

Brownfield Cleanup Program Application

for Sonwil Distribution Center

*Buffalo Lakeside Commerce Park Site
Buffalo, New York*

September 2007

0131-001-200

Prepared By:



726 Exchange Street, Suite 624, Buffalo, New York | phone: (716) 856-0599 | fax: (716) 856-0583



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #: _____

7/06

Section I: Requestor Information			
NAME Sonwil Distribution Center			
ADDRESS 100 Sonwil Drive			
CITY/TOWN Buffalo		ZIP CODE 14225	
PHONE 716-684-0555	FAX 716-684-6996	E-MAIL randerson@sonwil.com	
NAME OF REQUESTOR'S REPRESENTATIVE Randy Anderson			
ADDRESS 100 Sonwil Drive			
CITY/TOWN Buffalo		ZIP CODE 14225	
PHONE 716-684-0555	FAX 716-684-6996	E-MAIL randerson@sonwil.com	
NAME OF REQUESTOR'S CONSULTANT Benchmark Environmental Engineering & Science, PLLC			
ADDRESS 726 Exchange Street, Suite 624			
CITY/TOWN Buffalo		ZIP CODE 14210	
PHONE 716-856-0599	FAX 716-856-0583	E-MAIL pwerthman@benchmarkees.com	
NAME OF REQUESTOR'S ATTORNEY to be determined			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
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:			
<input type="checkbox"/> 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.		<input checked="" type="checkbox"/> 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, the requestor 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; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
Requestor Relationship to Property (check one): Previous Owner Current Owner Potential /Future Purchaser Other _____			
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
(Note: proof of site access must be submitted for non-owners)			

Section II Property Information Summary Sheet												
PROPERTY NAME: Sonwil Buffalo Lakeside Commerce Park Site												
ADDRESS/LOCATION 99 Tifft Street		CITY/TOWN Buffalo		ZIP CODE 14203								
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Buffalo												
COUNTY Erie		SITE SIZE (ACRES) 44.7										
LATITUDE (degrees/minutes/seconds) N42 ° 50 ' 16				LONGITUDE (degrees/minutes/seconds) W78 ° 50 ' 43 "								
HORIZONTAL COLLECTION METHOD: <input type="checkbox"/> SURVEY <input type="checkbox"/> GPS <input checked="" type="checkbox"/> MAP				HORIZONTAL REFERENCE DATUM: NAD27								
FOR EACH PARCEL, FILL OUT THE FOLLOWING TAX MAP INFORMATION (if more than three parcels, attach additional information)												
Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage							
Former Darling Site - 99 Tifft Street (portion of)		132.15	1	2.111	19.8							
Former CSX Railroad parcel (portion of)					17.2							
Former Shenango Steel Mold Site (portion of)		132.20	1	1	7.7							
<p>1. Do the property boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="padding-left: 40px;">If no, please attach a metes and bounds description of the property.</p> <p>2. Is the required property map attached to the application? (application will not be processed without map) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>For more information go to: http://www.nylovesbiz.com/BrownField_Redevelopment/default.asp.</p> <p>If yes, identify area (name) _____</p> <p><input type="checkbox"/> 50% <input type="checkbox"/> 100% of the site is in the En-zone (check one)</p>												
PROPERTY DESCRIPTION NARRATIVE: [See Attachment 3]												
List of Existing Easements (type here or attach information) <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Easement Holder</th> <th style="text-align: left; border-bottom: 1px solid black;">Description</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="height: 100px; vertical-align: top;">Unknown</td> </tr> </tbody> </table>							Easement Holder	Description	Unknown			
Easement Holder	Description											
Unknown												
List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information) <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Type</th> <th style="text-align: left; border-bottom: 1px solid black;">Issuing Agency</th> <th style="text-align: left; border-bottom: 1px solid black;">Description</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="height: 100px; vertical-align: top;">Unknown</td> </tr> </tbody> </table>							Type	Issuing Agency	Description	Unknown		
Type	Issuing Agency	Description										
Unknown												

Initials of each Requestor: RA _____

Section III. Current Site Owner/Operator InformationOWNER'S NAME (if different from requestor) **Buffalo Urban Development Corporation**ADDRESS **275 Oak Street**CITY/TOWN **Buffalo**ZIP CODE **14203**PHONE **716-856-6525**FAX **716-856-6754**E-MAIL **pcammarata@ecidany.com**OPERATOR'S NAME (if different from requestor or owner) **(same)**

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Information (Please refer to ECL § 27-1407.8(f))

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 relating to contamination at the site? ☐ Yes ☒ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☒ No
4. Has the requestor been determined to have violated any provision of ECL Article 27? ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? ☐ Yes ☒ No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(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

Section V. Property Information (Please refer to ECL § 27-1405)

1. Is the property listed on the National Priorities List? ☐ Yes ☒ No
2. Is the property listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?
If yes, please provide: Site # _____ Class # _____ ☐ Yes ☒ No
3. Is 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. 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
5. 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 VI. Project Description

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Previous Site Related Investigation History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☐ No

2. Sampling Data: Indicate known contaminants and the media which are known to have been affected:

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

*Please describe: Elevated pH

3. Suspected Contaminants: Indicate suspected contaminants and the media which may have been affected:

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

*Please describe: Elevated pH

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Above Ground Pipeline or Tank | <input type="checkbox"/> Lagoons or Ponds | <input type="checkbox"/> Underground Pipeline or Tank | <input checked="" type="checkbox"/> Surface Spill or Discharge |
| <input type="checkbox"/> Routine Industrial Operations | <input checked="" type="checkbox"/> Dumping or Burial of Wastes | <input type="checkbox"/> Septic tank/lateral field | <input type="checkbox"/> Drums or Storage Containers |
| <input type="checkbox"/> Adjacent Property | <input type="checkbox"/> Seepage Pit or Dry Well | <input type="checkbox"/> Foundry Sand | <input type="checkbox"/> Electroplating |
| <input type="checkbox"/> Coal Gas Manufacture | <input type="checkbox"/> Industrial Accident | <input checked="" type="checkbox"/> Unknown | |

Other: _____

5. INDICATE PAST LAND USES:

- | | | | | | |
|---|---|---|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station | <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Rail yard, Steel Manufacturing

6. Owners

A list of previous owners with names, last known addresses and telephone numbers (describe requestor's relationship, if any, to each previous owner listed. If no relationship, put "none").

7. Operators

A list of previous operators with names, last known addresses and telephone number (describe requestor's relationship, if any, to each previous operator listed. If no relationship, put "none").

Section VIII: Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX: Environmental Justice Concerns (See § 27-1415(c))

Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)

Intended Use: ☐ Unrestricted ☐ Residential ☒ Commercial ☐ Industrial

Please check the appropriate box and provide an explanation as an attachment if appropriate. Provide a copy of the local zoning classifications, comprehensive zoning plan designations, and/or current land use approvals.

Yes No

1. Do current historical and/or recent development patterns support the proposed use? (See #12 below re: discussion of area land uses)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are there any Environmental Justice Concerns? (See § 27-1415(3)(p)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are there floodplains within ½ mile?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any institutional controls currently applicable to the property?	NO	
12. Describe on attachment the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas.		
13. Describe on attachment the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas.		
14. Describe on attachment the geography and geology of the site.		

Statement of Certification and Signatures

(By requestor who is an individual)

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 an requestor other than an individual)

I hereby affirm that I am Randy Anderson (title) of Sonwil Distribution (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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: 9/13/07 Signature: [Signature] Print Name: Randy Anderson

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, 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

- **One (1)** hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

LIST OF APPLICATION ATTACHMENTS

*NYSDEC Brownfield Cleanup Program Application
Sonwil Distribution Center – Buffalo Lakeside Commerce Park Site
Buffalo, New York*

Attachment No.	Description
1	Site Description, Site Location Map and Site Plan
2	Tax Map
3	Project Description and Schedule
4	Proposed Redevelopment Plan Map
5	Phase I Environmental Site Assessment
6	Previous Environmental Investigation/Remediation Reports
7	Listing of Previous Site Operators
8	Listing of Previous Site Owners
9	Contact List Information
10	Document Repository Confirmation Letter
11	Environmental Factors and Historic Land Use Considerations
12	Nearby Land Use and Environmental Sites Maps
13	Groundwater Vulnerability Assessment
14	Description of Site Geography/Geology

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 1

SITE DESCRIPTION, LOCATION MAP AND SITE PLAN

Attachment 01
Current Site Description

Sonwil Distribution Center
Sonwil Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application

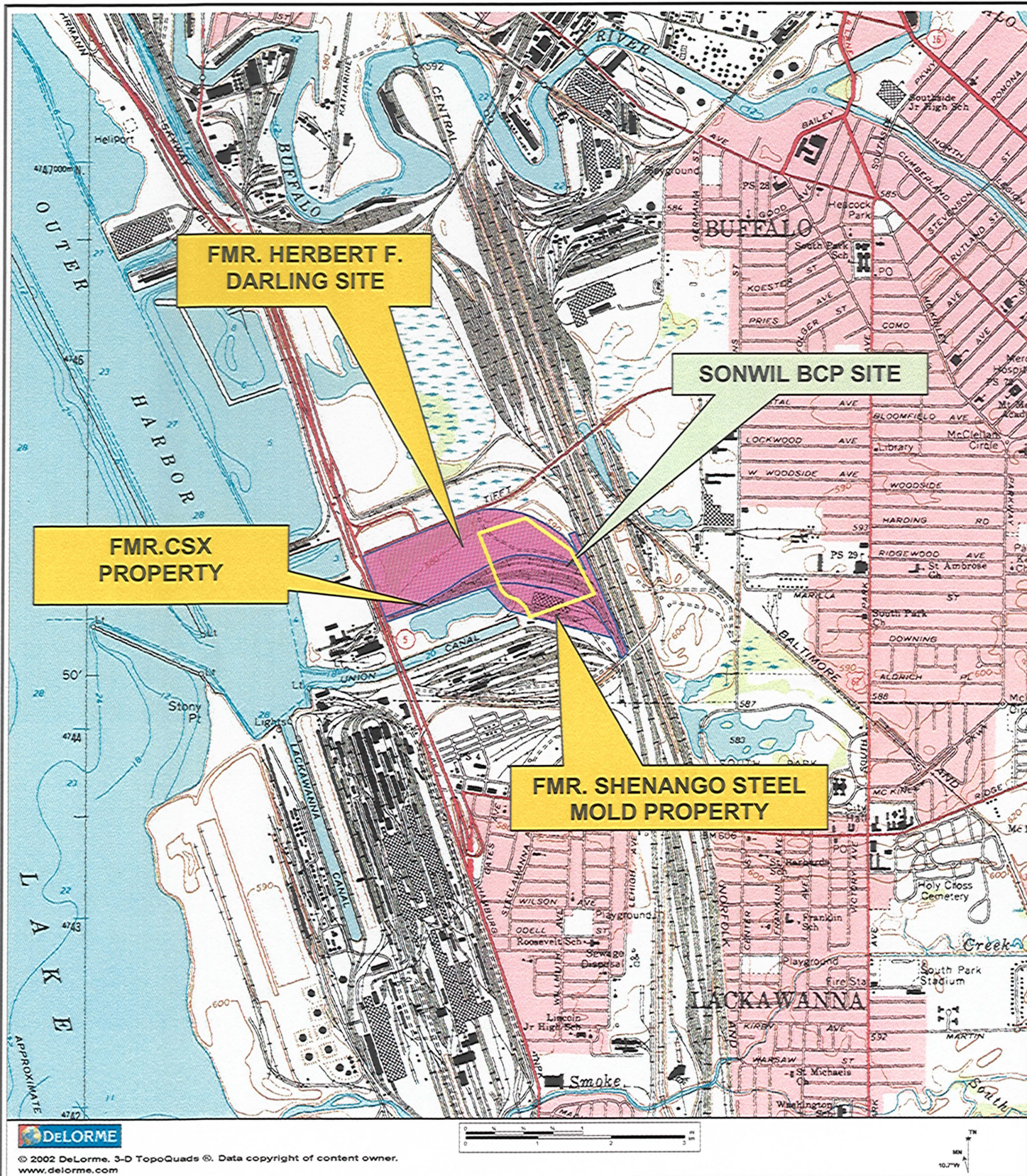
SITE DESCRIPTION

The Sonwil Buffalo Lakeside Commerce Park Site is an approximate 45-acre vacant parcel located at 99 Tifft Street in the City of Buffalo (the City), Erie County, New York, within the boundaries of the Buffalo Lakeside Commerce Park. The Sonwil BCP Site is located in an underused and former heavy industrial area near the southern boundary of the City of Buffalo (see Figures 1-1 and 1-2). The Site is surrounded by current and former heavy industrial sites, NYSDEC Inactive Hazardous Waste Sites, NYSDEC Petroleum Spill Sites, and other Brownfield Cleanup Program Sites (see Figure 12-2 in Attachment 12).

The Sonwil BCP Site is comprised of a portion of the following three properties:

- Approximately 19.8 acres of the former Herbert F. Darling (Darling) site, which is vacant undeveloped land generally covered with grass and brush vegetation as well as areas of slag and gravel.
- Approximately 17.2 acres of the former CSX site, which is located in a vacant former railroad corridor and is generally covered with slag and gravel (apparently used as railroad ballast).
- Approximately 7.7 acres of the Shenango Steel Mold (Shenango) site, a former steel manufacturing operation, which is a former NYSDEC Inactive Hazardous Waste Site. The property is currently vacant.

FIGURE 1-1



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-635

SITE LOCATION AND VICINITY MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

BUFFALO LAKESIDE COMMERCE PARK
BUFFALO, NEW YORK

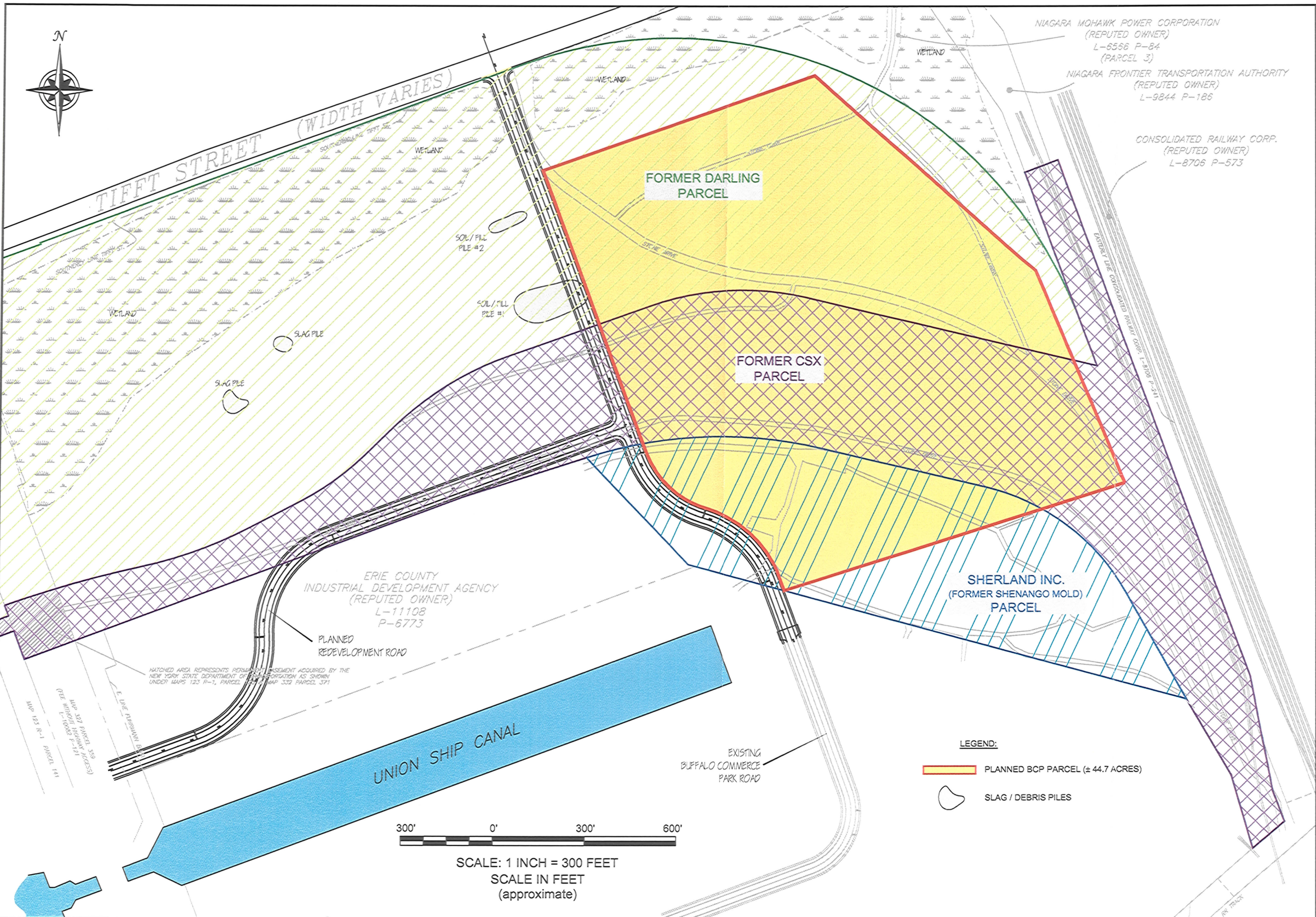
PREPARED FOR
SONWIL DISTRIBUTION

PROJECT NO.: 0131-001-200

DATE: AUGUST 2007

DRAFTED BY: BCH

DATE: 10/08/2007
DRAFTED BY: BGH



SITE PLAN
BROWNFIELD CLEANUP PROGRAM APPLICATION
BUFFALO LAKESIDE COMMERCE PARK
BUFFALO, NEW YORK

PREPARED FOR
SONWIL DISTRIBUTION

728 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0635



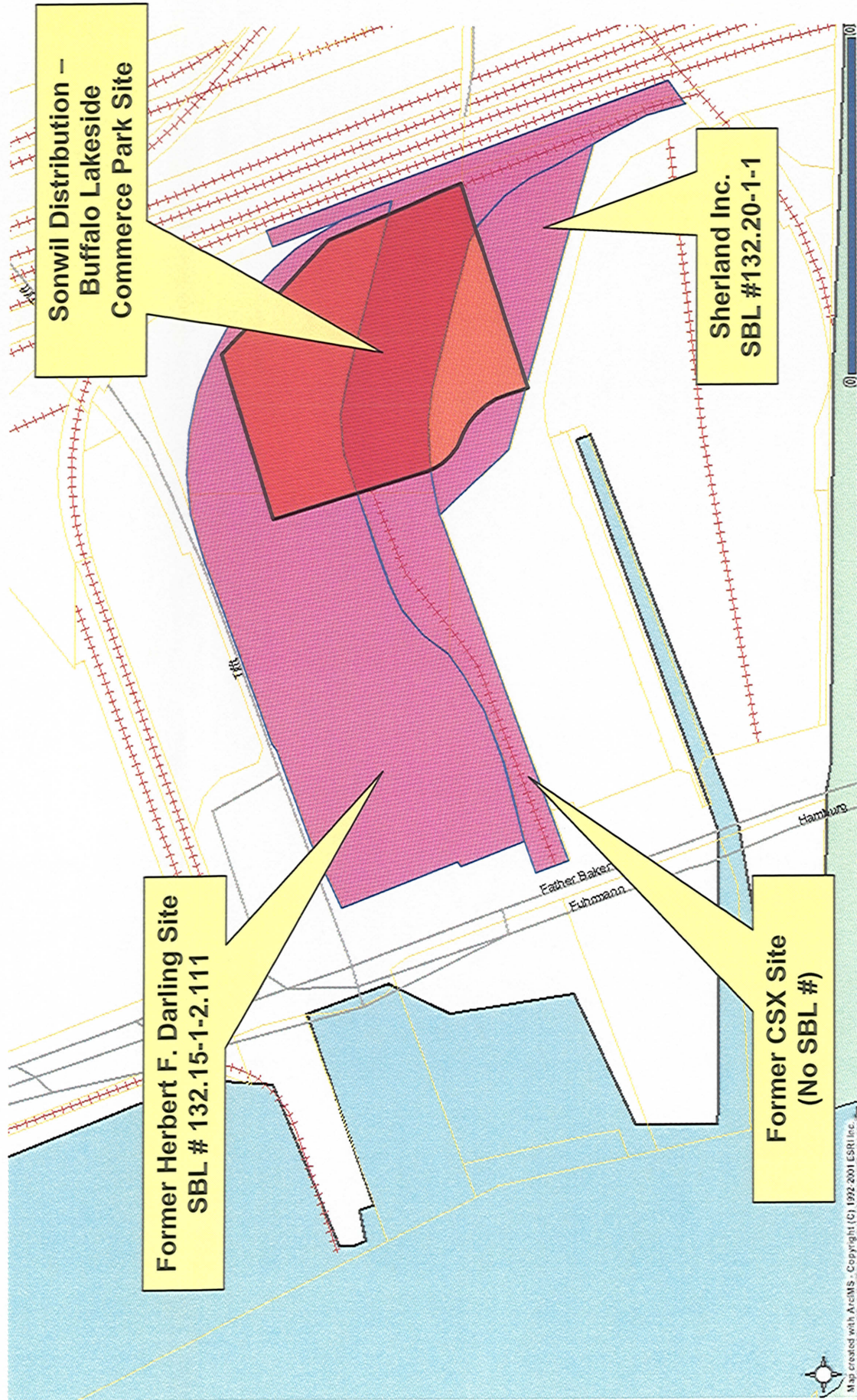
JOB NO.: 0131-001-200

FIGURE 1-2

ATTACHMENT 2

TAX MAP

FIGURE 2-1



TAX MAP
BROWNFIELD CLEANUP PROGRAM APPLICATION
BUFFALO LAKESIDE COMMERCE PARK
BUFFALO, NEW YORK

PREPARED FOR
SONWIL DISTRIBUTION

726 EXCHANGE STREET
SUITE 024
BUFFALO, NEW YORK 14210
(716) 856-0635



PROJECT NO.: 0131-001-200
DATE: AUGUST 2007
DRAFTED BY: BCH

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 3

PROJECT DESCRIPTION AND SCHEDULE

Attachment 03

Project Description

Sonwil Distribution Center Buffalo Lakeside Commerce Park Site Brownfield Cleanup Program Application

PROJECT DESCRIPTION:

The Sonwil Buffalo Lakeside Commerce Park Site is an approximate 45-acre parcel located at 99 Tifft Street in the City of Buffalo (the City), Erie County, New York. The Sonwil BCP Site is located in an underused and former heavy industrial area near the southern boundary of the City of Buffalo (see Figure 1-1 and 1-2 in Attachment 1). The Site is surrounded by current and former heavy industrial sites, NYSDEC Inactive Hazardous Waste Sites, NYSDEC Petroleum Spill Sites, and other Brownfield Cleanup Program Sites (see Figure 12-2 in Attachment 12).

The Sonwil BCP Site is comprised of a portion of the following three properties:

- Approximately 19.8 acres of the former Herbert F. Darling (Darling) site, which is vacant land generally covered with grass and brush vegetation as well as areas of slag and gravel. The site appears to have been utilized as a historic rail corridor. Historic limited investigations have identified groundwater impacted with heavy metals and elevated pH and slag fill up to eight feet below ground surface.
- Approximately 17.2 acres of the former CSX site, which is located in a vacant former railroad corridor and is generally covered with slag (apparently used as railroad ballast). Historic limited investigations have identified groundwater impacted with heavy metals and elevated pH and slag fill up to twelve feet below ground surface.
- Approximately 7.7 acres of the Shenango Steel Mold (Shenango) site, a former steel manufacturing operation, which is a former NYSDEC Inactive Hazardous Waste Site that was remediated in 2006. Historic contaminants of concern include PCBs and semi-volatile organic compounds (SVOCs) in soil. However, PCB were remediated to 10 milligrams per kilogram (mg/kg) and current NYSDEC commercial SCOs for PCBs is 1 mg/kg. Therefore, PCBs above current applicable SCOs may remain at the site. The property is currently vacant.

The Site is currently owned by the Buffalo Urban Development Corporation. Sonwil Distribution intends to purchase the property and redevelop the Site as a commercial office and warehouse facility (see Figure 4-1 in Attachment 4). The project will include construction of two 300,000 square foot buildings. The Site will be serviced by a railroad siding that will be constructed and connected to the existing railroad corridor located to the east of the Site. The project will create over 100 new jobs in the City of Buffalo.

Environmental benefits to development of the Site include: remediation of PCB-impacted soil on a portion of the Site; addressing impacted soil/slag via implementation of a soil/fill management plan; and reducing loading of groundwater impacted with heavy metals and elevated pH to nearby

Attachment 03

Project Description

Sonwil Distribution Center Buffalo Lakeside Commerce Park Site Brownfield Cleanup Program Application

wetlands and the Union Ship Canal via extraction and treatment of contaminated groundwater during Site redevelopment. Adjacent sites (e.g., Buffalo Lakeside Commerce Park Brownfield Site, Shenango Steel and Mold NYSDEC Superfund Site, CertainTeed Brownfield Site, Cobey, LLC Brownfield Site) have encountered industrial fill materials and/or impacted soil and groundwater during investigation, remediation and/or site redevelopment activities. It is expected that similar environmental concerns will be encountered and addressed during Sonwil Distribution's site remediation/redevelopment.

Sonwil is submitting a Remedial Investigation/Alternatives Analysis Report/Interim Remedial Measures (RI/AAR/IRM) Work Plan concurrently with this BCP application to investigate constituents of concern and to characterize the impacts to environmental media. The RI will include soil borings and collection of surface and subsurface soil samples and installation and sampling of groundwater monitoring wells. Sonwil plans to clean-up the Site to NYSDEC Part 375 Restricted-Commercial Soil Cleanup Objectives (SCOs).

PROJECT SCHEDULE

The environmental engineering and consulting tasks associated with the BCP are estimated as follows:

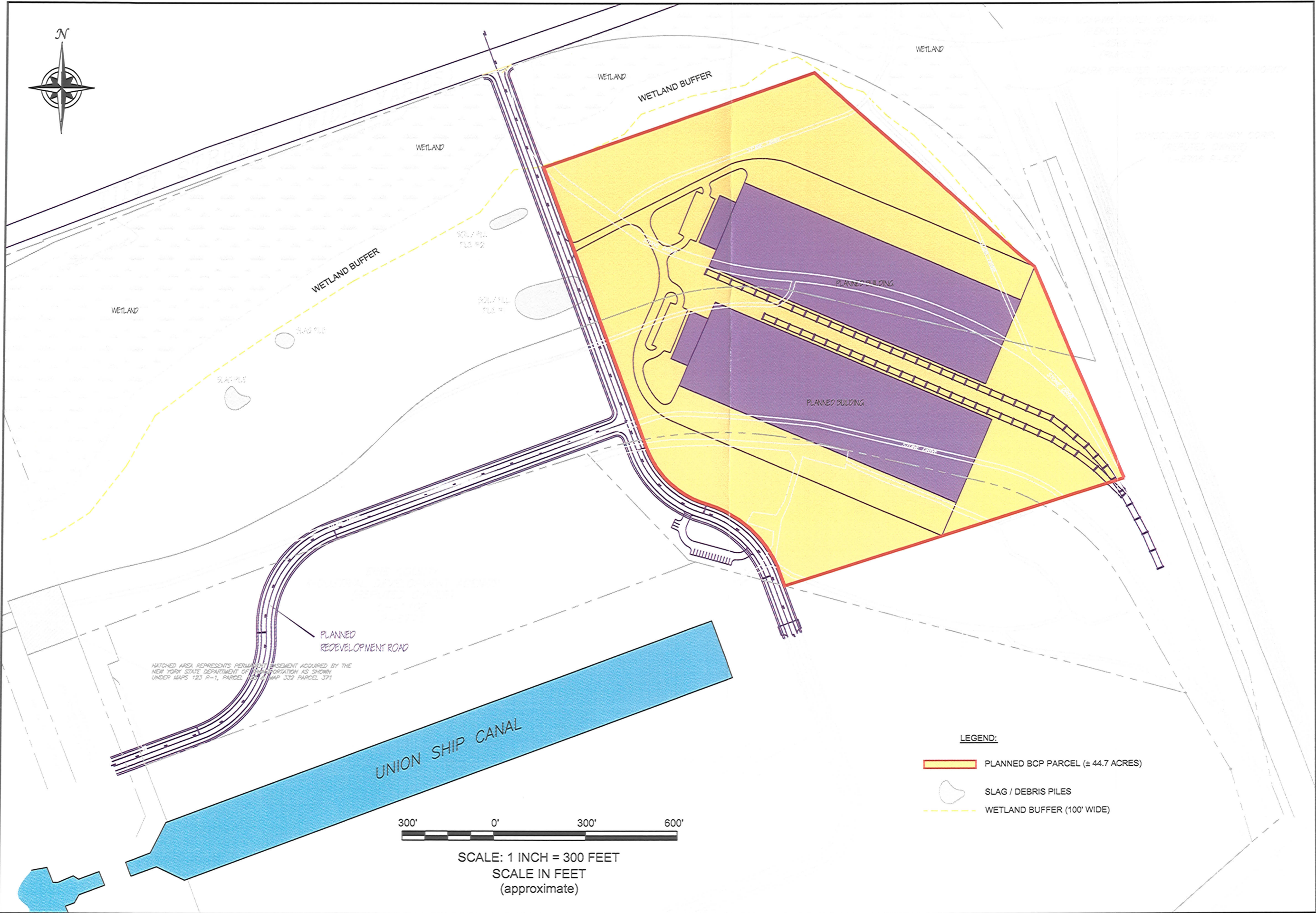
September 2007 - Submit BCP application and Remedial Investigation (RI)/Alternatives Analysis Report (AAR)/Interim Remedial Measures (IRM) Work Plan
November 2007- Complete RI fieldwork
November 2007 to April 2008- Conduct IRM using soil/fill and groundwater management plan
March-April 2008- Excavation of PCB hot spots (concurrent with Site redevelopment)
May 2008- Implement appropriate Institutional and Engineering Controls

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 4

SITE REDEVELOPMENT PLAN

DATE: AUGUST 2007
DRAFTED BY: BCI



REDEVELOPMENT PLAN
BROWNFIELD CLEANUP PROGRAM APPLICATION
BUFFALO LAKESIDE COMMERCE PARK
BUFFALO, NEW YORK

PREPARED FOR
SONWIL DISTRIBUTION

728 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0835



JOB NO.: 0131-001-200

FIGURE 4-1

ATTACHMENT 5

1. Benchmark Environmental Engineering & Science, PLLC. 2006. *Phase I Environmental Site Assessment Report, Herbert F. Darling Site, 99 Tifft Street, Buffalo, New York.* August.
2. Benchmark Environmental Engineering & Science, PLLC. 2006. *Phase I Environmental Site Assessment Report, CSX (Former Penn 200 Yard) Site, Buffalo, New York.* August.

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORTS

ATTACHMENT 6

Electronic Copies

1. Benchmark Environmental Engineering & Science, PLLC. 2006. *Phase II Environmental Site Investigation Report, Herbert F. Darling Site, 99 Tift Street, Buffalo, New York*. October.
2. Benchmark Environmental Engineering & Science, PLLC. 2006. *Phase II Environmental Site Investigation Report, CSX (Former Perm 200 Yard) Site, Buffalo, New York*. October.
3. Environmental Resources Management, Inc. 2002. *Remedial Investigation/ Feasibility Study Report (Volume 1 of 3, Remedial Investigation Report), Shenango Steel Mold, Buffalo, New York*. January.
4. Environmental Resources Management, Inc. 2005. *Supplemental Site Investigation Report: Shenango Steel Mold, Buffalo, New York*. May.
5. Ecology and Environment Engineering, P.C. 2006. *Construction Certification Report for the Shenango Steel Mold Site – Remedial Activity, City of Buffalo, Erie County, New York*. September.

Hard Copy

1. NYSDEC letter to David A. Stebbins, RE: Shenango Steel Mold Site, dated June 6, 2007.

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

PREVIOUS ENVIRONMENTAL INVESTIGATION

New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau E, 12th Floor
625 Broadway, Albany, New York 12233-7017
Phone: (518) 402-9814 • FAX: (518) 402-9819
Website: www.dec.state.ny.us



Alexander B. Grannis
Commissioner

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

JUN 6 2007

David A. Stebbins, AICP
Vice President
Buffalo Urban Development Corporation
275 Oak Street, Suite 150
Buffalo, New York 14203

RE: Shenango Steel Mold Site
Site No. 9-15-172, City of Buffalo, Erie County

Dear Mr. Stebbins:

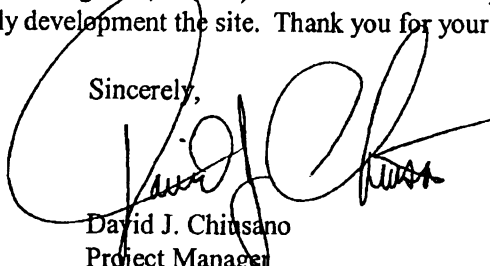
The New York State Department of Environmental Conservation (Department) has reviewed your April 17, 2007 letter which raises a concern on the potential negative impacts that an environmental easement may have on the anticipated closing and acquisition of the subject parcel by the Buffalo Urban Development Corporation (BUDC). Based upon review and consultation with the New York State Department of Health (NYSDOH), it is agreed that an environmental easement for the subject site will not be necessary.

While significant investigation and remediation of the site has occurred, it is still possible that some unidentified subsurface soil/fill contamination may be encountered outside the areas of remediation during future redevelopment and/or routine maintenance activities. In an effort to further protect human health and the environment, it is being recommended that the BUDC follow procedures established for soil handling included within the November 2006 Site Management Plan (SMP) for the adjacent Cobey, LLC Brownfield Site (C915202) to minimize the potential of impacted soils/fill being taken off site and used in residential areas. Although not legally required by an environmental easement, it is recommended that the site owner handle soils in accordance with Sections 2.1 (Excavation of On-Site Soil/Fill), 2.2 (Soil/Fill Sampling and Analysis Protocol), and 2.3 (Subgrade Material) of the SMP (applicable sections enclosed for reference).

Please be aware that any soil and/or fill that is being taken off site must be properly characterized and disposed of. When excavating soil/fill for subsequent deposition and/or relocation on site, the Site-Specific Action Levels established in Table 2-1 of the referenced SMP should be adhered to. It is important to note that all existing confirmatory soil data generated during remediation of the site in 2006 meet the Site-Specific Action Levels established in Table 2-1.

Future questions and/or clarifications on this subject matter should be directed to Marty Doster, Regional Hazardous Waste Remediation Engineer, at (716) 851-7220. We wish you only success in your future endeavors to economically development the site. Thank you for your time and attention.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'D. Chiusano', is written over the word 'Sincerely,'.

David J. Chiusano
Project Manager
Remedial Section A, Remedial Bureau E
Division of Environmental Remediation

Enclosure

cc: w/Enc. S. Bates/R. Fedigan - NYSDOH, Troy
M. Forcucci - NYSDOH, Buffalo

DJC/mj

bec: S. Ervolina
G. Harris
J. Harrington
M. Doster/D. Locey
D. Chiusano
K. Lewandowski/D. Moloughney
Dayfile

letter.hw915172.2007-06-05.ShenangoEasementNotNecessaryBUDC.wpd

ATTACHMENT 7

LISTING OF PREVIOUS SITE OPERATORS

Attachment 07- Listing of Previous Site Operators

Sonwil Distribution Center Buffalo Lakeside Commerce Park Site Brownfield Cleanup Program Application

Reasonable attempts were made to attain complete previous site owner contact information. In some cases, previous owners complete contact information was not available. The following table lists the previous property owners:

Former Darling Site (99 Tifft Street) (approx. 19.8 acres) – SBL # 132.15-1-2.111		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
Herbert F. Darling, Jr. 131 California Drive Williamsville, NY 14221 (716) 632-1125	Unknown to 2007	None
Former CSX Site (No known address) (approx. 17.2 acres) – No known SBL #		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
CSX Transportation Inc. c/o CSX Real Property Inc. - J915 301 West Bay Street, Suite 800 Jacksonville, Florida 32202-5184 904-633-4581 (fax)	Unknown to 2007	None
Former Shenango Steel Mold Site (1818 Fuhrmann Blvd) (approx. 7.7 acres) – SBL # 132.20-1-1		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
Sherland, Inc. 27 Forestview Drive Depew, NY 14043 (no known phone number)	Unknown	None

ATTACHMENT 8

LISTING OF PREVIOUS SITE OWNERS

Attachment 08- Listing of Previous Site Owners

Sonwil Distribution Center Buffalo Lakeside Commerce Park Site Brownfield Cleanup Program Application

Reasonable attempts were made to attain complete previous site owner contact information. In some cases, previous owners complete contact information was not available. The following table lists the previous property owners:

Former Darling Site (99 Tiftt Street) (approx. 19.8 acres) – SBL # 132.15-1-2.111		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
Herbert F. Darling, Jr. 131 California Drive Williamsville, NY 14221 (716) 632-1125	Unknown to 2007	None
Former CSX Site (No known address) (approx. 17.2 acres) – No known SBL #		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
CSX Transportation Inc. c/o CSX Real Property Inc. - J915 301 West Bay Street, Suite 800 Jacksonville, Florida 32202-5184 904-633-4581 (fax)	Unknown to 2007	None
Former Shenango Steel Mold Site (1818 Fuhrmann Blvd) (approx. 7.7 acres) – SBL # 132.20-1-1		
Current Owner	Years	Relationship to applicant
Buffalo Urban Development Corporation 275 Oak St. Buffalo, NY 14203 (716) 856-6525	2007	None
Previous Owner	Years	Relationship to applicant
Sherland, Inc. 27 Forestview Drive Depew, NY 14043 (no known phone number)	Unknown	None

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 9

CONTACT LIST INFORMATION

Sonwil Distribution Center - Buffalo Lakeside Commerce Park Site
New York State Department of Environmental Conservation
Brownfield Cleanup Program Application

Adjacent and Nearby Property Owners							
Property Address		Owner 1		Mailing Address			
No.	Street	Name	No.	Street	City	State	Zip
5	City Line	ECIDA	714	Ridge Rd	Lackawanna	NY	14218
7	City Line	NYSDOT			Albany	NY	14220
9	City Line	Tomasello Contracting	2	North Steelawanna	Lackawanna	NY	14218
4	Buffalo RR South	City of Buffalo	2501	City Hall	Buffalo	NY	14202
2441	South Park	City of Buffalo	511	City Hall	Buffalo	NY	14202
91	Tift St	Niagara Mohawk Power Corp	300	Erie Blvd West - Bldg	Syracuse	NY	13202
94	Tift St	Niagara Mohawk Power Corp	300	Erie Blvd West - Bldg	Syracuse	NY	13202
199	Tift St	Niagara Mohawk Power Corp	300	Erie Blvd West - Bldg	Syracuse	NY	13202
400	Tift St	Niagara Frontier	181	Ellicott St	Buffalo	NY	14203
401	Tift St	Niagara Frontier	181	Ellicott St	Buffalo	NY	14203
410	Tift St	City of Buffalo	2501	City Hall	Buffalo	NY	14202
420	Tift St	City of Buffalo	2501	City Hall	Buffalo	NY	14202
558	Tift St	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101
627	Tift St	Fox, LLC		P.O. Box 209	Model City	NY	14107
637	Tift St	Skyway Auto Parts, Inc.	637	Tift St	Buffalo	NY	14220
665	Tift St	Fox, LLC		P.O. Box 209	Model City	NY	14107
667	Tift St	Process Welding	667	Tift St	Buffalo	NY	14220
106	Abby	Adrian Realty Co	500	Water St	Jacksonville	FL	32202
193	Abby	Hopkins Tift Realty Corp	110	Hopkins	Buffalo	NY	14220
302	Abby	City Buffalo Perfecting	2501	City Hall	Buffalo	NY	14202
38	Hopkins	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101
40	Hopkins	Mazurek, Henry Jr.	541	Girdle Rd	East Aurora	NY	14052
42	Hopkins	Mazurek, Henry Jr.	541	Girdle Rd	East Aurora	NY	14052
88	Hopkins	Pravia Holding Corp	88	Hopkins	Buffalo	NY	14220
90	Hopkins	City of Buffalo	90	Hopkins	Buffalo	NY	14220
110	Hopkins	Niagara Cold Drawn Corp	110	Hopkins	Buffalo	NY	14220
180	Hopkins	Buzzard Corp	4	International Dr	Rye Brook	NY	10573

Sonwil Distribution Center - Buffalo Lakeside Commerce Park Site
New York State Department of Environmental Conservation
Brownfield Cleanup Program Application

Adjacent and Nearby Property Owners									
Property Address		Owner 1		Mailing Address					
No.	Street	Name	No.	Street	City	State	Zip		
242	Hopkins	LaFarge Corporation	2255	Bailey Ave	Buffalo	NY	14211		
248	Hopkins	LaFarge Corporation	2255	Bailey Ave	Buffalo	NY	14211		
250	Hopkins	Fox, LLC		P.O. Box 209	Model City	NY	14107		
264	Hopkins	Fox, LLC		P.O. Box 209	Model City	NY	14107		
266	Hopkins	Fox, LLC		P.O. Box 209	Model City	NY	14107		
268	Hopkins	Process Welding	667	Tift St	Buffalo	NY	14220		
346	Hopkins	Jakubik, Bernard A	1862	South Park Ave	Buffalo	NY	14220		
2	Fuhrmann	City Buffalo Perfecting	323	City Hall	Buffalo	NY	14202		
3	Fuhrmann	Con-Rail		P.O. Box 8499	Philadelphia	PA	19103		
4	Fuhrmann	City of Buffalo	323	City Hall	Buffalo	NY	14202		
1484	Fuhrmann	Niagara Frontier	181	Ellicott St	Buffalo	NY	14203		
1515	Fuhrmann	South End Marina Corp	1515	Fuhrmann	Buffalo	NY	14203		
1699	Fuhrmann	Niagara Frontier	181	Ellicott St	Buffalo	NY	14203		
1751	Fuhrmann	St Lawrence Cement Co	3	Columbia Circle	Albany	NY	12203		
1755	Fuhrmann	The People of the	1755	Fuhrmann	Buffalo	NY	14203		
1775	Fuhrmann	St Lawrence Cement Co	3	Columbia Circle	Albany	NY	12203		
1825	Fuhrmann	Gateway Trade Center Inc	2544	Clinton St	West Seneca	NY	14224		
47	Marilla	LTV Steel Company Inc		P.O. Box 6778	Cleveland	OH	44101		
50	Marilla	LTV Steel Company Inc		P.O. Box 6778	Cleveland	OH	44101		
105	Marilla	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101		
107	Marilla	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101		
109	Marilla	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101		
226	Marilla	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101		
228	Marilla	City of Buffalo	228	Marilla	Buffalo	NY	14220		
230	Marilla	Republic Steel Corp		P.O. Box 6778	Cleveland	OH	44101		

Attachment 09

Contact List Information

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application**

CONTACT LIST

The following is the contact list information for the subject property.

New York State Contacts:

Director Abby Snyder
NYSDEC, Region 9
270 Michigan Avenue
Buffalo, NY 14203

Mr. Martin Doster
NYSDEC, Region 9
270 Michigan Avenue
Buffalo, NY 14203

Mr. David Locey
NYSDEC, Region 9
270 Michigan Avenue
Buffalo, NY 14203

Ms. Meaghan Boice-Green
NYSDEC, Region 9
270 Michigan Ave.
Buffalo, N.Y 14203

Ms. Megan Gollwitzer
NYSDEC, Region 9
270 Michigan Ave.
Buffalo, N.Y 14203

Community Outreach File
NYSDEC, Region 9
270 Michigan Ave.
Buffalo, N.Y 14203

Mr. Cameron O'Connor
NYSDOH
584 Delaware Avenue
Buffalo, NY 14202

Mr. Matt Forcucci
NYSDOH
584 Delaware Avenue
Buffalo, NY 14202

Senator William Stachowski
58th District, N.Y.S. Senate
2030 Clinton Street
Buffalo, NY 14206

Senator Charles Schumer
U.S. Senate, Suite 660
130 South Elmwood Avenue
Buffalo, NY 14202

The Honorable Brian M. Higgins
Congressional District 27
726 Exchange Street, Suite 601
Buffalo, NY 14210

Senator Hillary Rodham-Clinton, US Senate
Larkin Building, Suite 511
726 Exchange Street
Buffalo, NY 14210

Attachment 09

Contact List Information

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application**

Assemblyman Mark J.F. Schroeder
District 145
2019 Seneca St.
Buffalo, NY 14210

Assemblyman Jack Quinn
District 146
3812 South Park Ave.
Buffalo, NY 14219

Erie County Contacts:

Mr. Timothy Kennedy
Legislator-District 2
1928 South Park Ave.
Buffalo, NY 14220

Commissioner Anthony Billittier
Erie Co. Health Dept., Rm 931
95 Franklin Street
Buffalo, NY 14202

Mr. Peter Camaratta
Erie County Industrial Development
Agency
275 Oak Street
Buffalo, NY 14203

Honorable Joel Giambra
Erie County Executive
95 Franklin Street
Buffalo, NY 14202

Commissioner Andrew Eszak
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Mr. Paul Kranz
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Mr. Christopher S. Pawenski
Erie County Dept. of Env. and Planning
Rath County Office Building
95 Franklin Street, Room 1056
Buffalo, NY 14202

Daniel Kozub
Erie County Legislator – District 1
609 Ridge Road
Lackawanna, New York 14218

City of Buffalo Contacts:

Mayor Byron W. Brown
City Hall
Buffalo, NY 14202

Zoning Board:

James Lewis, III – Chairman
Room 1801, City Hall
Buffalo, NY 14202

Attachment 09

Contact List Information

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application**

Supplier of Potable Water:

Erie County Water Authority
350 Ellicott Square Building
295 Main Street
Buffalo, NY 14203

Local News Media:

The Buffalo News
1 News Plaza
Buffalo, NY 14240

WKBW-TV
7 Broadcast Plaza
Buffalo, NY 14202

WBEN News Radio 930
Entercom Radio of Buffalo
500 Corporate Pkwy
Suite 200
Buffalo, NY 14226

News Director
WGRZ TV Channel 2
259 Delaware Avenue
Buffalo, NY 14202

News Director
WIVB TV Channel 4
2077 Elmwood Avenue
Buffalo, NY 14207

News Director
Time Warner
795 Indian Church Road
West Seneca, NY 14224

News Director
WB 49
699 Hertel Avenue, Suite 100
Buffalo, NY 14207

Mark Scott, News Director
WBFO 88.7/WOLN 91.3
3435 Main Street
Buffalo, NY 14214-3001

Attachment 09

Contact List Information

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application**

News Director
Infinity Radio
14 Lafayette Square #1300
Buffalo, NY 14203-1913

News Director
Citadel Communications
50 James E Casey Dr
Buffalo, NY 14206-2367

Jim Ranney, News Director
WNED 94.5/970 AM
PO Box 1263
Buffalo, NY 14240-1263

Annemarie Franczyk
Business First of Buffalo, Inc.
465 Main Street
Buffalo, NY 14203-1793

Editor
Challenger
1303 Fillmore Avenue
Buffalo, NY 14211-1205

Editor
Pennysavers
49 E Main Street
Springville, NY 14141-1245

Editor
South Buffalo News
2703 S Park Avenue
Buffalo, NY 14218-1511

Editor
ARTVOICE
810 Main Street
Buffalo, NY 14202

Document Repository (see Attachment 10):

Buffalo & Erie County Public Library
Dudley Branch
2010 South Park Ave.
Buffalo, NY 14220

Attachment 09

Contact List Information

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program Application**

Nearby Schools:

South Park High School
155 Southside Pkwy
Buffalo, NY 14304
Attn: Ms. Patricia Thomas

St Hyacinth Head Start
257 Ridge Rd
Lackawanna, NY 14218
Attn: Sue Fumanti, Director

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 10

DOCUMENT REPOSITORY CONFIRMATION LETTER

August 14, 2007

Ms. Claudia Yates, Branch Manager
Buffalo & Erie County Public Library
Dudley Branch
2010 South Park Avenue
Buffalo, New York 14220

Re: Document Repository Copy
Sonwil Distribution Center
Buffalo Lakeside Commerce Park Site
Brownfield Cleanup Program

Dear Ms. Yates:

Per our telephone conversation, thank you for agreeing to the Dudley Branch acting as the document repository for the above-referenced site.

Please contact us if you have any questions or require additional information

Sincerely,
TurnKey Environmental Restoration, LLC

Lori E. Riker, P.E.
Senior Project Engineer

c: File: 0131-001-200

ATTACHMENT 11

ENVIRONMENTAL FACTORS AND HISTORIC LAND USE CONSIDERATIONS

Attachment 11

Environmental Factors & Historic Land Use Considerations

Sonwil Distribution Center Buffalo Lakeside Commerce Park Brownfield Cleanup Program Application

INTRODUCTION

The following provides a brief summary of the Site:

- There are no State or Federal wetlands on the Site (see Figure 11-1).
- The Site is located within a predominantly historical urban-developed area. The Site is surrounded by multiple environmental sites (see Figure 12-2).
- There are no threatened or endangered species listed at the Site.

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 12

NEARBY LAND USE AND ENVIRONMENTAL SITES MAPS

Attachment 12
Surrounding Land Use Description

Sonwil Distribution Center
Buffalo Lakeside Commerce Park
Brownfield Cleanup Program Application

SURROUNDING LAND USE DESCRIPTION

The Sonwil BCP Site is located in an underused and former heavy industrial area near the southern boundary of the City of Buffalo (see Figure 12-1). The Site is surrounded by current and former heavy industrial sites, NYSDEC Inactive Hazardous Waste Sites, NYSDEC Petroleum Spill Sites, and other Brownfield Cleanup Program Sites (see Figure 12-2).

Properties adjacent to the Site include several vacant industrial properties and a railroad corridor. Union Ship Canal is located to the southwest of the Site (see Figure 12-1).

The surrounding land-use is mixed use, including vacant land, industrial, public service, conservation/park area, and railroad corridors. Tifft Nature Preserve and a public park are located to the north of Tifft Street in close proximity to the Site (see Figure 12-1).

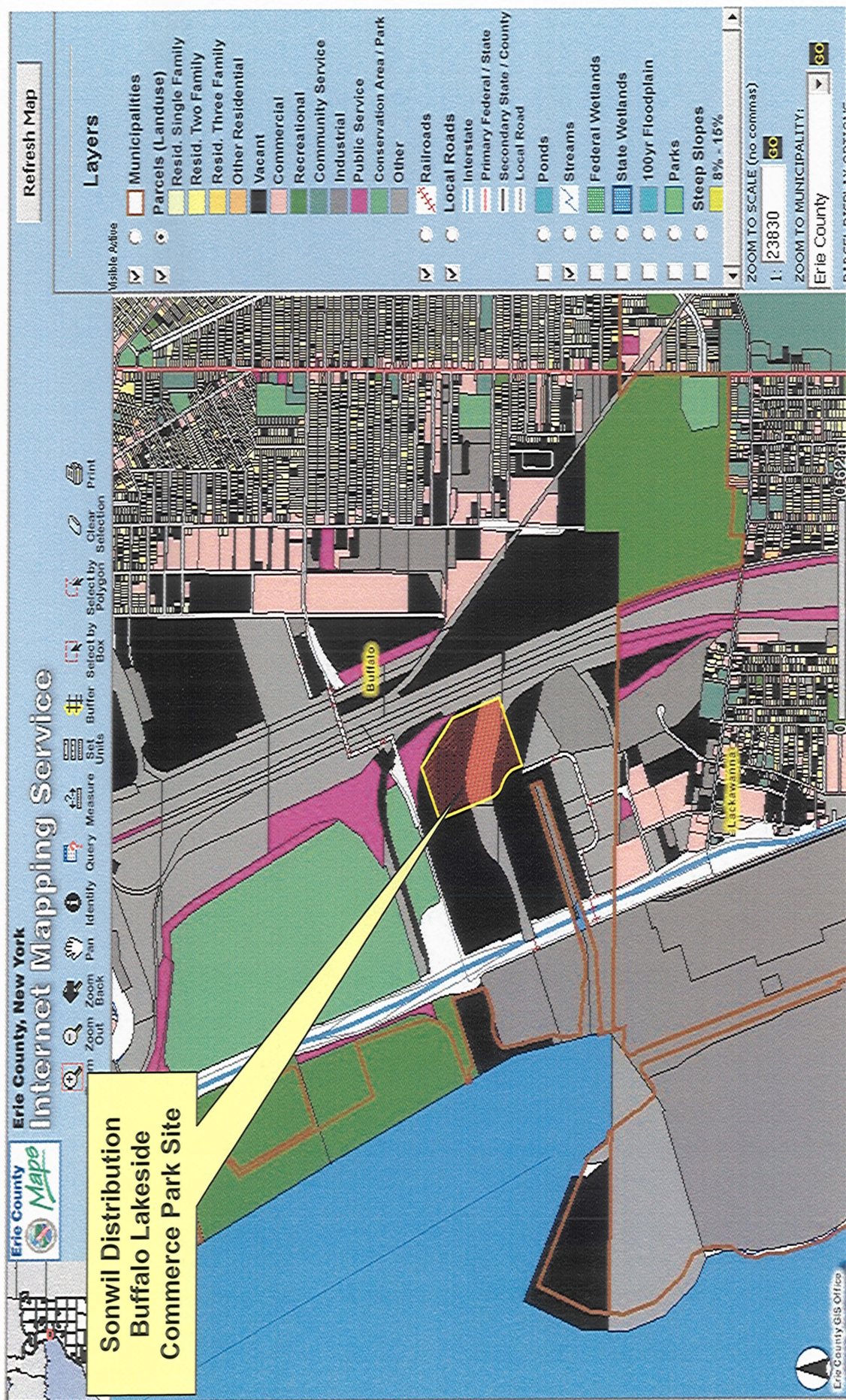


FIGURE 12-1

NEARBY LAND USE MAP
 BROWNFIELD CLEANUP PROGRAM APPLICATION
 BUFFALO LAKESIDE COMMERCE PARK
 BUFFALO, NEW YORK

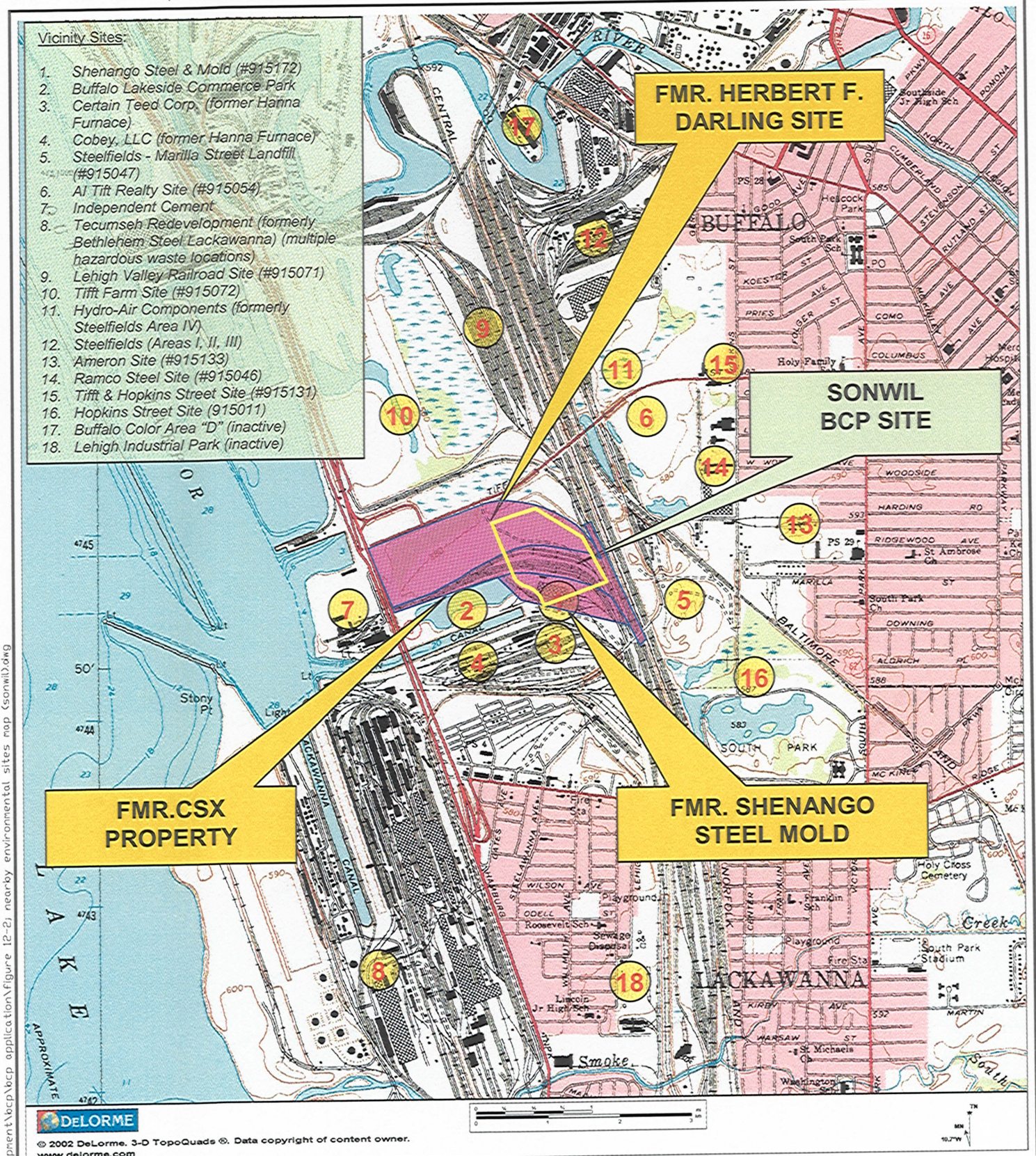
PREPARED FOR
 SONWIL DISTRIBUTION

726 EXCHANGE STREET
 SUITE 624
 BUFFALO, NEW YORK 14210
 (716) 856-0635



PROJECT NO.: 0131-001-200
 DATE: AUGUST 2007
 DRAFTED BY: BCH

FIGURE 12-2



726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-635

NEARBY ENVIRONMENTAL SITES MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

BUFFALO LAKESIDE COMMERCE PARK
BUFFALO, NEW YORK

PREPARED FOR
SONWIL DISTRIBUTION

PROJECT NO.: 0131-001-200

DATE: AUGUST 2007

DRAFTED BY: BCH

**SONWIL DISTRIBUTION CENTER – BUFFALO LAKESIDE COMMERCE PARK SITE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM APPLICATION**

ATTACHMENT 13

GROUNDWATER VULNERABILITY ASSESSMENT

Attachment 13

Groundwater Vulnerability Assessment

**Sonwil Distribution Center
Buffalo Lakeside Commerce Park
Brownfield Cleanup Program Application**

A Phase II Environmental Site Investigation completed in 2006 showed groundwater impacted with heavy metals and elevated pH, apparently as a result of historic fill materials and/or past use of the Site as a rail yard.

Municipal potable water service is provided on-site and off-site by the Erie County Water Authority.

GROUNDWATER FLOW/RECHARGE

Regional groundwater appears to generally flow west and northwest toward Lake Erie. Groundwater gauging also indicates that the Union Ship Canal located south of the Site influences groundwater flow. Additionally, a nearby wetland may influence groundwater flow and recharge.

During the 2006 Phase II Environmental Investigation, groundwater was encountered on-site from approximately 1 to 4 feet below ground surface and was estimated to flow northwest toward the northern wetland and south/southwest toward the Union Ship Canal.

RECOMMENDATIONS

Further work is required to supplement the existing groundwater quality data. Additional wells to refine the groundwater flow patterns, discharge rates, and the water quality will be needed.

ATTACHMENT 14

DESCRIPTION OF SITE GEOGRAPHY/GEOLOGY

Attachment 14

Description of Site Geography/Geology

Sonwil Distribution Center Buffalo Lakeside Commerce Park Brownfield Cleanup Program Application

ECOLOGICAL SETTING

A majority of the Site is generally covered with slag, gravel, and vegetation.

The Site is located within the Erie-Niagara River basin. Viable aquatic habitats in the vicinity of the Site include wetlands (approximately 100 ft. north and east), Union Ship Canal (approximately 300 ft. southwest), and Lake Erie (approximately 1/2 mile west).

DEMOGRAPHY AND LAND USE

The Site is located in highly developed urbanized area of the City of Buffalo, Erie County, NY. The Site is currently owned by the Buffalo Urban Development Corporation. Land use surrounding the Site includes primarily industrial and vacant properties (see Figure 12-1).

REGIONAL GEOLOGY & HYDROGEOLOGY

The Site is located within the Erie-Ontario lake plain physiographic province, which is typified by little topographic relief and gentle slope toward Lake Erie, except in the immediate vicinity of major drainageways (USDA, 1978). The surficial geology of the Lake Erie Plain consists of a thin glacial till (if present), glaciolacustrine deposits, recent alluvium, and the soils derived from these deposits.

Surface soils within the City are characterized as urban land with level to gently sloping land in which 80 percent or more of the soil surface is covered by asphalt, concrete, buildings, or other impervious structures (USDA, 1978) typical of an urban environment. The presence of overburden fill material is widespread and common throughout the City of Buffalo.

Based on the bedrock geologic map of Erie County (Buehler and Tesmer, 1963), the Site is situated over Onondaga Formation of the Middle Devonian Series. The Onondaga Formation is comprised of a varying texture from coarse to very finely crystalline with a dark gray to tan color and chert and fossils within. The unit has an approximated thickness of 110 to 160 feet.

Attachment 14

Description of Site Geography/Geology

Sonwil Distribution Center Buffalo Lakeside Commerce Park Brownfield Cleanup Program Application

SITE GEOLOGY/HYDROGEOLOGY

The geology at the Site is generally described as non-native slag fill materials overlying silty clay. The fill materials consist of slag (light gray, dark gray, black/blue and/or gray/blue) at depths ranging from approximately 6 to 10 feet below ground surface (fbgs). Native materials, consisting of silty clay with traces of fine sand and gravel, were encountered ranging from approximately 0.5 to 16 fbgs. Bedrock was not encountered during previous investigations.

During the 2006 Phase II Environmental Investigation, groundwater was encountered on-site from approximately 1 to 4 feet below ground surface and was estimated to flow northwest toward the northern wetland and south/southwest toward the Union Ship Canal.

The subject property does not have federal or NY-state listed wetlands on-site.