LACKAWANNA, NEW YORK	<div><div><div><div>N</div><div>W</div><div>E</div><div>S</div></div><div>090180</div><div>Feet</div></div><div>1 inch = 208 feet</div><div>INTENDED TO PRINT AS: 8.5" X 11"</div></div> <div><div><div></div><div>LaBella</div><div>Powered by partnership.</div></div></div>
---	---------------------------------------	--	--

APPENDIX 1

Boundary Survey

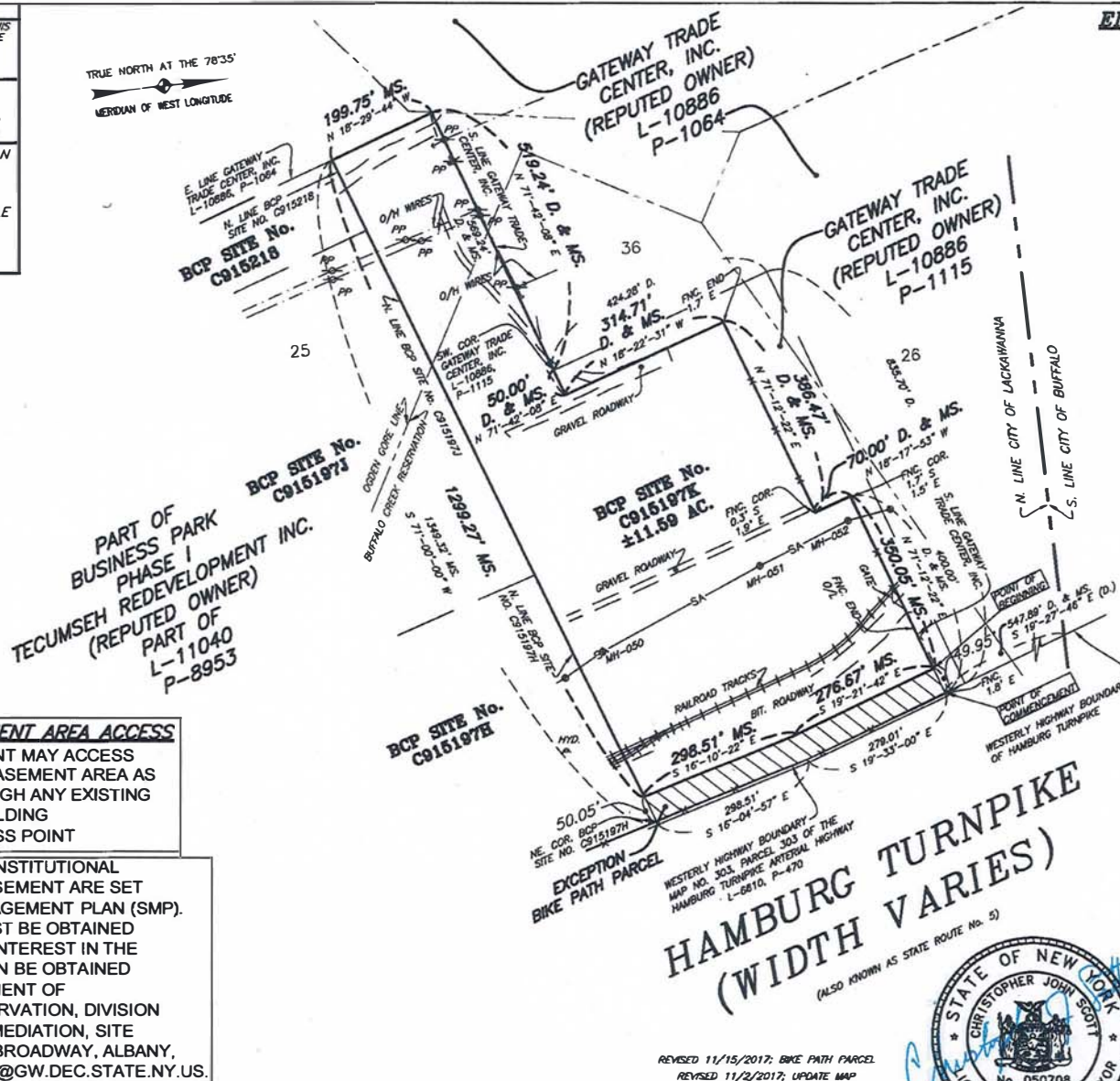
NOTES:

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

TRUE NORTH AT THE 78°35'
MERIDIAN OF WEST LONGITUDE



ENVIRONMENTAL EASEMENT AREA ACCESS

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US.

WENDEL PROJECT NUMBER: 411107
DRAWING NAME: PH1-11 C915197K.DWG

SEE ENVIRONMENTAL EASEMENT SURVEY DATED MAY 13, 2014, TITLE No. 1313-25072 (AMENDED), FOR THE LOCATION OF SUBJECT PROPERTY WITHIN THE CONTROLLED SITE.

ENVIRONMENTAL EASEMENT DESCRIPTION FOR BCP SITE No. C915197K

ALL THAT TRACT OF PARCEL OF LAND, SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT 25 OF THE OGDEN GORE TRACT AND PART OF LOT 36 OF THE BUFFALO CREEK RESERVATION, BEING BCP SITE NUMBER C915197K, AS SHOWN ON A MAP OF LAND TO BE CONVEYED TO BUFFALO AND ERIE COUNTY INDUSTRIAL LAND DEVELOPMENT CORPORATION, PREPARED BY WENDEL, MAY 2017, PROJECT No. 411110 (BEING PART OF WENDEL'S PROJECT No. 411107), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY HIGHWAY BOUNDARY OF HAMBURG TURNPIKE (ALSO KNOWN AS STATE ROUTE 5) AND THE SOUTHERLY LINE OF LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10886 OF DEEDS AT PAGE 1115;

THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. S 71°-12'-22" W, A DISTANCE OF 48.95 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHWEST CORNER OF THE BIKE PATH PARCEL.

THENCE ALONG THE WESTERLY LINE OF SAID BIKE PATH PARCEL, S 19°-21'-42" E, A DISTANCE OF 276.67 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE CONTINUING ALONG THE WESTERLY LINE OF THE SAID BIKE PATH PARCEL, S 16°-10'-22" E, A DISTANCE OF 298.51 FEET TO A POINT ON THE NORTH LINE OF BUSINESS PARK PHASE I, BCP SITE NUMBER C915197J;

THENCE ALONG THE NORTHERLY LINE OF BCP SITE NUMBERS C915197H, C915197I, AND C915218, S 71°-00'-00" W, A DISTANCE OF 1299.27 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10886 OF DEEDS AT PAGE 1064;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. THE FOLLOWING 2 COURSES AND DISTANCES:

1. N 18°-29'-44" W, A DISTANCE OF 199.75 FEET TO A POINT;
2. N 71°-42'-08" E, A DISTANCE OF 519.24 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10886 OF DEEDS AT PAGE 1115;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF LANDS CONVEYED TO GATEWAY TRADE CENTER, INC. BY SAID DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10886 OF DEEDS AT PAGE 1115 THE FOLLOWING 5 COURSES AND DISTANCES:

1. N 71°-42'-08" E, A DISTANCE OF 50.00 FEET TO A POINT;
2. N 18°-22'-31" W, A DISTANCE OF 314.71 FEET TO A POINT;
3. N 71°-12'-22" E, A DISTANCE OF 386.47 FEET TO A POINT;
4. N 18°-17'-53" W, A DISTANCE OF 70.00 FEET TO A POINT;
5. N 71°-12'-22" E, A DISTANCE OF 350.05 FEET TO THE POINT OF BEGINNING, CONTAINING 11.59 ACRES OF LAND, MORE OR LESS.

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED LAND SURVEYOR, IS ILLEGAL.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



PREPARED BY THE CONSULTANT
Ceresiparis Corporate Park, 376 Cayley Road, Suite 200
Williamsville, New York 14221
PHONE: 716.888.0768 FAX: 716.625.6825
WEBSITE: www.wendelconsulting.com
Wendel W.D. Architecture, Engineering, Surveying and
Landscape Architecture P.C.

BCA BOUNDARIES & PLANNED SUB-PARCELS BROWNFIELD CLEAN-UP PROGRAM IN BUSINESS PARK PHASE I

TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION SITUATE IN PART OF LOT 25 OF THE OGDEN GORE TRACT, AND LOT 36 OF THE BUFFALO CREEK RESERVATION, TOWNSHIP 10, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY CITY OF LACKAWANNA, COUNTY OF ERIE, STATE OF NEW YORK T.M.#: PART OF 141.11-1-1.111

200' 100' 50' 0' 200' 400'
1 inch = 200 feet
1:2400

I HEREBY CERTIFY THAT THIS IS AN ACCURATE SURVEY MAP PREPARED UNDER MY DIRECTION FROM AN ACTUAL SURVEY, PERFORMED IN ACCORDANCE TO THE STANDARDS AND PROCEDURES ADOPTED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, SEPTEMBER 1988. FIELD SURVEY COMPLETED JUNE 2017.

CHRISTOPHER J. SCOTT, LAND SURVEYOR #050708

SHEET 1 of 1

CHECKED BY: CJS

MAP NUMBER BCP SITE No. C915197K





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/15/2017



SITE DESCRIPTION

SITE NO. C915197K

SITE NAME Site I-11 Tecumseh Phase I Business Park

SITE ADDRESS: 2303 Hamburg Turnpike ZIP CODE: 14218

CITY/TOWN: Lackawanna

COUNTY: Erie

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/29/2019

Description of Institutional Control

Buffalo & Erie Co. ILDC

95 Perry Street, Suite 403

2303 Hamburg Turnpike

Environmental Easement

Block: 1

Lot: 48

Sublot: 1

Section: 141

Subsection: 11

S_B_L Image: 141.11-1-48.1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Buffalo & Erie Co. ILDC

95 Perry Street, Suite 403

2303 Hamburg Turnpike

Environmental Easement

Block: 1

Lot: 48

Sublot: 1

Section: 141

Subsection: 11

S_B_L Image: 141.11-1-48.1

Cover System

APPENDIX 2

Cover Inspection Form

Annual Site Inspection Form

Tecumseh Phase I Business Park – Site I-11
2303 Hamburg Turnpike, Lackawanna, New York
NYSDEC Site No. C915197K

Date: March 24, 2020

Inspector: Andrew Benkleman

Weather: Overcast, 45 °F

1. Compliance with all ICs, including site usage:

SITE USAGE: Use of the Site is limited to Commercial & Industrial Uses. Indicate if any other type of use is occurring at the Site.

Undeveloped

GROUNDWATER USAGE: Use of groundwater underlying the Site is prohibited without treatment. Indicate whether groundwater use is occurring at the Site along with any treatment measures being applied.

Groundwater is not used

COMPLIANCE WITH SMP: List Site activities and indicate compliance or non-compliance with SMP.

Site is in compliance with SMP

2. An evaluation of the condition and continued effectiveness of the ECs:

SITE COVER CONDITION: Good, Fair, or Poor

Good

Localized areas of sparse vegetation were observed at the Site. The areas of sparse vegetation do not appear to be affecting the integrity of the cover system at this time and the system continues to prevent exposure to underlying soil//fill.

SITE COVER EFFECTIVENESS: As Intended or Needs Repair

As Intended

3. General site conditions at the time of the inspection:

Acceptable: X Unacceptable describe:

APPENDIX 3

Photographs



Site from northwest corner facing east



Site from north central corner facing southeast



Site from northeast corner facing southwest



West portion of Site from south boundary



East portion of Site from south boundary



Site from southeast corner facing northwest



Site from southwest corner facing northeast



West portion of Site



Railroad tracks across west portion of Site

APPENDIX 4

**Site Management Periodic Review Report Notice-Institutional and
Engineering Controls Certification Form**



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



Site Details

Box 1

Site No. **C915197K**

Site Name **Site I-11 Tecumseh Phase I Business Park**

Site Address: 2303 Hamburg Turnpike Zip Code: 14218
City/Town: Lackawanna
County: Erie
Site Acreage: 11.590

Reporting Period: April 28, 2019 to April 28, 2020

YES NO

1. Is the information above correct? ☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? ☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? ☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? ☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below? ☒ ☐
Commercial and Industrial

7. Are all ICs/ECs in place and functioning as designed? ☒ ☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

☐ ☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

☒ ☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C915197K**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**141.11-1-48.1**

Buffalo & Erie Co. ILDC

Soil Management Plan
Monitoring Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

Institutional Control Description:

Adherence to Site Management Plan (SMP)
Restriction to commercial re-use
Prohibition of groundwater use
Allowance for Departmental access
Requires a Periodic Review and Report

Box 4**Description of Engineering Controls**ParcelEngineering Control**141.11-1-48.1**

Cover System

Engineering Control Description:

Soil cover, over 5 acres

Periodic Review Report (PRR) Certification Statements

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

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

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

YES NO

☒☐

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

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

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

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

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

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

YES NO

☒☐

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C915197K

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

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

I John Cappellino at 95 Perry St. Buffalo, NY 14203
print name print business address

am certifying as Owner (Owner or Remedial Party)

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

John Cappellino
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

5/15/2020
Date

IC/EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

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

I ROBERT NAPIERALSKI at LABELLA ASSOCIATES, DPC
print name print business address

am certifying as a Qualified Environmental Professional for the OWNER
(Owner or Remedial Party)


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

Stamp
(Required for PE)

5-19-20
Date