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# PERIODIC REVIEW REPORT

**MARCH 11, 2022 TO MARCH 11, 2023**

**3 GATES CIRCLE SITE  
(BCP SITE No. C915272)**

**BUFFALO, NEW YORK**

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April 2023

0309-021-001-010-006

Prepared for:

**Lancaster Square Holdings LLC**

Prepared By:



Benchmark Civil/Environmental Engineering & Geology, PLLC  
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In association with:



TurnKey Environmental Restoration, LLC  
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# PERIODIC REVIEW REPORT

March 11, 2022 to March 11, 2023

3 Gates Circle Site (C915272)

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# **PERIODIC REVIEW REPORT**

**March 11, 2022 to March 11, 2023**

**3 Gates Circle Site (C915272)**

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## 1.0 INTRODUCTION

Benchmark Civil/Environmental Engineering and Geology, PLLC (Benchmark), in association with TurnKey Environmental Restoration, LLC (TurnKey) has prepared this Periodic Review Report (PRR) to summarize the post-remedial status of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) 3 Gates Circle Site, Site No. C915272, located in the City of Buffalo, Erie County, New York (see Figure 1). The 3 Gates Circle Site has been subdivided as described in Section 1.1 and currently has three (3) owners: Lancaster Square Holdings LLC, Episcopal Church Home and Affiliates Life Care Community, Inc. d/b/a Canterbury Woods, and 1277 Delaware LLC.

This PRR has been prepared in accordance with the NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* (May 2010; Ref. 1); the NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been prepared for the Site. This PRR and the associated IC/EC Form (see Appendix A) have been completed for the post-remedial period from March 11, 2022 to March 11, 2023. Site photographs are included as Appendix B.

### 1.1 Site Background

Gates Circle Holdings, LLC (GCH) entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC on March 19, 2013, amended in January 2015, to investigate and remediate the approximate 6.87-acre Site formerly located at 3 Gates Circle (address changes and subdivisions are discussed later in this section), in the City of Buffalo, County of Erie, New York. BCP site activities were performed in accordance with Brownfield Cleanup Agreement (BCA) Index#C915272-02-13.

The Site is located in the County of Erie, New York and is identified as a portion of Block 4 and Lot 1 on the City of Buffalo Tax Map # 89.79 per Erie County Tax Map records. The Site is bounded by Lafayette Street and Gates Circle to the north, commercial buildings and a parking ramp to the south, Linwood Avenue to the east, and Delaware Avenue to the west (see Figures 1 and 2).

The Site operated as a commercial/medical facility dating back to the early 1900s and continuing until March 2012. When the facility closed, 13 interconnected buildings covered



most of the Site. These buildings were primarily used for patient care and hospital administration operations, but included other supporting facilities (i.e., laboratories, research facilities, staff housing, auditorium, and a kitchen). The Power Plant located on the southeast corner of the property contained boilers, cooling towers, backup generators, and a maintenance area for buildings and grounds equipment. The Power Plant was connected to the main campus via an underground tunnel. The historic backup generator and boiler fuel underground storage tanks (USTs) were located proximate to the former Power Plant.

After the remedial investigation and remedial activities were completed under the BCP (further discussed in Section 1.2) but prior to the start of redevelopment, five (5) buildings were demolished as well as portions of 3 other buildings. On May 10, 2016, 1.35 acres of the 6.87 acres Site was sold by GCH to Episcopal Church Home and Affiliates Life Care Community, Inc. d/b/a Canterbury Woods (Canterbury Woods, see Figure 2). The 1.35-acre area located in the northwestern portion of the Site was redeveloped as an assisted living facility. The southern and eastern portions of the Site are still awaiting redevelopment and five (5) former Millard Fillmore hospital buildings remain in the northeastern portion. Two (2) new roadways, the Lancaster Avenue Extension and Lafayette Connector were constructed and are substantially complete (see Figure 2).

In March 2017, the remaining 5.55-acre parcel owned by GCH was subdivided (see Figure 2) and the ownership transferred to Montante/Morgan Gates Circle LLC (M/MGC). Notice of Transfer of Certificate of Completion was filed with the Erie County Clerk's Office on May 3, 2017.

In June 2019, a Quit Claim Deed was filed with Erie County Clerk's Office to address a discrepancy with the legal description between 1285 Delaware and 1275 Delaware Avenue, to the south. The small 0.03-acre parcel (now addressed 1279 Delaware Avenue) was transferred 1277 Delaware LLC.

In October 2022, the 1299 Delaware Avenue parcel (SBL# 89.79-4-1.6) was conveyed from M/MGC to Canterbury Woods. Notice of Transfer of Certificate of Completion was filed with the Erie County Clerk's Office on November 10, 2023 (see Appendix C).

In December 2022, 865 Lafayette Avenue (SBL# 89.79-4-1.2), 630 Linwood Avenue (SBL# 89.79-4-1.3), 1291 Delaware Avenue (SBL# 89-79-4-1.4), and 1285 Delaware Avenue (SBL# 89.79-4-1.52) were conveyed from M/MGC to Lancaster Square Holdings LLC

(LSH). Notice of Transfer of Certificate of Completion was filed with the Erie County Clerk's Office on December 29, 2022 (see Appendix D).

The table below identifies the new property addresses, associated SBL Numbers, acreage, and owner information.

Address	SBL Number	Acreage	Owner
1 Gates Circle	89.79-4-1.1	1.37	Episcopal Church Home and Affiliates Life Care Community, Inc.
1279 Delaware Ave	89.79-4-1.51	0.03	1277 Delaware LLC
1285 Delaware Ave	89.79-4-1.52	1.95	LSH
1291 Delaware Ave	89.79-4-1.4	0.77	LSH
1299 Delaware Ave	89.79-4-1.6	0.27	Episcopal Church Home and Affiliates Life Care Community, Inc.
865 Lafayette Ave	89.79-4-1.2	0.47	LSH
630 Linwood Ave	89.79-4-1.3	2.01	LSH

## 1.2 Remedial History

In August 2008, the two (2) No. 6 fuel oil USTs associated with the Power Plant were removed along with accessible contamination (approximately 962 tons). Due to the presence of impacts beneath the Power Plant foundation, a groundwater remediation system was installed to collect and pretreat perched groundwater impacted by No. 6 fuel oil.

A Remedial Investigation (RI) was performed as part of the BCP in October 2014 to characterize the nature and extent of contamination at the Site. The results of the RI are described in detail in the Remedial Investigation/Alternatives Analysis (RI/AA) Report (Ref. 2). Generally, the RI determined the following contaminants of concern (COCs) in Site soil/fill were present: polycyclic aromatic hydrocarbons (PAHs), mercury, and No. 6 fuel oil. Groundwater was not identified as a concern.

The RI/AA Report recommended remediation of five (5) areas, with cover system placement recommended as the final remedial measure under a Restricted-Residential Track 4 Cleanup approach. Additional requirements included development and adherence to a Site Management Plan (SMP, Ref. 3) and filing of an Environmental Easement to restrict use of the property to restricted residential, commercial, and industrial applications and to place other limitations on post-redevelopment activities.

Remedial activities completed at the Site were conducted in accordance with the IRM Work Plan (Ref. 4) dated January 29, 2015 and the Decision Document (Ref. 5) dated May 28, 2015. The remedial program was successful in achieving the remedial objectives for the Site. An Environmental Easement restricting end use of the Site and enforcing adherence to the SMP was recorded in October 2015. The remedial activities were documented in the Final Engineering Report (FER, Ref. 6) dated November 2015. The Site received its Certificate of Completion (COC) on December 10, 2015. The following remedial activities were completed at the Site:

- Approximately 635 tons of SVOC-impacted soil/fill was removed from three (3) locations in the central and southern central portions of the Site. The three (3) excavations had horizontal dimensions ranging from 25 to 50 ft and were advanced to depths of 3 to 4.5 fbg.
- Approximately 191 tons of mercury-impacted soil/fill was removed from one (1) location in the southern central portion of the Site. The 40 by 40 ft excavation was completed to a depth of approximately 3 fbg. An additional 30 by 20 ft excavation was completed from approximately 3 to 6 fbg in the southern/central portion of the larger mercury excavation where black petroleum-like globules and odors were observed.
- Approximately 2,434 tons of No. 6 fuel oil-impacted (grossly impacted) soil/fill and stone was removed from beneath the former Power Plant building after its partial demolition. The 150 by 75 ft excavation was completed to depths ranging from 1 to 5 feet below the former basement floor slab (approximately 16 to 20 fbg), based on the thickness of the impacted bedding stone. The native clay soil did not appear to have been impacted by the No. 6 fuel oil due to the low permeability of the clay and high viscosity of the fuel oil.
- After the RI/AA was completed, NYSDEC requested additional soil/fill samples from the greenspace areas to remain as part of the cover system. SVOCs (specifically PAHs) only were detected above their respective Restricted Residential Soil Cleanup Objectives (RRSCOs) in five (5) of the six (6), 0 to 6-inch topsoil samples collected. Topsoil excavations were completed in five (5) areas around the perimeter of the Site to a depth of 6-inches. Approximately 918

tons of SVOC-impacted topsoil was removed, disposed off-site, and replaced with 6-inches of 2-inch crusher run stone.

Upon receiving the COC, redevelopment activities commenced within the 1.35-acre parcel (1 Gates Circle) for construction of the Canterbury Woods 6-story assisted living facility. During redevelopment material was disposed off-site because the material contained solid waste and/or was impacted. The solid waste and/or impacted materials was generated from site redevelopment activities to establish subgrade in the northern portion of the Site.

The Canterbury Woods building has a footprint of approximately 21,480 square feet and provides hardscape cover in the form of concrete foundation and slab. Additional hardscape cover also consisted of six (6) elevated terraces, two (2) parking lots, and sidewalks around the building. A vegetated soil cover system was used in the non-hardscape areas of the 1.35-acre Canterbury Woods parcel. The vegetated soil cover system was constructed of a minimum of 2-feet of DER-10 compliant materials which consisted of 6-inches of imported topsoil or 9-inches of washed #2 stone overlying 18-inches to 15-inches of imported 2-inch crushed stone over a demarcation layer (orange mesh) to separate the cover system from existing Site soil/fill. The Canterbury Woods redevelopment activities were completed in August 2017.

M/MGC placed a final “top coat” asphalt layer on the Lafayette Avenue Connector, installed 1,750 square feet of side walk hardscape and placed 6-inches of imported topsoil to complete the final 2-foot cover of green space along the western side of the Lafayette Avenue Connector.

In July 2020, M/MGC replaced the top 6-inches of crushed stone of the cover system with 6-inches of NYSDEC-approved topsoil in an approximate 15-foot wide area along Delaware Avenue on the western portion of the Site, south of the Canterbury Woods property greenspace, at the City of Buffalo’s request. Topsoil (2 to 3-inches) was also placed on top of the crushed stone/existing soil cover system in an approximate 15-foot wide area along Lafayette Avenue (north end of Site) and Linwood Avenue (east end of Site) to promote vegetative growth. These activities were observed by Benchmark-TurnKey personnel to verify conformance with the SMP. Figure 3 identifies the updated cover system for the Site.

Some temporary beautification alterations were made in the southwestern portion of the Site in the vicinity of the asphalt cover/parking area (western portion of parcel addressed as 1285 Delaware Avenue) and in the western central portion of the Site (parcel addressed as 1299 Delaware Avenue). In August 2021, as shown on Figure 3, 3 to 4-inches of topsoil was placed and seeded around perimeter of the asphalt cover system for beautification purposes in western portion of the 1285 Delaware Ave parcel. The topsoil was placed on geotextile prior to placement. A portion of the asphalt surface was also resurfaced in this area. The beautification project is temporary as the redevelopment plans for the Site call for building(s) to be constructed in this area of the Site.

In October 2021, as shown on Figure 3, the 1299 Delaware Avenue parcel was also covered with 3 to 4 inches of topsoil as part of the beautification project. The concrete walkways present were removed as they were deteriorating and in poor condition. The concrete removed was staged on-Site in the western portion of the 630 Linwood Avenue parcel. The topsoil was placed on geotextile prior to placement. The beautification project is only temporary as the redevelopment plans for the Site call for building to be constructed in this area of the Site.

A total of approximately 300 cubic yards of topsoil was imported and placed in these areas in August and October 2021.

### **1.3 Compliance**

The Canterbury Woods redevelopment, the roadways, and the five (5) former Millard Fillmore hospital buildings still awaiting redevelopment are in compliance with the SMP, as the cover system is in place (see Figure 3). Areas that are to undergo redevelopment in the near future and will have its final cover established as part of the redevelopment are also shown on Figure 3.

### **1.4 Recommendations**

We recommend that the redevelopment activities continue to be conducted in accordance with the SMP and that the SMP be updated to include the redevelopment/cover system changes once they are completed.

## 2.0 SITE OVERVIEW

The Site was remediated under the BCP (as discussed in Section 1.2). The remediated property is subject to a comprehensive, site-wide SMP which identifies requirements for monitoring and maintenance of engineering and institutional controls and procedures for post-remedial excavation and related activities.

No redevelopment activities occurred at the Site within the March 11, 2022 to March 11, 2023 reporting period.

However, geotechnical borings were completed on 630 Linwood (2 borings) and 1285 Delaware Avenue (9 borings) in anticipation of upcoming redevelopment. The work was completed in March/April 2022 as outlined in the March 23, 2022 SMP Excavation Work notification that was submitted and approved by the Department. Appendix E contains the NYSDEC-approval of the SMP Excavation Work notification and Community Air Monitoring Data from the geotechnical work.

The area surrounding the Site has not significantly changed. A residential development was constructed across Linwood Avenue to the east of the Site at the corner of Linwood Avenue and Lafayette Avenue (2019) and the construction of the Gates Circle Townhomes across Delaware Avenue to the west along Gates Circle were completed in 2022.

### 3.0 REMEDY PERFORMANCE

A post-remedial site inspection involving a walk-over of the Site covered by this PRR was performed by Christopher Boron, P.G. on March 7, 2023 to visually observe and document the use of the Site for restricted residential, commercial, and/or industrial use, confirm absence of site groundwater use, inspect the cover system integrity, and verify conformance with other requirements under the SMP.

The site inspection completed during this reporting period indicates that areas of the Site not undergoing redevelopment are in compliance and functioning as intended in accordance with the SMP. LSH is planning to continue redevelopment activities on the Site in 2023.

The completed IC/EC Certification forms and site photographs taken during the inspection are included in Appendices A and B, respectively.

## 4.0 SITE MANAGEMENT PLAN

A site-wide SMP was prepared for the Site and approved by the Department in November 2015, revised January 2021. Key components of the SMP are described below.

### 4.1 Institutional and Engineering Control (IC/EC) Plan

Since remaining contaminated soil/fill exists beneath the site, Institutional Controls and Engineering Controls (IC/ECs) are required to protect human health and the environment. The Engineering and Institutional Control Plan describes the procedures for the implementation and management of all IC/ECs at the Site. At the time of the site inspection, the Site is compliant with all engineering and institutional control requirements with the exception of the areas slated for redevelopment as shown on Figure 3.

#### *4.1.1 Institutional Controls (ICs)*

The Site has a series of Institutional Controls in the form of site restrictions. Adherence to these Institutional Controls is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The property may be used for restricted residential; commercial, industrial uses, subject to local zoning laws;
- All ECs must be operated and maintained as specified in the SMP;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Operation, maintenance, monitoring, inspection, and reporting of the soil cover system shall be performed as defined in the SMP;
- Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement;



- Vegetable gardens and farming on the property are prohibited;

#### ***4.1.2 Engineering Controls (ECs)***

Engineering controls at the Site include:

- Cover System – Exposure to remaining contamination in soil/fill at the Site is prevented by a final cover system placed over the site. This cover system is comprised of a minimum of 24 inches of clean soil (with underlying demarcation layer), asphalt pavement, concrete-covered sidewalks, concrete basement building slabs, or crushed stone that was placed over the remedial excavation areas and/or to adjust grades at the Site. The cover system must be maintained in compliance with the SMP.

## **4.2 Excavation Work Plan**

An Excavation Work Plan (EWP) was included in the NYSDEC-approved SMP for the Site. The EWP provides guidelines for the management of soil/fill material during intrusive activities. Future intrusive work that will penetrate the cover or cap, or encounter or disturb the remaining contamination, including any modifications or repairs to the existing cover system, will be performed in compliance with the EWP.

As discussed in Section 2, an EWP Notification was submitted for the geotechnical soil borings that were completed in March/April 2022, as required by the EWP.

#### ***4.2.1 Site Redevelopment Activities***

No redevelopment activities occurred during the past reporting period.

However, as part of future development activities to occur, a geotechnical investigation was completed in March and April 2022 which consisted of two (2) soil borings on 630 Linwood Avenue and nine (9) borings on 1285 Delaware Avenue. Benchmark submitted a SMP Notification was submitted and approved NYSDEC (see Appendix E).

Benchmark provided oversight and community air monitoring during the work. The community air monitoring data are included in Appendix E, which did not indicate exceedances of the particulate or total volatile organic thresholds. No visual, olfactory, or

field screening evidence of impacts were observed during the borings. Soil spoils from the borings were returned to hole they were generated from with the exception of a small amount of fill material (less than 1 yard) which was placed with a stockpile of soil east of the along Lafayette Connector for future characterization and reuse.

#### ***4.2.2 Exported Materials***

No materials were exported from the Site during the past reporting period.

#### ***4.2.3 Imported Materials***

No materials were imported to the Site during the past reporting period.

### **4.3 Annual Inspection and Certification Program**

The Annual Inspection and Certification Program outlines requirements for certifying and attesting that the institutional controls and engineering controls employed on the Site are unchanged from the original design and/or previous certification. The Annual Certification includes a Site Inspection and completion of the NYSDEC's IC/EC Certification Form. The Site inspection is intended to verify that the IC/ECs are in place, effective, and performing as designed, that nothing has occurred that would impair the ability of the controls to protect the public health and environment, that nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls, and that access is available to the Site to evaluate continued maintenance of such controls.

Inspection of the Site was conducted by Mr. Christopher Boron, P.G. on March 7, 2023, a Qualified Environmental Professional (QEP) per 6NYCRR Part 375.12. At the time of the inspection, no construction activities were being performed. Existing cover systems (see Figure 3) are performing as intended. Upcoming redevelopment projects that disturb the existing cover system are subject to the NYSDEC-approved SMP.

No observable indication of intrusive activities was noted during the Site inspection beyond those described in Section 4.2. The assisted living building which was constructed utilizes the local municipal water supply, and no observable use of groundwater was noted during the Site inspection.

The completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form is included in Appendix A. A photographic log of the Site inspection is included in Appendix B.

#### **4.4 Operation, Monitoring and Maintenance Plan**

The remedy for the Site does not rely on any mechanical systems such as sub-slab depressurization or soil vapor extraction, to protect public health and the environment. Therefore, an Operation and Maintenance Plan is not required.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions for this reporting period and recommendations for the next reporting period are as follows:

- No redevelopment activities occurred during the past reporting period. Existing cover systems are performing as intended; therefore, the Site is compliant. Areas that are awaiting redevelopment and final cover system placement are fenced off from public access or temporarily covered with geofabric and topsoil.
- If redevelopment activities involving cover system modification or import/export of soil or stone materials occur in the next reporting period they will be subject to the SMP. In areas subject to redevelopment, Site access will be restricted via construction fencing and will be limited to authorized construction personnel.

The following modifications are recommended for the Site:

- No modifications are recommended at this time.

## 6.0 DECLARATION/LIMITATION

Personnel under direct supervision of Benchmark conducted the annual site inspection for BCP Site No. C915272, located in Buffalo, New York, according to generally accepted practices. This report complied with the scope of work provided to LSH by Benchmark.

This report has been prepared for the exclusive use of the LSH. The contents of this report are limited to information available at the time of the site inspection. The findings herein may be relied upon only at the discretion of LSH. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of Benchmark.

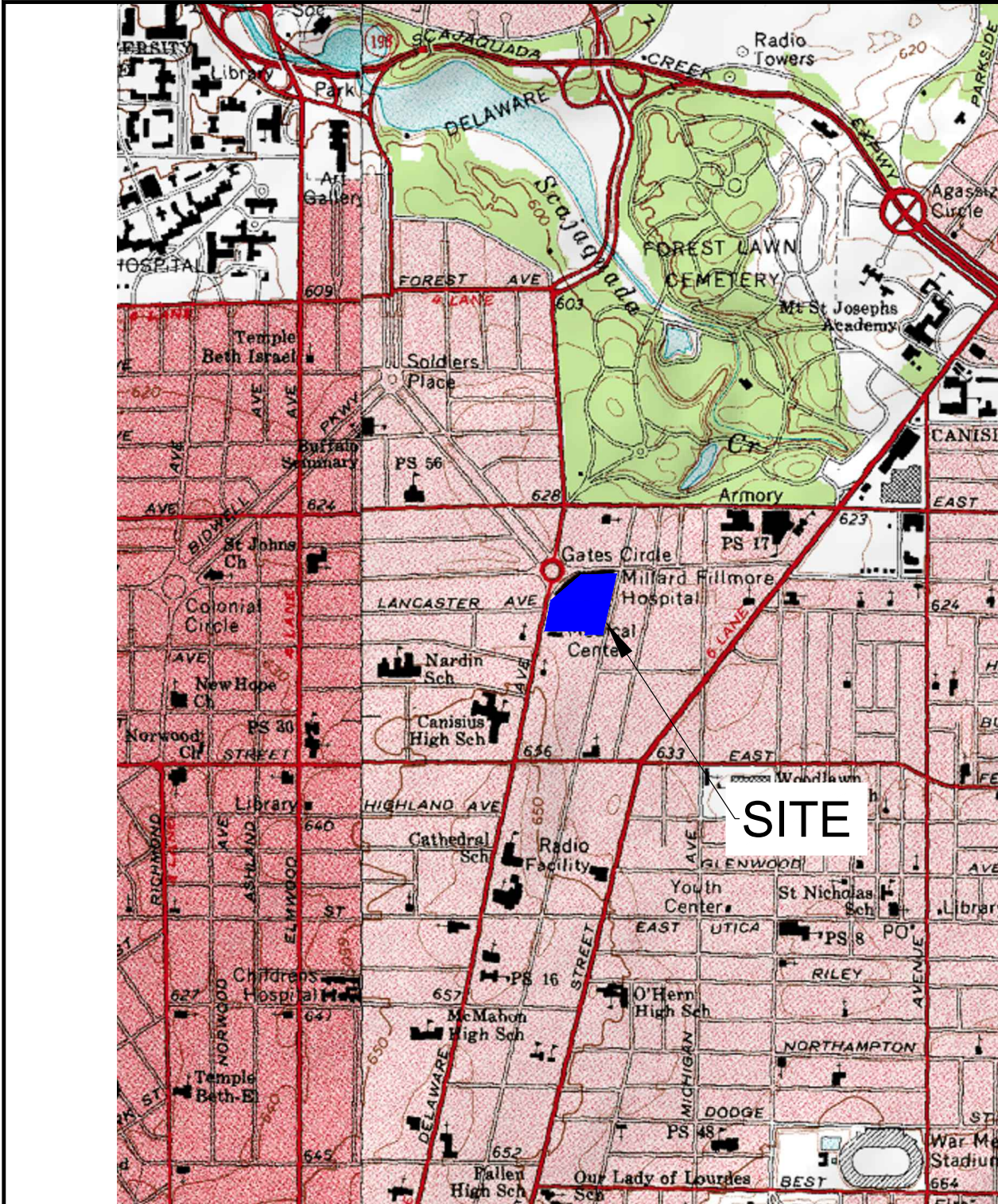
## 7.0 REFERENCES

1. New York State Department of Environmental Conservation. *DER-10; Technical Guidance for Site Investigation and Remediation*. May 2010.
2. *Remedial Investigation/ Alternatives Analysis Report, 3 Gates Circle Site, BCP Site No. C915272, Buffalo, New York*, dated February 2015, revised May 2015, prepared by Benchmark Environmental Engineering & Science, PLLC.
3. *Site Management Plan, 3 Gates Circle Site, Erie County, Buffalo, New York, NYSDEC Site No. C915272*, dated November 2015, revised January 2021, prepared by Benchmark Environmental Engineering & Science, PLLC.
4. *3 Gates Circle BCP Site (C915272), Interim Remedial Measure Work Plan*, dated January 29, 2015, prepared by Benchmark Environmental Engineering & Science, PLLC.
5. *Remedial Investigation/ Alternative Analysis Report & Decision Document, 3 Gates Circle, Site ID No. C915272, Buffalo, Erie County*, dated May 28, 2015, prepared by New York State Department of Environmental Conservation.
6. *Final Engineering Report, 3 Gates Circle Site, BCP Site No. C915272, Buffalo, New York*, dated November 2015, prepared by Benchmark Environmental Engineering and Science, PLLC.

## FIGURES



FIGURE 1



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

PROJECT NO.: 0309-014-001

DATE: APRIL 2023

DRAFTED BY: CMC/RFL

## SITE LOCATION AND VICINITY MAP

PERIODIC REVIEW REPORT

3 GATES CIRCLE SITE  
BCP SITE NO. C915272  
BUFFALO, NEW YORK

PREPARED FOR

LANCASTER SQUARE HOLDINGS LLC

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F:\CAD\Benchmark\Gates Circle Holdings\PRR 2023\Figure 2\_Site Layout\PRR2023.dwg, 5/8/2023 9:16:55 AM, DWG To PDF.p3

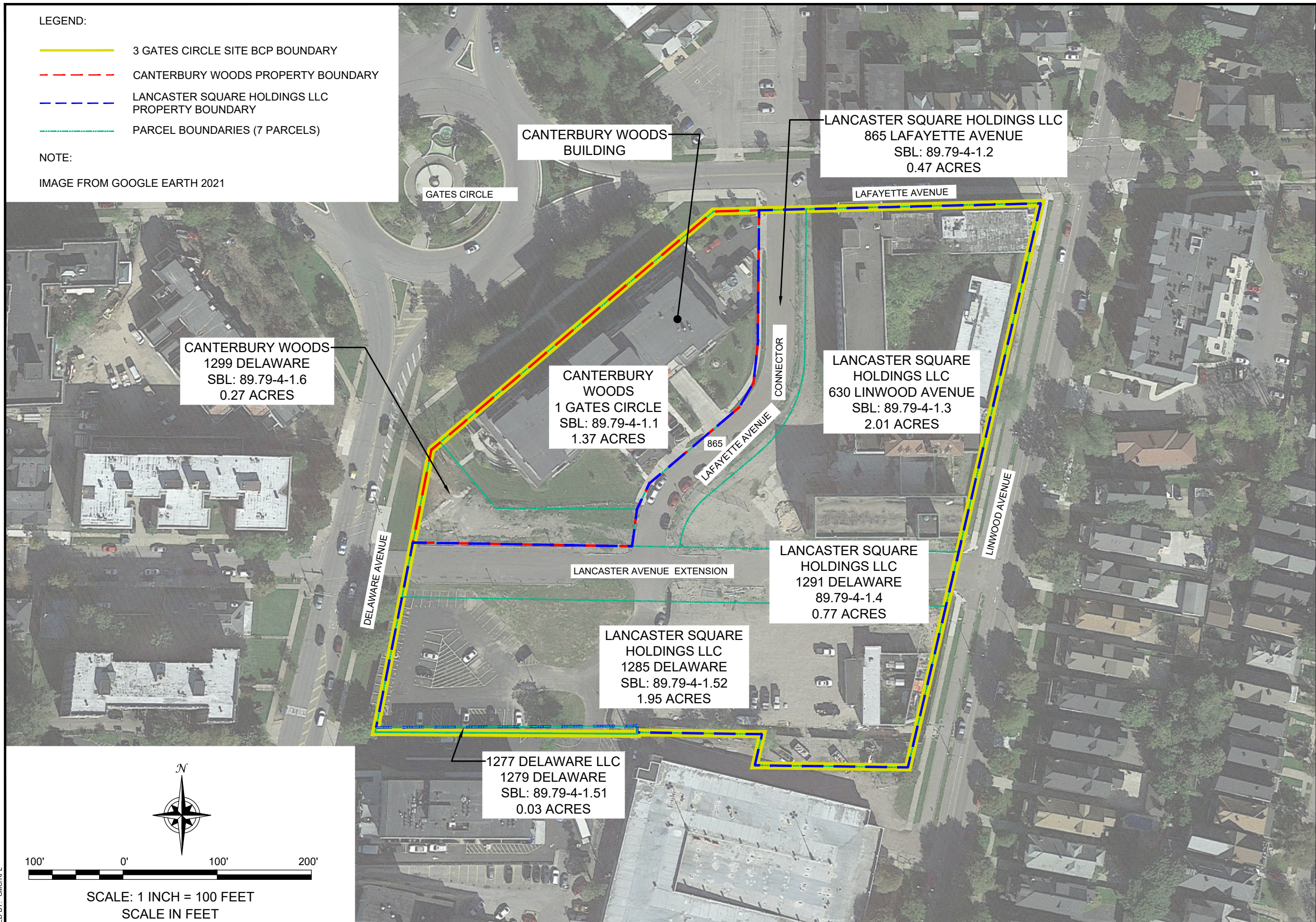
DATE: MAY 2023  
DRAFTED BY: CMCR/RL

LEGEND:

- 3 GATES CIRCLE SITE BCP BOUNDARY
- CANTERBURY WOODS PROPERTY BOUNDARY
- LANCASTER SQUARE HOLDINGS LLC PROPERTY BOUNDARY
- PARCEL BOUNDARIES (7 PARCELS)

NOTE:

IMAGE FROM GOOGLE EARTH 2021



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218,  
(716) 856-0599

JOB NO.: 0309-014-001

SITE PLAN

PERIODIC REVIEW REPORT

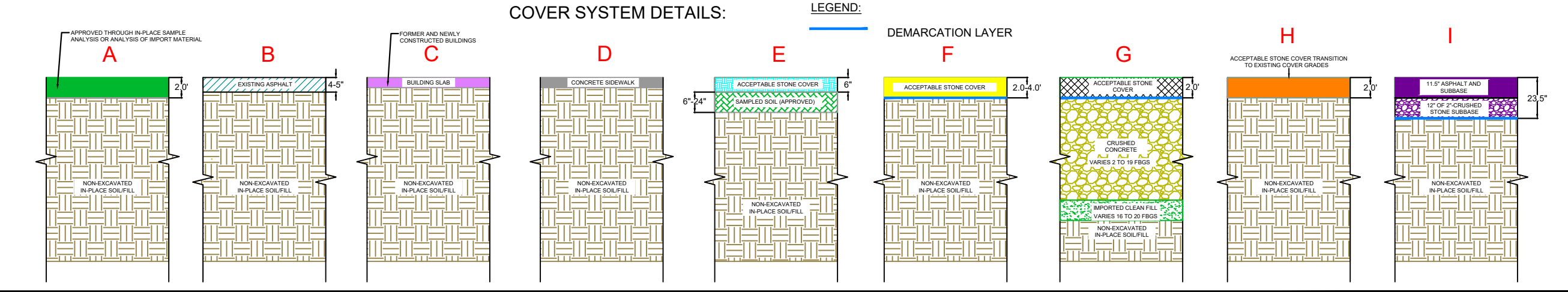
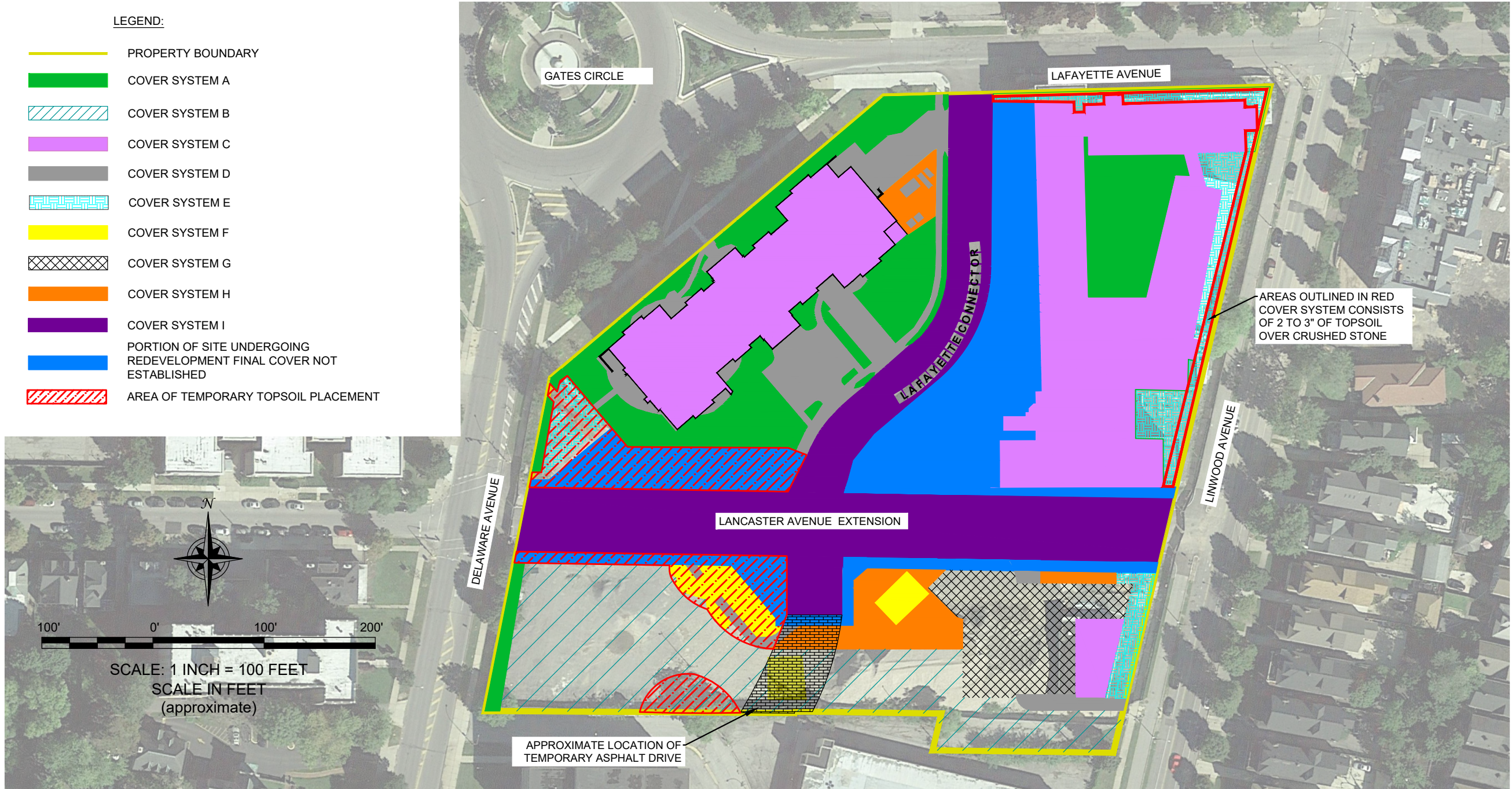
3 GATES CIRCLE SITE  
BCP SITE NO. C915272  
BUFFALO, NEW YORK

PREPARED FOR  
LANCASTER SQUARE HOLDINGS LLC

FIGURE 2

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**SITE COVER SYSTEM**

PERIODIC REVIEW REPORT

3 GATES CIRCLE SITE  
BCP SITE NO. C915272  
BUFFALO, NEW YORK  
PREPARED FOR  
LANCASTER SQUARE HOLDINGS LLC



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**FIGURE 3**

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# APPENDIX A

## INSTITUTIONAL & ENGINEERING CONTROLS CERTIFICATION FORMS



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



**Site No.** C915272 **Site Details** **Box 1**

**Site Name** 3 Gates Circle Site

Site Address: 3 Gates Circle Zip Code: 14209  
City/Town: Buffalo  
County: Erie  
Site Acreage: 6.880

Reporting Period: March 11, 2022 to March 11, 2023

- |  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Is the information above correct?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b> |                                     |                                     |
| 5. Is the site currently undergoing development?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Box 2**

- |   | YES                                 | NO                       |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?<br>Restricted-Residential, Commercial, and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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. C915272****Box 3****Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
<b>89.79-4-1.1</b>	Episcopal Church Home & Affiliates Life	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.2</b>	<del>Montante/Morgan Gates Circle LLC</del> <b>Lancaster Square Holdings LLC</b>	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.2</b>	<del>Montante/Morgan Gates Circle LLC</del> <b>Lancaster Square Holdings LLC</b>	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.3</b>	<del>Montante/Morgan Gates Circle LLC</del> <b>Lancaster Square Holdings LLC</b>	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.4</b>	<del>Montante/Morgan Gates Circle LLC</del> <b>Lancaster Square Holdings LLC</b>	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.51</b>	1277 Delaware LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial, and Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		
<b>89.79-4-1.52</b>	<del>Montante/Morgan Gates Circle LLC</del> <b>Lancaster Square Holdings LLC</b>	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan
1. Prohibition of use of groundwater. 2. Land use restriction for Restricted Residential, Commercial or Industrial use. 3. Soil Management or Excavation Work Plan for any future intrusive work.		

**89.79-4-1.6**

Episcopal Church Home & Affiliates Life

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

1. Prohibition of use of groundwater.
2. Land use restriction for Restricted Residential, Commercial or Industrial use.
3. Soil Management or Excavation Work Plan for any future intrusive work.

**Box 4**

**Description of Engineering Controls**

Parcel

Engineering Control

**89.79-4-1.1**

Cover System

1. Monitoring and maintenance of the cover system.

**89.79-4-1.2**

Cover System

1. Monitoring and maintenance of the cover system.

**89.79-4-1.3**

Cover System

1. Monitoring and maintenance of the cover system.

**89.79-4-1.4**

Cover System

1. Monitoring and maintenance of the cover system.

**89.79-4-1.51**

Cover System

1. Monitoring and maintenance of cover system.

**89.79-4-1.52**

Cover System

1. Monitoring and maintenance of the cover system.

**89.79-4-1.6**

Cover System

1. Monitoring and maintenance of the cover system.

**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 Engineering Control 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. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The 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. C915272

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 Christian Campos at 2760 Kenmore Avenue, Tonawanda, NY,  
print name print business address  
am certifying as Lancaster Square Holdings LLC - Owner (Owner or Remedial Party)

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

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

4/12/2023  
Date

## 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.

Christopher Boron

2558 Hamburg Turnpike, Buffalo, NY

I \_\_\_\_\_ at \_\_\_\_\_  
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)

4/12/23

\_\_\_\_\_  
Date

## APPENDIX B

### PHOTOGRAPHIC LOG

## SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



Photo 1: CAMP monitoring during geotechnical soil borings on south side of Lancaster Avenue Connector, looking northwest.

Photo 2: CAMP monitoring during geotechnical soil borings in parking lot along Delaware Avenue on west side of Site, looking south.

Photo 3: CAMP monitoring during geotechnical soil boring in temporary beautification area of 1285 Delaware Avenue, looking south.

Photo 4: Soil spoils generated from geotechnical borings. Staged on north side of former powerhouse building on poly sheeting, looking east.



## SITE PHOTOGRAPHS

**Photo 5:**



**Photo 6:**



**Photo 7:**



**Photo 8:**



Photo 5: Cover system along eastern portion of Site along Linwood Avenue, looking north.

Photo 6: Cover system along northern portion of Site along Lafayette Avenue, looking east.

Photo 7: East side of Canterbury Wood cover area looking west.

Photo 8: North side of Canterbury Woods near Gates Circle, looking southwest.

## SITE PHOTOGRAPHS

**Photo 9:**



**Photo 10:**



**Photo 11:**



**Photo 12:**



Photo 9: Lancaster Avenue Extension looking east.

Photo 10: Parking lot cover system along Delaware Avenue in the southwestern portion of the Site, looking south.

Photo 11: Temporary roadway from 1275 Delaware Avenue onto the 3 Gates Circle Site looking south.

Photo 12: Intersection of Lafayette and Lancaster Connectors with temporary cover systems in foreground, looking north.

## APPENDIX C

### 1299 DELAWARE AVENUE COC NOTICE OF TRANSFER

MICHAEL P. KEARNS, ERIE COUNTY CLERK  
REF:

DATE:11/10/2022  
TIME:2:44:33 PM  
RECEIPT: 22173827 - DUPLICATE -

RUPP, BAASE, PFALZGRAF  
ACCOUNT #: 1776

DUPLICATE RECEIPT

ITEM - 01 740  
RECD: 11/10/2022 2:50:48 PM  
FILE: 2022213622 BK/PG D 11410/3997  
NYSDEC  
MONTANTE/MORGAN GATES CIRCLR LLC  
Recording Fees 71.00  
Subtotal 71.00

TOTAL DUE	\$71.00
PAID TOTAL	\$71.00
PAID ESCROW	\$71.00

-----  
REC BY: Kristin  
COUNTY RECORDER



**NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program**  
**Pursuant to 6 NYCRR Part 375-1.9(d)**  
**(3 Gates Circle, Buffalo), (C915272)**  
**(3 Gates Circle, Buffalo, NY 14209)**

**PLEASE TAKE NOTICE**, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(d), Montante/Morgan Gates Circle LLC hereby transfer(s) the Certificate of Completion (COC) issued by the Department of Environmental Conservation on December 10, 2015 for 1299 Delaware Avenue, Buffalo, County of Erie, NY 14209, which is located within the NYSDEC BCP Site 3 Gates Circle. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, that 1299 Delaware Avenue, Buffalo, County of Erie, NY 14209 (the "Transferred Site") is located within NYSDEC BCP Site 3 Gates Circle, bearing DEC site number: C915272. The Transferred Site is more fully described on **Schedule A** attached hereto. The Tax Map Identification Number(s) for the Transferred Site is: SBL#89.79-4-1.6. Please note that Montante/Morgan Gates Circle LLC will continue to own the remainder of BCP Site C915272 and will also continue to hold and maintain a Certificate of Completion on BCP Site C915272.

**PLEASE TAKE NOTICE**, that a Notice of Certificate of Completion for the NYSDEC BCP Site 3 Gates Circle was filed in the Erie County Clerk's Office on December 17, 2015 in Liber 11289 Of Deeds at Page 6187.

**PLEASE TAKE NOTICE**, that on October 31, 2022, Montante/Morgan Gates Circle LLC conveyed title to the Transferred Site to Episcopal Church Home and Affiliates Life Care Community, Inc. D/B/A Canterbury Woods, a New York not-for-profit corporation with an address at 705 Renaissance Drive, Williamsville, NY 14221 by Deed recorded in Liber 11409 of Deeds at Page 9044.

**FILED**  
NOV 10 2022  
ERIE COUNTY  
CLERK'S OFFICE

**PLEASE TAKE NOTICE**, Montante/Morgan Gates Circle LLC hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(d):

Episcopal Church Home and Affiliates Life Care Community Inc.  
d/b/a Canterbury Woods  
705 Renaissance Drive  
Williamsville, NY 14221  
Ph: (716) 929-5800  
EN: 16-1490676  
Representative: Robert Wallace

**PLEASE TAKE FURTHER NOTICE**, that there is an environmental easement for the Transferred Site, that Episcopal Church Home & Affiliates Life Care Community, Inc. D/B/A Canterbury Woods recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

**WHEREFORE**, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 10, of November, 2022.

**Montante/Morgan Gates Circle LLC**



By Christian Campos

STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF ERIE         )

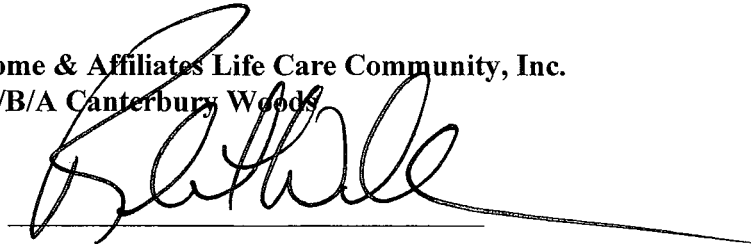
On the 10<sup>th</sup> day of November, in the year 2022, before me, the undersigned, personally appeared Christian Campos, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public - State of New York

Jennifer L. Elmer  
Notary Public, State of New York  
Registration No. 01EL6005664  
Qualified in Niagara County  
Commission Expires April 20, 2026

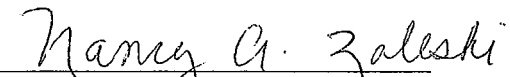
Episcopal Church Home & Affiliates Life Care Community, Inc.  
D/B/A Canterbury Woods



By Robert Wallace

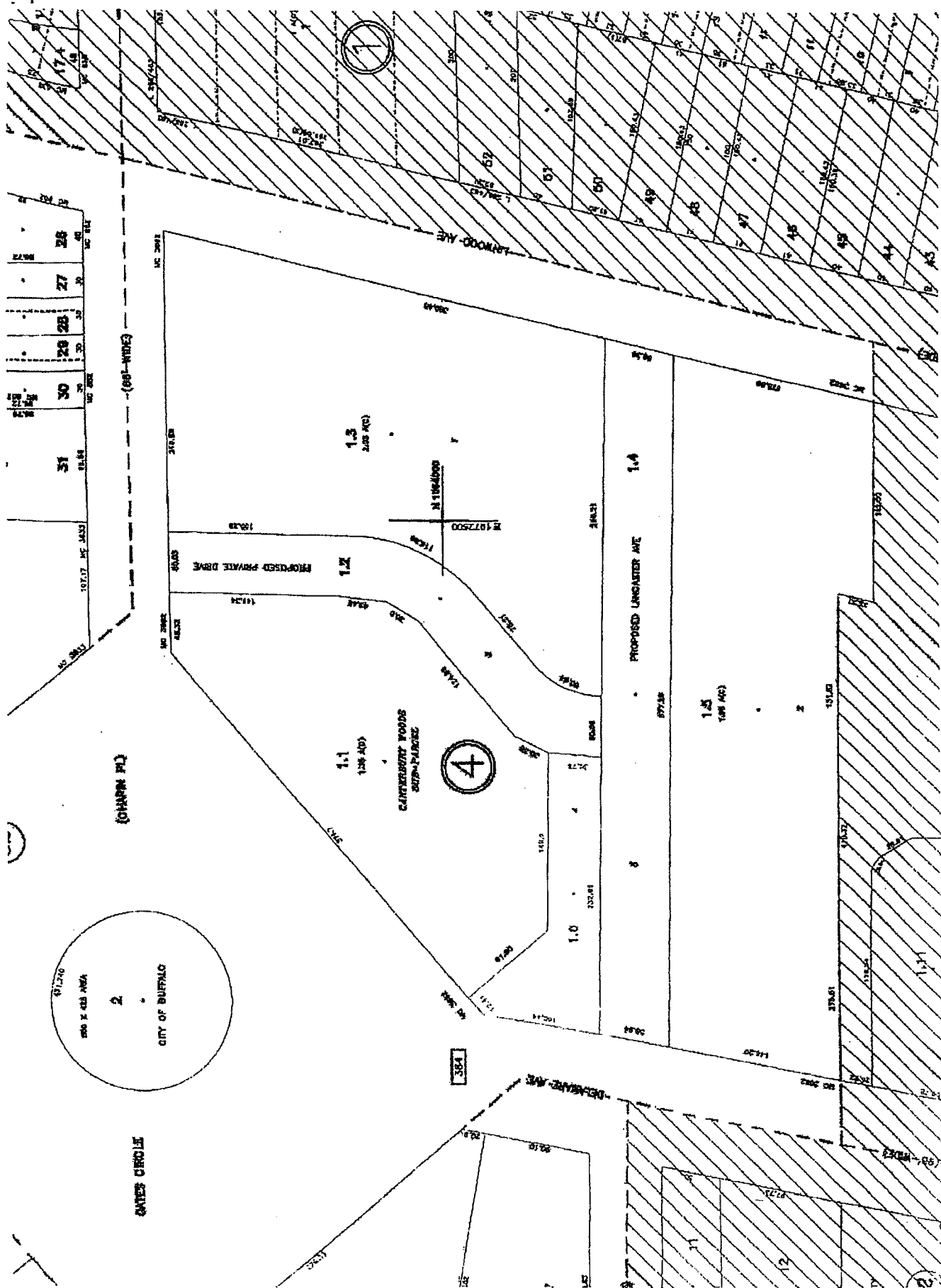
STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF                     )

On the 9<sup>th</sup> day of November in the year 2022, before me, the undersigned, personally appeared Robert Wallace, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public - State of New York

Nancy A. Zaleski  
Notary Public, State of New York  
Qualified in Niagara County  
My Commission Expires 6/27/2025

# SCHEDULE A





September 14, 2022

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

Re: Change of use – NYSDEC Site 3 Gates Circle, No. C9152752

To Whom it may concern,

Please be advised that a Change in Ownership will occur in connection with the NYSDEC BCP Site 3 Gates Circle, No. C915272, located at 1299 Delaware Avenue, Buffalo NY 14209 (SBL# 89.79-4-1.6). The premises will be conveyed from Montante/Morgan Gates Circle LLC to Episcopal Church Home and Affiliates Life Care Community, Inc. D/B/A Canterbury Woods, a New York not-for-profit corporation with an address of 705 Renaissance Drive, Williamsville, NY 14221. The Certificate of Completion on the parcel conveyed will also be transferred to the owners. Please note that Montante/Morgan Gates Circle LLC will continue to own the remainder of BCP Site C915272 and will also continue to hold and maintain a Certificate of Completion on BCP Site C915272.

Below please find the name and contact information for the new owner and the name and contact information for the owner representative

**New Owner Information:**

Episcopal Church Home & Affiliates  
Life Care Community, Inc.  
D/B/A Canterbury Woods  
705 Renaissance Drive  
Williamsville, NY 14221

**Owner Representative Information:**

Robert Wallace  
705 Renaissance Drive  
Williamsville, NY 14221  
716-929-5800  
rwallace@echa.org

Please do not hesitate to contact the undersigned with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Campos".

Christian Campos  
President, TM Montante Development



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**60-Day Advance Notification of Site Change of Use, Transfer of  
Certificate of Completion, and/or Ownership**  
Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

I. **Site Name:** 3 Gates Circle **DEC Site ID No.** C915272

II. **Contact Information of Person Submitting Notification:**

Name: Montante/Morgan Gates Circle LLC  
Address1: 2760 Kenmore Avenue  
Address2: Tonawanda, NY 14150  
Phone: 716-876-8899 E-mail: ccampos@montante.com

III. **Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- ☒ Change in Ownership or Change in Remedial Party(ies)  
☒ Transfer of Certificate of Completion (CoC)  
☐ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): 10/14/2022

IV. **Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

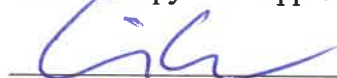
Change in ownership of 1299 Delaware Avenue; SBL# 89.79-4-1.6. See attached tax map. Please note that Montante/Morgan Gates Circle LLC will continue to own the remainder of BCP Site C915272 and will also continue to hold and maintain a Certificate of Completion on BCP Site C915272.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

- V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:

  
(Signature)

9/14/2022

(Date)

Christian Campos

(Print Name)

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, NY 14150

Phone: 716-876-8899

E-mail: ccampos@montante.com

- VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☒ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Episcopal Church Home & Affiliates Life Care Community, Inc. D/B/A Canterbury Woods

Address1: 705 Renaissance Dr.

Address2: Williamsville, NY 14221

Phone: 716-929-5800

E-mail: rwallace@echa.org

Certifying Party Name: Montante/Morgan Gates Circle LLC

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, NY 14150

Phone: 716-876-8899

E-mail: ccampos@montante.com

**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:

  
(Signature)

9/14/2022  
(Date)

Christian Campos

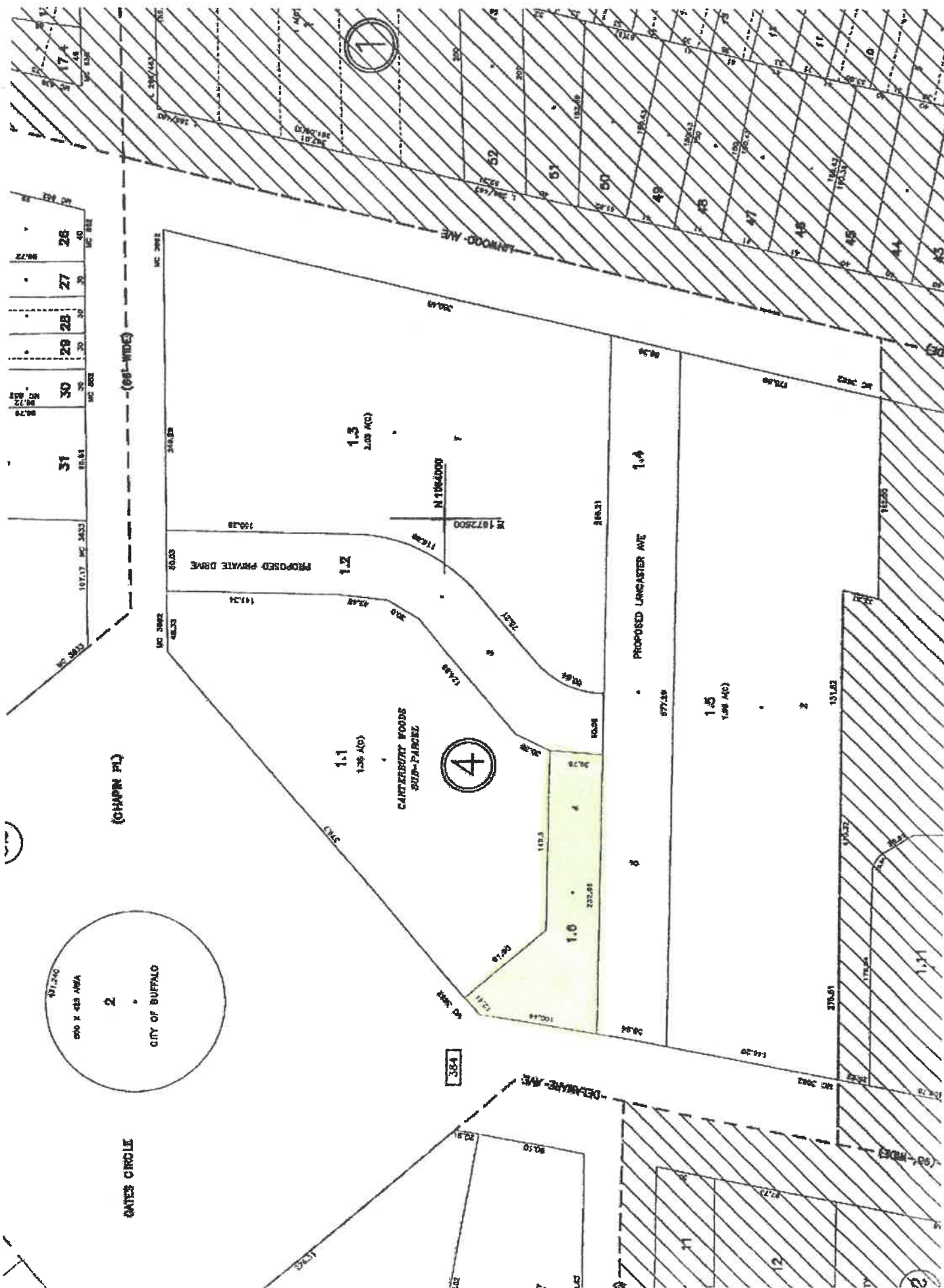
(Print Name)

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, NY 14150

Phone: 716-876-8899

E-mail: [ccampos@montante.com](mailto:ccampos@montante.com)



## APPENDIX D

865 LAFAYETTE AVENUE, 630 LINWOOD AVENUE, 1291 & 1295  
DELAWARE AVENUE NOTICE OF TRANSFER





**RUPP  
BAASE  
PFALZGRAF  
CUNNINGHAM** LLC  
ATTORNEYS

1600 Liberty Building, 424 Main Street, Buffalo, NY 14202  
716.854.3400 • ruppbaase.com

**JOHN T. KOLAGA**  
kolaga@ruppbaase.com

December 29, 2022

**VIA FEDERAL EXPRESS**

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

Dear Sir or Madam:

Re: Notification of Transfer of Certificate of Completion  
3 Gates Circle, Buffalo, NY, BCP Site C915272  
Our File No.: 2620.32547

This is to provide Post Notification of Change of Ownership of portions of BCP Site C915272 known as 3 Gates Circle, Buffalo, New York, SBL#89.79-4-1.2, SBL#89.79-4-1.3, SBL#89.79-4-1.4, and SBL#89.79-4-1.52 (commonly known as 865 Lafayette Avenue, 630 Linwood Avenue, 1291 Delaware Avenue, and 1285 Delaware Avenue, respectively) (collectively, the "Site") within thirty (30) days of completion of sale. Please be advised that, on December 22, 2022, Montante/Morgan Gates Circle LLC conveyed title to these properties, each of which are located within the NYSDEC BCP Site 3 Gates Circle (bearing DEC site number: C915272), to Lancaster Square Holdings LLC with an address at 2760 Kenmore Avenue, Tonawanda, New York 14150 by Deed recorded in Liber 11412 of Deeds at Page 2522. Please note that Montante/Morgan Gates Circle LLC continues to hold and maintain a Certificate of Completion on BCP Site C915272.

Attached please find a copy of the executed Notice of Transfer of the Certificate of Completion and proof of recording in the Erie County Clerk's Office on December 29, 2022 at Liber 11412 of Deeds at Page 2778.

Below please find the name and contact information for the new holder of the Certificate of Completion and the name and contact information for the new representative of the holder of the Certificate of Completion for the Site:

New Holder: Lancaster Square Holdings LLC  
2760 Kenmore Avenue  
Tonawanda, New York 14150



**RUPP BAASE PFALZGRAF CUNNINGHAM LLC**

Chief, Site Control Section  
New York State Department of  
Environmental Conservation  
December 29, 2022  
Page 2

New Holder's Representative:

Christian Campos  
2760 Kenmore Avenue  
Tonawanda, New York 14150  
(716) 876-8899  
ccampos@montante.com

Please feel free to contact me if you require additional information. Thank you for your attention to this matter.

Respectfully submitted,

RUPP BAASE PFALZGRAF  
CUNNINGHAM LLC



John T. Kolaga

Attachment

MICHAEL P. KEARNS, ERIE COUNTY CLERK  
REF:

DATE:12/29/2022  
TIME:9:52:21 AM  
RECEIPT: 22195265

RUPP, BAASE, PFALZGRAF  
ACCOUNT #: 1776

ITEM ~ 01 740  
RECD: 12/29/2022 9:59:50 AM  
FILE: 2022239441 BK/PG D 11412/2778  
MONTANTE/MORGAN GATES CIRCLE LLC  
BROWNFIELD CLEANUP PROGRAM  
Recording Fees 71.00  
Subtotal 71.00

TOTAL DUE	\$71.00
PAID TOTAL	\$71.00
PAID ESCROW	\$71.00

-----  
REC BY: Molly  
COUNTY RECORDER

**FILED**

**DEC 29 2022**

**ERIE COUNTY  
CLERK'S OFFICE**

**NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program**  
**Pursuant to 6 NYCRR Part 375-1.9(f)**  
**(3 Gates Circle), (Site ID No. C915272)**  
**3 Gates Circle, Buffalo, NY 14209**

**PLEASE TAKE NOTICE**, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), Montante/Morgan Gates Circle LLC hereby transfers the Certificate of Completion (COC) issued by the Department of Environmental Conservation on December 10, 2015 for the site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, that 3 Gates Circle is located at 3 Gates Circle, Buffalo, County of Erie, New York (the "Site"). The Site is bearing DEC site number: C915272 and is more fully described on **Schedule A** attached hereto. Please note that, except for the portions designated with SBL numbers SBL#89.79-4-1.1, SBL#89.79-4-1.51 and SBL#89.79-4-1.6 (title of which portions were previously transferred) the ownership of BCP Site C915272 (the "Transferred Site") has also been transferred by Montante/Morgan Gates Circle LLC. The Tax Map Identification Number(s) for the Transferred Site are: SBL#89.79-4-1.2, SBL#89.79-4-1.3, SBL#89.79-4-1.4, and SBL#89.79-4-1.52. Please note that Montante/Morgan Gates Circle LLC will also continue to hold and maintain a Certificate of Completion on BCP Site C915272.

**PLEASE TAKE NOTICE**, that a Notice of Certificate of Completion for the Site was filed in the Erie County Clerk's Office on December 17, 2015 in Liber 11289 of Deeds at Page 6187.

**PLEASE TAKE NOTICE**, that on December 22, 2022, Montante/Morgan Gates Circle LLC conveyed title to the Transferred Site to Lancaster Square Holdings LLC with an address at 2760 Kenmore Avenue, Tonawanda, New York 14150 by Deed recorded in the Erie County Clerk's Office at Liber 11412 of Deeds at Page 2522.

**PLEASE TAKE NOTICE**, that Montante/Morgan Gates Circle LLC hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f):

Lancaster Square Holdings LLC  
2760 Kenmore Avenue, Tonawanda, New York 14150  
Ph. (716) 876-8899  
EIN: 87-2157037  
Representative: Christian Campos

**COPY**



**PLEASE TAKE FURTHER NOTICE**, that if there is an environmental easement for this site, that Lancaster Square Holdings LLC recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

**WHEREFORE**, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this \_\_\_\_ of December \_\_, 2022.

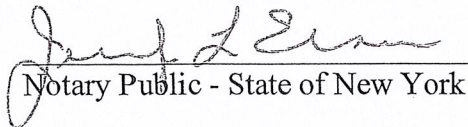
**Montante/Morgan Gates Circle LLC**



By Christian Campos

STATE OF NEW YORK     )  
                                      ) ss:  
COUNTY OF ERIE         )

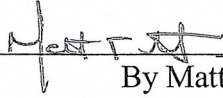
On the 22<sup>nd</sup> day of December, in the year 2022, before me, the undersigned, personally appeared Christian Campos, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public - State of New York

Jennifer L. Elmer  
Notary Public, State of New York  
Registration No. 01EL6005664  
Qualified in Niagara County  
Commission Expires April 20, 2024

Lancaster Square Holdings LLC



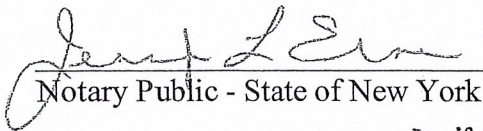
By Matthew Montante

STATE OF NEW YORK )

) ss:

COUNTY OF ERIE )

On the 22<sup>nd</sup> day of December, in the year 2022, before me, the undersigned, personally appeared Matthew Montante, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

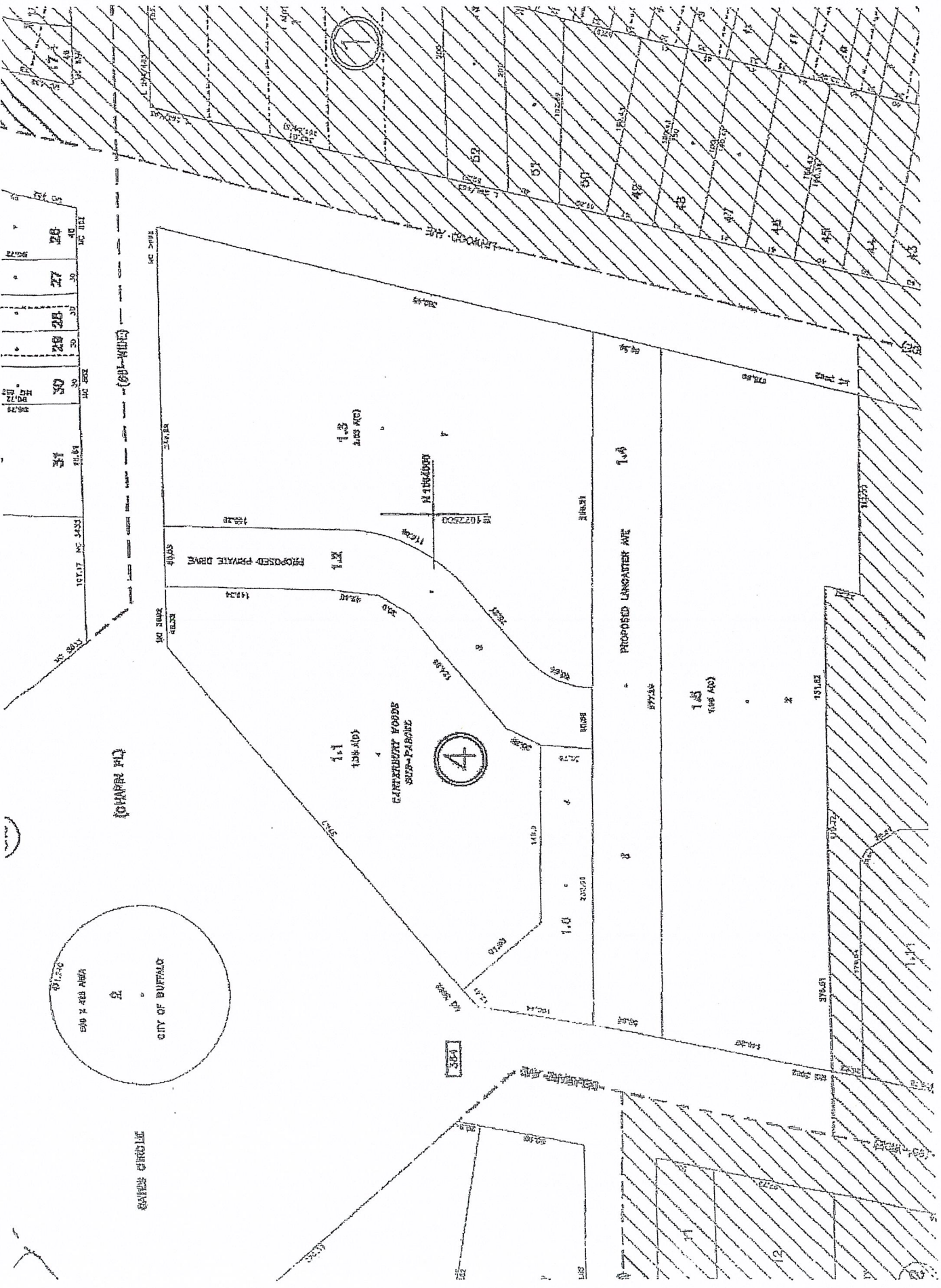


Notary Public - State of New York

Jennifer L. Elmer  
Notary Public, State of New York  
Registration No. 01EL6005664  
Qualified in Niagara County  
Commission Expires April 20, 2026

# SCHEDULE A





30' x 40' AREA  
CITY OF BUFFALO

(CHAPPEL RD)

RIVERS CIRCLE

CENTREWOOD WOODS  
SUB-PARCELS

PROPOSED LINCOLN AVE

PROPOSED PRIVATE DRIVE

30'

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**RUPP  
BAASE  
PFALZGRAF  
CUNNINGHAM** LLC  
ATTORNEYS

1600 Liberty Building, 424 Main Street, Buffalo, NY 14202  
716.854.3400 • [ruppbaase.com](http://ruppbaase.com)

**JOHN T. KOLAGA**  
[kolaga@ruppbaase.com](mailto:kolaga@ruppbaase.com)

December 9, 2022

**VIA FEDEX**

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

Dear Sir or Madam:

Re: Advance Notification of Site Change of Ownership,  
and Transfer of Certificate of Completion  
Site ID No. C915272  
Our File No.: 2620.25781

Please be advised, as indicated on the enclosed 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership Form, a Change of Ownership and Transfer of Certificate of Completion will occur in connection with the NYSDEC BCP Site 3 Gates Circle, Buffalo, New York 14209, Site No. C915272.

The premises will be conveyed from Montante/Morgan Gates Circle LLC (which owns SBL 89.79-4-1.2, SBL 89.79-4-1.3, SBL 89.79-4-1.4, and 89.79-4-1.52) to a related, recently-created entity entitled Lancaster Square Holdings LLC on December 20, 2022. Both Montante/Morgan Gates Circle LLC and Lancaster Square Holdings LLC have a common address: 2760 Kenmore Avenue, Tonawanda, New York 14150. The Certificate of Completion on the parcel conveyed will also be transferred to the new owner. Please note that Montante/Morgan Gates Circle LLC will continue to hold and maintain a Certificate of Completion on BCP Site C915272.

Below please find the name and contact information for the new owner and the name and contact information for the new owner's representative:

New Owner Information:


Lancaster Square Holdings LLC  
2760 Kenmore Avenue  
Tonawanda, New York 14150  
Representative: Christian Campos  
(716) 876-8899  
[ccampos@montante.com](mailto:ccampos@montante.com)

**RUPP BAASE PFALZGRAF CUNNINGHAM LLC**

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
December 9, 2022  
Page 2

Please do not hesitate to contact the undersigned with any questions.

Very truly yours,



John T. Kolaga

/jtk

Enclosure

cc: Andrea Caprio, NYSDEC (w/enclosure) (via Email)  
Gregory Scholand, NYSDEC (w/enclosure) (via Email)  
Megan Kuczka, NYSDEC (w/enclosure) (via Email)  
Christian Campos, Montante/Morgan Gates Circle LLC (w/enclosure) (Via Email)



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**60-Day Advance Notification of Site Change of Use, Transfer of  
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

**I. Site Name:** 3 Gates Circle **DEC Site ID No.** C915272

**II. Contact Information of Person Submitting Notification:**

Name: Montante/Morgan Gates Circle LLC  
Address1: 2760 Kenmore Avenue  
Address2: Tonawanda, New York 14150  
Phone: (716) 876-8899 E-mail: ccampos@montante.com

**III. Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- ☒ Change in Ownership or Change in Remedial Party(ies)  
☒ Transfer of Certificate of Completion (CoC)  
☐ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): 12/20/22

**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

Transfer of ownership and Certificate of Completion from Montante/Morgan Gates Circle LLC  
to related entity Lancaster Square Holdings LLC. See attached tax map. Please note that  
SBL #89.79-4-1.1, 89.79-4-1.51 and 89.79-4-1.6 of BCP Site C915272 were previously sold.

Montante/Morgan Gates Circle LLC will continue to hold a CofC on BCP Site C915272.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

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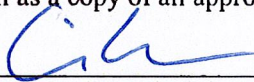
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- V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:

  
(Signature)

12/9/2022  
(Date)

Christian Campos  
(Print Name)

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, NY 14150

Phone: (716) 876-8899 E-mail: ccampos@montante.com

- VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☒ Prospective Owner ☒ Prospective Remedial Party ☐ Prospective Owner Representative

Name: Lancaster Square Holdings LLC

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, New York 14150

Phone: (716) 876-8899 E-mail: ccampos@montante.com

Certifying Party Name: Lancaster Square Holdings LLC

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, New York 14150

Phone: (716) 876-8899 E-mail: ccampos@montante.com



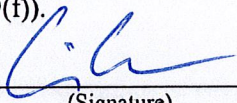
**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:

  
(Signature)

12/9/2022  
(Date)

Christian Campos  
(Print Name)

Address1: 2760 Kenmore Avenue

Address2: Tonawanda, New York 14150

Phone: (716) 876-8899 E-mail: ccampos@montante.com



### Continuation Sheet

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: \_\_\_\_\_

Address1: \_\_\_\_\_

Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_





## Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

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

### Section I

#### Description

Site Name

Official DEC site name.

(see <http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

### Section II

#### Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

### Section III

#### Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

### Section IV

#### Description

Description

For each change checked in Section III, describe the proposed change.

Provide all applicable maps, drawings, and/or parcel information.

If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.

Please attach additional sheets, if needed.



## Section V Certification Statement

*This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.*

Name	The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.
Address1	Owner or designated representative's street address or P.O. Box number.
Address2	Owner or designated representative's city, state and zip code.
Phone	Owner or designated representative's phone number.
E-Mail	Owner or designated representative's E-mail.

## Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

*Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.*

Name	Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
Address1	Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Address2	City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Phone	Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
E-Mail	E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.



***If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.***

Certifying Party

Name                      Name of Certifying Party.

Address1                      Certifying Party's street address or P.O. Box number.

Address2                      Certifying Party's city, state and zip code.

Phone                      Certifying Party's Phone number.

E-Mail                      Certifying Party's E-mail address.

## **Section VII                      Agreement to Notify DEC After Property Transfer/Sale**

***This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>***

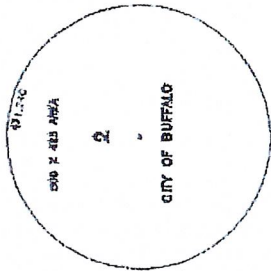
***Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.***

Name                      Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.

Address1                      Current owner's street address.

Address2                      Current owner's city, state and zip code.

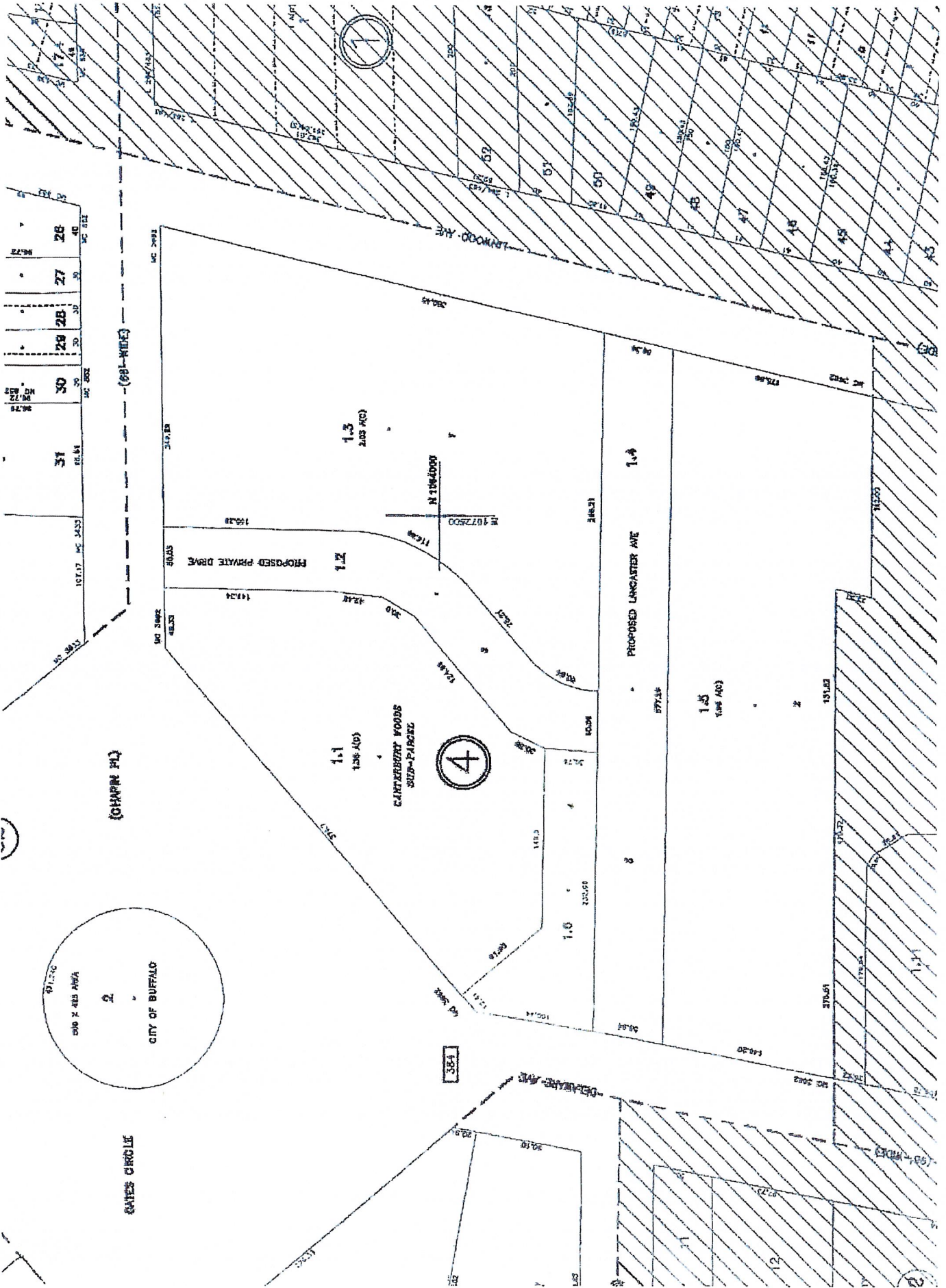




GATES CIRCLE

(CHAPIN PL)

(88-1000)



## **APPENDIX E**

### **GEOTECHNICAL BORINGS SMP EWP NOTIFICATION APPROVAL & CAMP DATA**

**From:** [Walia, Jaspal \(DEC\)](#)  
**To:** [Chris Z. Boron](#)  
**Cc:** [Kuczka, Megan E \(DEC\)](#); [Caprio, Andrea \(DEC\)](#); [Ockerby, Renata E \(HEALTH\)](#)  
**Subject:** 3 Gates Circle Site -C915272 - SMP Notification for Geotechnical Borings  
**Date:** Wednesday, March 23, 2022 9:14:00 AM

---

Chris,

The Excavation Work Notification for Geotechnical Borings dated March 23, 2022, for the above referenced site has been reviewed by this Department. This Notification addresses our previous comments and the document is hereby approved.

Should there be any questions relative to this site, please call Megan Kuczka at (716) 851-7220.

Thanks,

Jaspal

**DISCLAIMERS:**

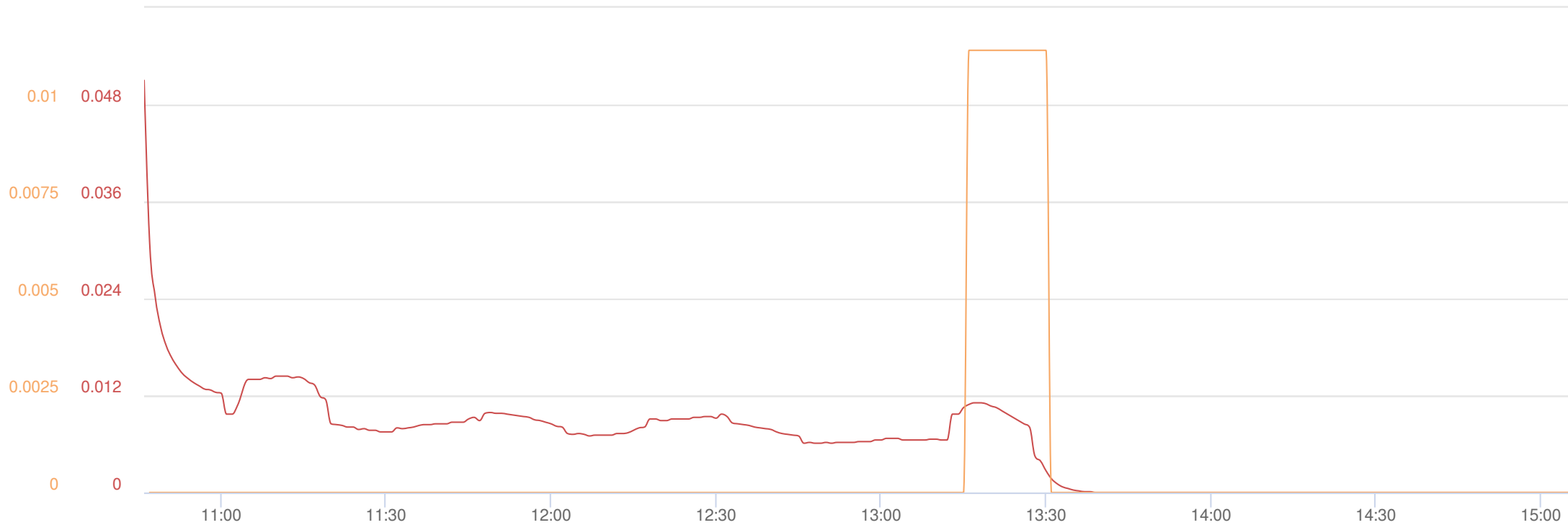
*Confidentiality Notice: The information contained in this message is intended only for the use of the addressee, and may be confidential and/or privileged. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately.*

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*Contracts: Nothing in this message shall be construed as legally binding upon Benchmark or TurnKey.*

*Professional Opinions: Views expressed in this message may only be relied upon as professional opinion if and when provided by principals of the Companies to authorized representatives of the organization with which we have an active client-engineer relationship and when directly pertaining to a binding contract scope of work.*

Tue, 29th of Mar 2022, 9:00:00 – 16:28:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m<sup>3</sup> AVG 15m**

mg/m<sup>3</sup>  
DustTrak-8530  
RS232(C)

MIN

0

AVG

0

MAX

0.051

**VOC ppm AVG 15m**

ppm  
miniRAE 3000  
RS232(A)

MIN

0

AVG

0

MAX

0.0114

**Name** CAMP Station #2  
**S/N** 0B448377  
**Description** CAMP Station #2  
**Location** 630 Linwood Ave,  
Buffalo, NY 14209, USA

Wed, 30th of Mar 2022, 7:31:00 – 16:31:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

**0.007**

AVG

**0.0105**

MAX

**0.023**

**VOC ppm AVG 15m**

ppm

miniRAE 3000

RS232(A)

MIN

**0**

AVG

**0**

MAX

**0**

**Name** CAMP Station #2  
**S/N** 0B448377  
**Description** CAMP Station #2  
**Location** 1285 Delaware Ave,  
Buffalo, NY 14209, USA



Thu, 31st of Mar 2022, 7:31:00 – 16:31:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

0.0069

AVG

0.024

MAX

0.0434

**VOC ppm AVG 15m**

ppm

miniRAE 3000

RS232(A)

MIN

0

AVG

0

MAX

0

**Name** CAMP Station #2

**S/N** 0B448377

**Description** CAMP Station #2

**Location** 1285 Delaware Ave,  
Buffalo, NY 14209, USA

Fri, 1st of Apr 2022, 7:31:00 – 16:31:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

0.0032

AVG

0.0047

MAX

0.0084

**VOC ppm AVG 15m**

ppm

miniRAE 3000

RS232(A)

MIN

0

AVG

0

MAX

0

**Name** CAMP Station #2  
**S/N** 0B448377  
**Description** CAMP Station #2  
**Location** 1285 Delaware Ave,  
Buffalo, NY 14209, USA

Tue, 5th of Apr 2022, 7:30:00 – 17:41:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

0.008

AVG

0.0148

MAX

0.0638

**VOC ppm AVG 15m**

ppm

miniRAE 3000

RS232(A)

MIN

0

AVG

0

MAX

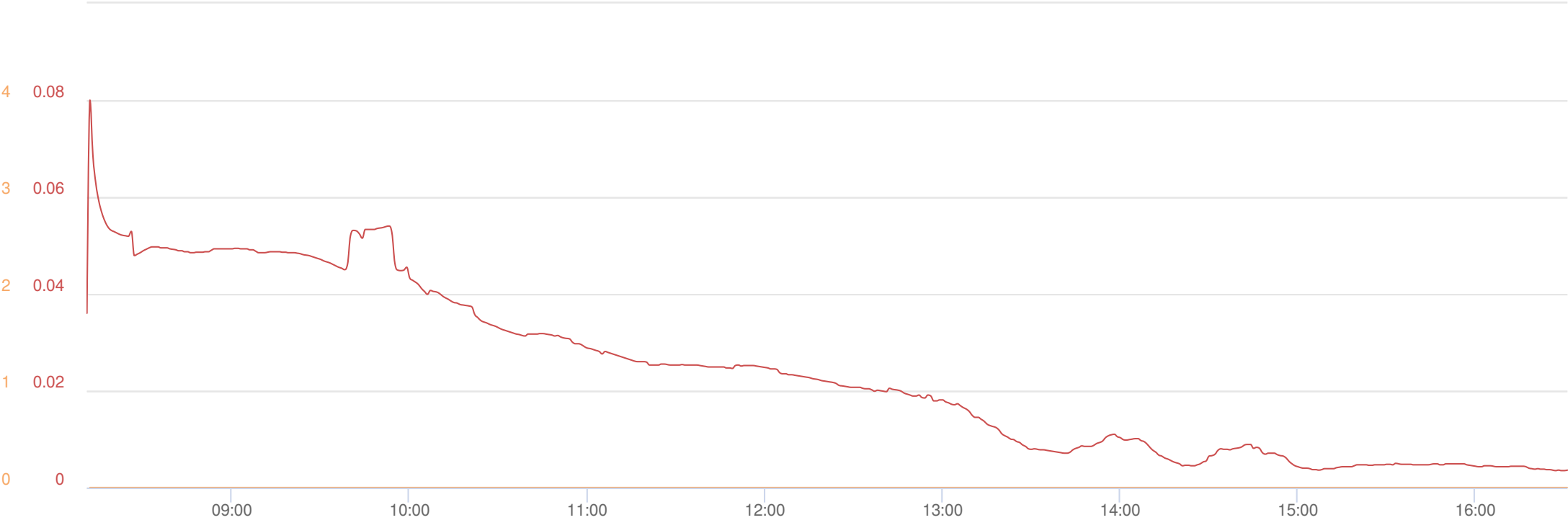
0

**Name** CAMP Station #2

**S/N** 0B448377

**Description** CAMP Station #2

**Location** 630 Linwood Ave,  
Buffalo, NY 14209, USA



Mass Conc. Total mg/m³ AVG 15m		
mg/m³		
DustTrak-8530		
RS232(C)		
MIN	AVG	MAX
0.0035	0.0236	0.08

VOC ppm AVG 15m		
ppm		
miniRAE 3000		
RS232(A)		
MIN	AVG	MAX
0	0	0

Name	CAMP Station #2
S/N	0B448377
Description	CAMP Station #2
Location	1285 Delaware Ave, Buffalo, NY 14209, USA

Thu, 7th of Apr 2022, 7:31:00 – 17:00:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

0.0045

AVG

0.0073

MAX

0.0123

**VOC ppm AVG 15m ppm**

miniRAE 3000

RS232(A)

MIN

0

AVG

0

MAX

0

**Name** CAMP Station #2  
**S/N** 0B448377  
**Description** CAMP Station #2  
**Location** 1285 Delaware Ave,  
Buffalo, NY 14209, USA



Fri, 8th of Apr 2022, 8:31:00 – 17:00:00  
(GMT-05:00) Eastern Time (US & Canada)



**Mass Conc. Total mg/m³ AVG 15m**

mg/m³

DustTrak-8530

RS232(C)

MIN

0.0103

AVG

0.0134

MAX

0.0184

**VOC ppm AVG 15m**

ppm

miniRAE 3000

RS232(A)

MIN

0

AVG

0

MAX

0

**Name** CAMP Station #2  
**S/N** 0B448377  
**Description** CAMP Station #2  
**Location** 1285 Delaware Ave,  
Buffalo, NY 14209, USA