
BROWNFIELD CLEANUP PROGRAM

SITE MANAGEMENT PLAN

399 OHIO STREET SITE
NYSDEC SITE NUMBER: C915287
BUFFALO, NEW YORK

December 2016

0136-013-011

Revised February 2022

Prepared for:

1093 Group, LLC

Prepared By:

Benchmark Environmental Engineering & Science, PLLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218



In Association With:

TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218



Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
<u>1</u>	<u>July 2018</u>	<u>Update Reporting Frequency and tax parcel information</u>	<u>November 2018</u>
<u>2</u>	<u>June 2021</u>	<u>Update contact information</u>	<u>February 2022</u>

399 Ohio Street Site
BCP Site No. C915287
Site Management Plan
Errata Sheet – as of February 2022

Revision No. 1 - Submitted July 2018; NYSDEC Approved November 2018

- 1 – Modification of the Periodic Review Reporting frequency from annual to triennial.
- 2 – Subdivision of tax parcel for redevelopment purposes – no change in ownership.

Original parcel

- 399 Ohio Street, SBL 122.10-2-7.21; 5.65 acres

Subdivided parcels

- 399 Ohio Street, SBL 122.10-2-23; 3.53 acres
- 301 Ohio Street, SBL 122.10-2-24; 2.12 acres

Revision No. 2 - Submitted June 2021, NYSDEC Approved February 2022

3 – NYSDEC Contact Information

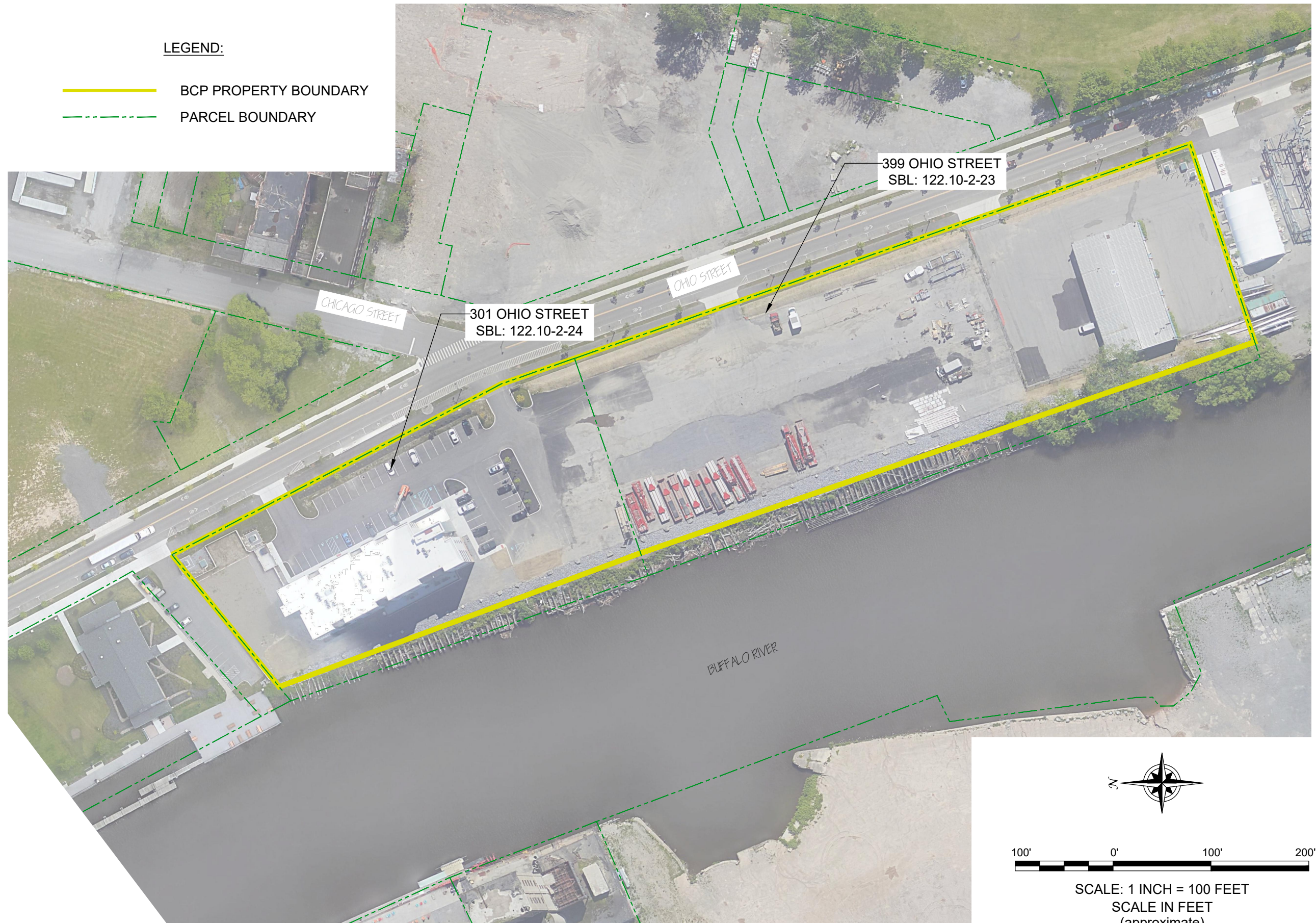
- NYSDEC Site Contact, Megan Kuczka, 716-851-7220; megan.kuczka@dec.ny.gov
- NYSDEC Regional HW Engineer, Andrea Caprio, 716-851-7220;
andrea.caprio@dec.ny.gov
- NYSDEC Region 9, Div. of Environmental Remediation, 716-851-7220
- NYSDOH Site Contact, Ms. Melissa Doroski, 518-402-7860;
melissa.doroski@health.ny.gov

4 – Owner Contact Information

1093 Group, LLC
295 Main Street, Suite 700
Buffalo, New York 14203

5 – Section 6.1 – redevelopment activities were completed in 2017, including building, hardscape and soil cover areas.

6 - Future intrusive activities will be completed in accordance with the SMP Excavation Work Plan, as approved by the Department, and the associated updates to applicable SCGs (e.g., DER-10).



SITE PLAN (AERIAL)

SITE MANAGEMENT PLAN
399 OHIO STREET SITE
BUFFALO, NEW YORK
PREPARED FOR
1093 GROUP, LLC

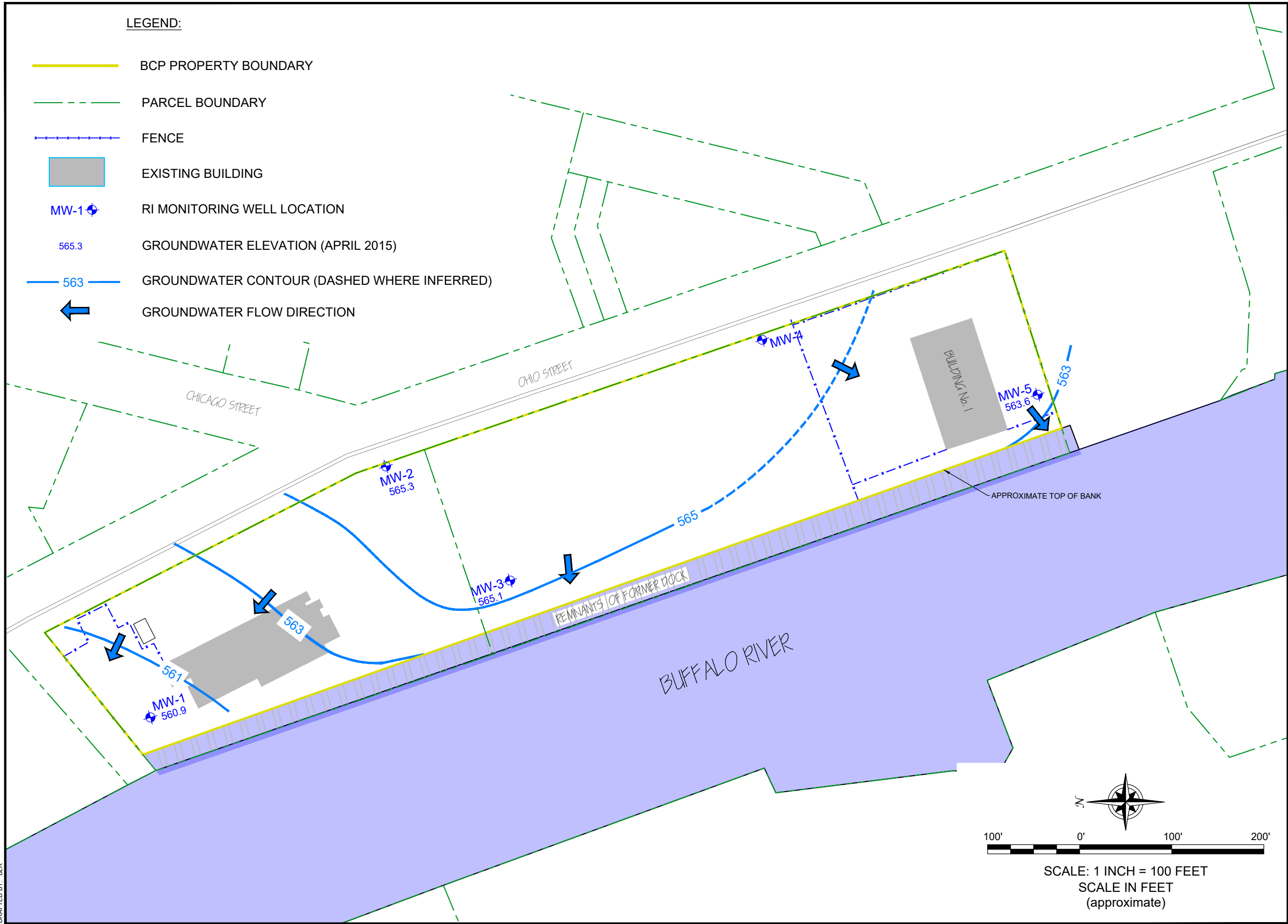


2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218,
(716) 856-0599

JOB NO.: 0136-013-011

FIGURE 2

DISCLAIMER: PROPERTY OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREIN IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.



GROUNDWATER ISOPOTENTIAL MAP - APRIL 2015

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399 OHIO STREET SITE
BUFFALO, NEW YORK
PREPARED FOR
1093 GROUP, LLC



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218,
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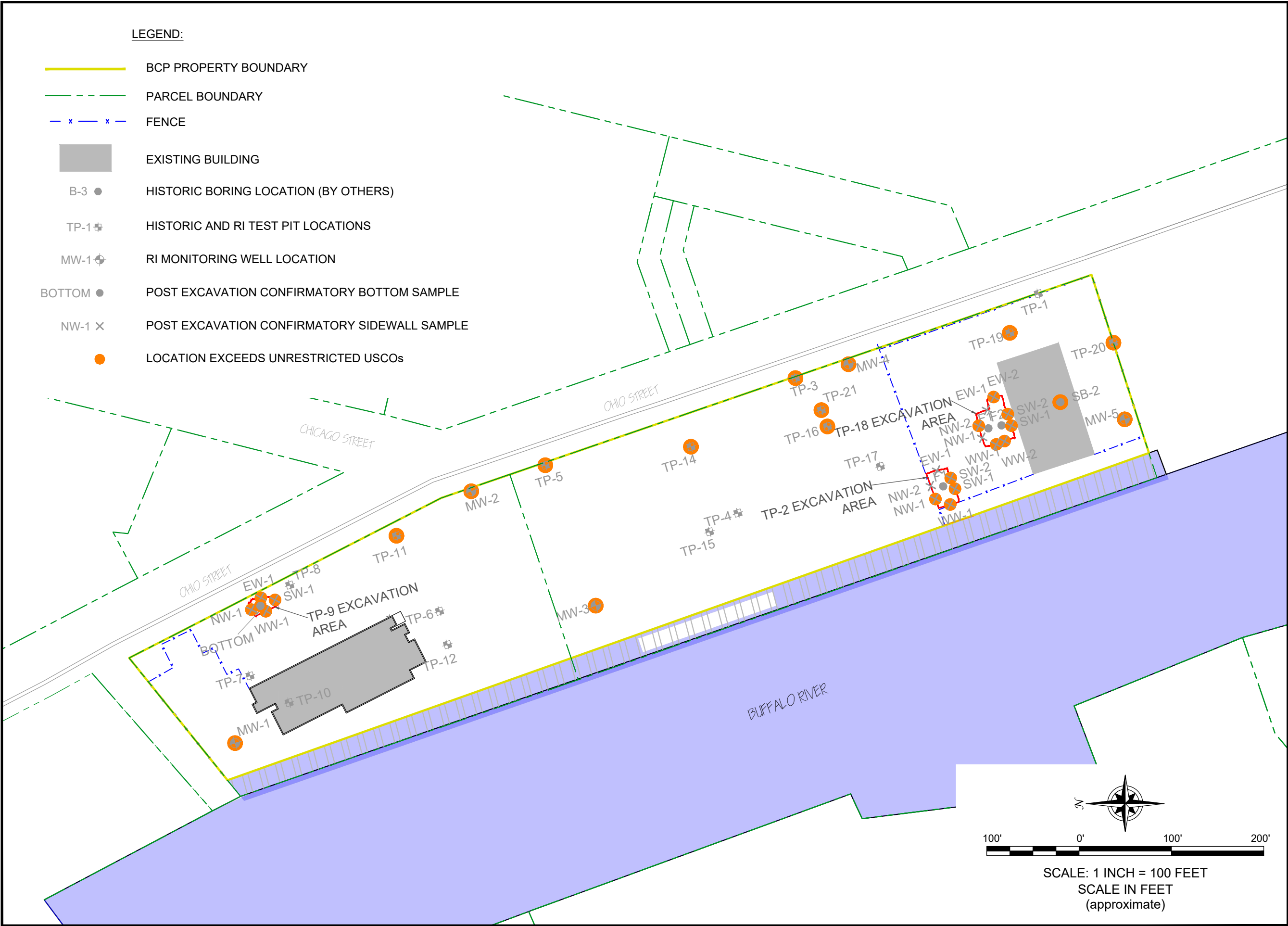
JOB NO.: 0136-013-011

FIGURE 3

DISCLAIMER: PROPERTY OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.

F:\CAD\TurnKey\Elliott Development\399 Ohio Street BCPS\MP\2022 Update\Figure 6; Remaining Soil Fill Above USCOS.dwg, 2/18/2022 4:21:48 PM

DATE: JULY 2015
DRAFTED BY: BLR



REMAINING SOIL/FILL ABOVE USCOS

SITE MANAGEMENT PLAN
399 OHIO STREET SITE
BUFFALO, NEW YORK
PREPARED FOR
1093 GROUP, LLC

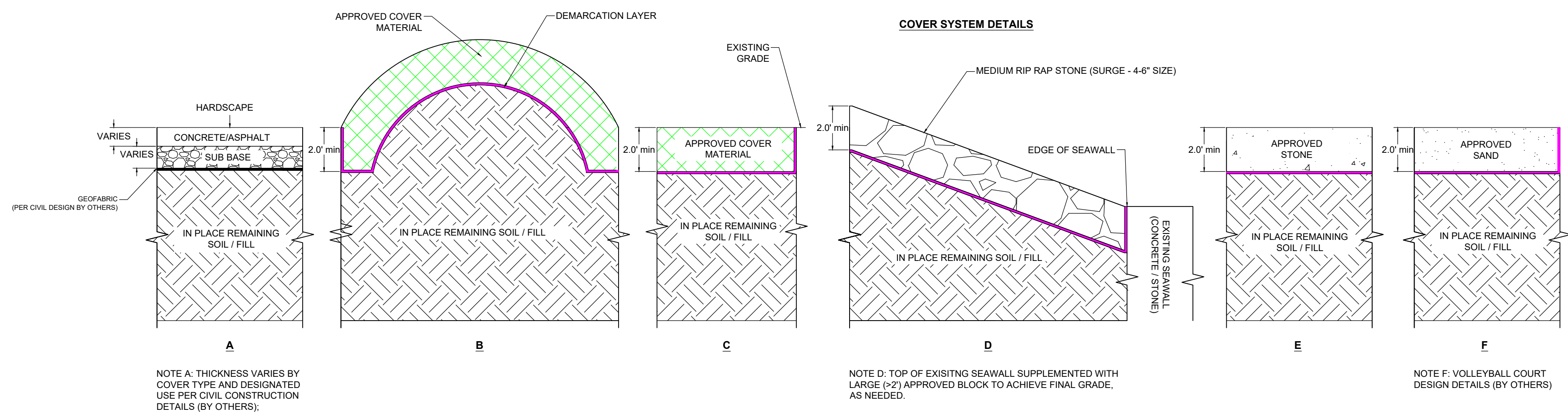
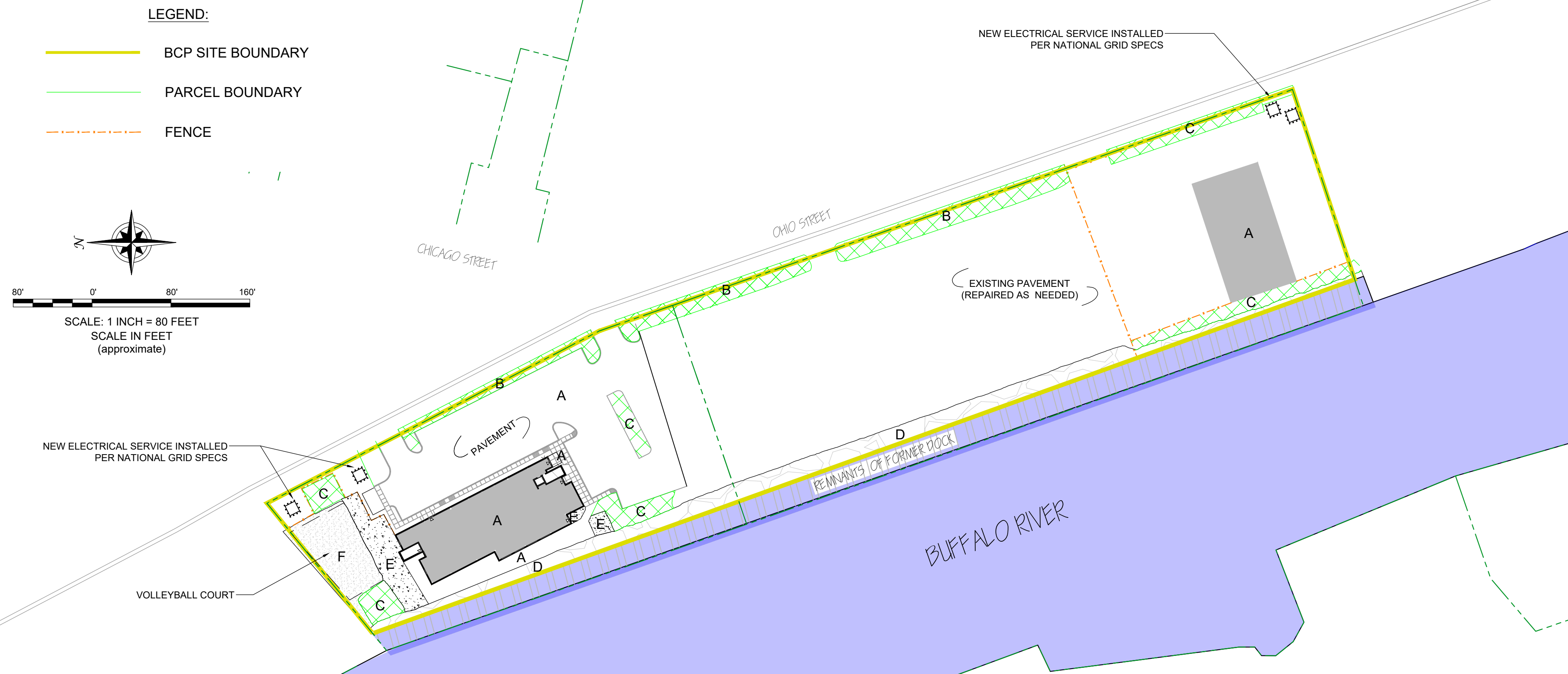


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FIGURE 6

DISCLAIMER: PROPERTY OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK CIVIL/ENVIRONMENTAL ENGINEERING & GEOLOGY, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.



NOTE: COVER SYSTEM KEYED-IN AT TRANSITIONS FROM HARDSCAPE AND/OR SITE BOUNDARY (24-INCH MINIMUM PER DER-10)

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

JOB NO.: 0136-013-011

DRAWN BY:	CMC
DATE:	DECEMBER 2016
CHECKED BY:	NTM
APPROVED BY:	THF

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COVER SYSTEM LAYOUT AND DETAILS

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FIGURE 7