NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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July 26, 2019

Mr. Thomas R. Krug
Near Dingens, LLC
271 Dingens Street
Buffalo, New York 14206

RE: 837 Bailey Avenue Site
Site ID No. C915298, Buffalo, Erie County
Remedial Investigation and Alternatives Analysis Report
Interim Remedial Measures Report & Decision Document

Dear Mr. Krug:

The New York State Department of Environmental Conservation (Department) and the New York State Department of Health (NYSDOH) have reviewed the Remedial Investigation and Alternatives Analysis Report dated July 2019 and Interim Remedial Measures Report dated July 2019 for the 837 Bailey Avenue Site, prepared by EnSol, Inc., on behalf of the Near Dingens, LLC.

The Remedial Investigation and Alternatives Analysis Report and Interim Remedial Measures Report are hereby approved. Please ensure that a copy of the approved reports are placed in the document repository. The draft reports should be removed.

Enclosed is a copy of the Department's Decision Document for the site. The remedy is to be implemented in accordance with this Decision Document. Please ensure that a copy of the Decision Document is placed in the document repository.

Please contact the Department's Project Manager, Jaspal S. Walia, at (716) 851-7220 or jaspal.walia@dec.ny.gov at your earliest convenience to discuss next steps.

Sincerely,

Michael J. Cruden, P.E.
Director
Remedial Bureau E
Division of Environmental Remediation

ec: Michael Ryan, NYSDEC
Kelly Lewandowski, NYSDEC
Stanley Radon, Region 9
Jaspal S. Walia, Region 9
Jennifer Dougherty, Region 9
Sarita Wagh, NYSDOH
Craig A. Slater, The Slater Law Firm, PLLC
John Battaglia, EnSol, Inc.

DECISION DOCUMENT

837 Bailey Ave.
Brownfield Cleanup Program
Buffalo, Erie County
Site No. C915298
July 2019

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

837 Bailey Ave.
Brownfield Cleanup Program
Buffalo, Erie County
Site No. C915298
July 2019

Statement of Purpose and Basis

This document presents the remedy for the 837 Bailey Ave. site, a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (the Department) for the 837 Bailey Ave. site and the public's input to the proposed remedy presented by the Department.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design:
A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil

vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Cover System:
The perimeter site fence is currently located slightly inside the site boundary, behind the residential properties along north and south sides of the site. Prior to placement of the cover system, the existing site fence will be relocated to the property line.

A site cover will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the commercial soil cleanup objectives (CSCOs). Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Institutional Control:
Imposition of an institutional control in the form of an environmental easement for the controlled property which will:
- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

4. Site Management Plan:
A Site Management Plan is required, which includes the following:
a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Engineering Controls: The cover system discussed in paragraph 2 above.

Institutional Controls: The Environmental Easement discussed in Paragraph 3 above.
This plan includes, but may not be limited to:
- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any new buildings on the site, including provision for implementing actions recommended to address exposures related

to soil vapor intrusion;

- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
• monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

07/24/2019

Date

Michael Cruden, Director
Remedial Bureau E

DECISION DOCUMENT

837 Bailey Ave.
Buffalo, Erie County
Site No. C915298
July 2019

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (the Department), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.

The Department has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

The Department seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by the Department in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repository:

Erie Co. Library - East Clinton - Bailey Branch
1929 Clinton Street
Buffalo, NY 14206
Phone: 716-823-5626

Receive Site Citizen Participation Information By Email

Please note that the Department's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email

listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The 837 Bailey Avenue site is approximately 8.7 acres and is located in an urban area in the City of Buffalo near the intersection of Dingens Street and Bailey Avenue. A mix of commercial and residential properties surrounds the site. The Buffalo River is located approximately 0.75 miles south of the property and the I-190 (Niagara Thruway) is located approximately 0.5 miles east of the property.

Site Features:
The site is comprised of filled land with no building structures and is mostly fenced.

Current Zoning and Land Use:
The property is zoned as M2 - General Industrial and is currently vacant.

Past Use of the Site:
The subject property was used as an auto salvage/wrecking facility from at least 1940 to 2014, an automotive repair facility from at least 1946 to 1986, a tire recapping facility until at least 1950 and a filling station from at least 1946 to 1950.

Site Geology and Hydrogeology:
The site consists primarily of lacustrine silt and clay which is overlain by urban fill material throughout the site. The fill materials consist of C&D materials, ash, and cinders. The thickness of fill is up to 12 feet. The bedrock consists of Onondaga and Bois Blanc Limestone and is approximately 27 feet below the ground surface. The groundwater is approximately 5 feet below ground surface and flows in a southerly direction towards Buffalo River.

A site location maps are attached as Figures 1 and 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

The Department may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to commercial use (which allows for industrial use) as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Department has determined that this site poses a significant threat to public health or the environment. The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. The Department will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). The Department will bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, the Department will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. The Department has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: Remedial Investigation Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The major contaminants of concern identified at this site are:

arsenic
cadmium
lead
barium
copper
mercury
polycyclic aromatic hydrocarbons (PAHS)

The contaminants of concern exceed the applicable SCGs for:

- Soil
- Groundwater

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document. The following IRMs were completed at this site between May 2016 and April 2019 based on conditions observed during the RI. The results of the IRM activities are detailed in the Interim Remedial Measures Report dated July 2019.

Excavation and Off-site disposal of Soil/Fill from Hot Spots:
During the RI, seven locations at the site were shown to be contaminated with metals or PAHs above the site-specific action levels (SSALs) (SSALs: 500 ppm PAHs; 50 ppm arsenic; 5,000 ppm lead; and 5.7 ppm mercury). Approximately 1,238 tons of soil/fill contaminated with metals and PAHs were excavated and disposed off-site at a permitted facility.

After confirmation that SSALs were achieved at each location, the excavations were backfilled with clean soil meeting commercial use soil cleanup objectives (CSCOs).

Debris Removal:
Multiple debris piles were present on the eastern portion of the site. The debris piles consisted of mixed wastes associated with the former auto salvage facility (tires, plastics, metal, etc.) as well as piles of concrete and tree stumps. During 2016, the wastes from those piles (approx. 600 tons

of C&D material, 200 tons of concrete, 11 truckloads of wood stumps, and 9 truckloads of tires) were hauled to appropriate disposal facilities.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Remedial Investigation:
A Remedial Investigation (RI) was conducted in March 2016. The RI consisted of an investigation of surface soils, subsurface soils/fill, soil vapor and groundwater. The data collected during prior site investigations and the RI showed widespread contamination of metals and polycyclic aromatic hydrocarbons (PAHs) above the commercial use soil cleanup objectives (CSCOs) in soil/fill samples. The concentrations of contaminants in different media were as follows:

Surface Soil/fill:
Surface soil/fill samples were collected from 0 to 2 inches below ground surface (bgs) and were analyzed for metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated bi-phenyls (PCBs), and pesticides.

Metals: Commercial soil cleanup objectives (CSCOs) were exceeded for some metals. The levels of metals found were up to: 24.9 parts per million (ppm) arsenic (CSCO - 16 ppm), 28.6 ppm cadmium (CSCO - 9.3 ppm), 965 ppm copper (CSCO - 270 ppm), and 9,010 ppm lead (CSCO - 1,000 ppm).

Polycyclic aromatic hydrocarbons (PAHs): PAHs exceeding CSCOs were up to: 8.6 ppm benzo(a)pyrene (CSCO -1 ppm), 12 ppm benzo(a) anthracene (CSCO - 5.6 ppm), and 12 ppm benzo(b)fluoranthene (CSCO - 5.6 ppm).

The levels of volatile organic compounds (VOCs), pesticides, and polychlorinated bi-phenyls (PCBs) in surface soil/fill samples were below the commercial SCOs.

Sub-surface Soil/fill:
Sub-surface soil/fill samples were analyzed for metals, VOCs, SVOCs, PCBs and pesticides.

Metals: The levels of metals exceeding CSCOs were up to: 95.7 ppm arsenic (CSCO - 16 ppm), 3,890 ppm barium (CSCO - 400 ppm), 40 ppm cadmium (CSCO - 9.3 ppm), 1,640 ppm copper (CSCO - 270 ppm), 39,800 ppm lead (CSCO - 1000 ppm), and 25.2 ppm mercury (CSCO - 2.8 ppm).

PAHs: The concentrations of PAHs exceeding CSCOs were up to: 47 ppm benzo(a)pyrene (CSCO - 1 ppm), 66 ppm benzo(a)anthracene (CSCO - 5.6 ppm), 64 ppm benzo(b)fluoranthene

(CSCO - 5.6 ppm), 7.6 ppm dibenzo(a,h)anthracene (CSCO - 0.56 ppm), and 26 ppm indeno (1,2,3-cd)pyrene (CSCO - 5.6 ppm).

The concentrations of VOCs, pesticides, and PCBs in sub-surface soil/fill were below the commercial SCOs.

Groundwater:
Nine overburden groundwater monitoring wells were sampled and were analyzed for VOCs, semi-volatile organic compounds (SVOCs), metals, PCBs, and pesticides. Groundwater Quality Standards (GWQS) were exceeded for PAHs and some naturally occurring dissolved metals such as iron, manganese, magnesium, and sodium.

Soil Vapor:
Soil vapor sampling was performed as per NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006, 2007 Update Memo). The levels for methyl ethyl ketone were elevated with the highest value being 1500 ug/m^3.

Off-site Soil Sampling:
Based on the distribution of metals contaminants in soil, soil samples were collected at off-site properties to determine if contaminants migrated from the site. Off-site soil samples along the northern side of the site showed metals above the residential SCOs. As discussed in Section 5, the BCP-site applicant is a volunteer, therefore, the NYSDEC will address the off-site impacted areas.

6.4: Summary of Human Exposure Pathways

People may contact contaminated soil or groundwater if they dig below the ground surface. People are not drinking the contaminated groundwater because the area is served by public water supply that is not affected by this contamination. People may contact contaminated soil in areas adjacent to the site. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into the overlying buildings and affect indoor air quality. This process which is similar to the movement of radon gas from the subsurface into the indoor air of the buildings is referred to as soil vapor intrusion. As the site is currently vacant, soil vapor intrusion is not a current concern. However, environmental sampling indicates that soil vapor intrusion may be a concern for future on-site buildings.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted use with site-specific soil cleanup objectives remedy. The elements of the selected remedy, as shown in Figure 3, are as follows:

1. Remedial Design:

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals; and
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development.
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings will include, at a minimum, a 20-mil

vapor barrier/waterproofing membrane on the foundation to improve energy efficiency as an element of construction.

2. Cover System:
The perimeter site fence is currently located slightly interior to the site boundary behind the residential properties along north and south sides of the site. Prior to placement of the cover system, the existing site fence would be relocated to the property line.

A site cover will be required to allow for commercial use of the site in areas where the upper one foot of exposed surface soil will exceed the commercial soil cleanup objectives (CSCOs). Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper four inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Engineering and Institutional Controls
Imposition of an institutional control in the form of an environmental easement and a Site Management Plan, as described below, will be required. The remedy will achieve a Track 4 commercial soil cleanup at a minimum and will include an environmental easement, and site management plan as described below.

4. Institutional Control:
Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for commercial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan:
A Site Management Plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Engineering Controls: The cover system discussed in paragraph 2 above.

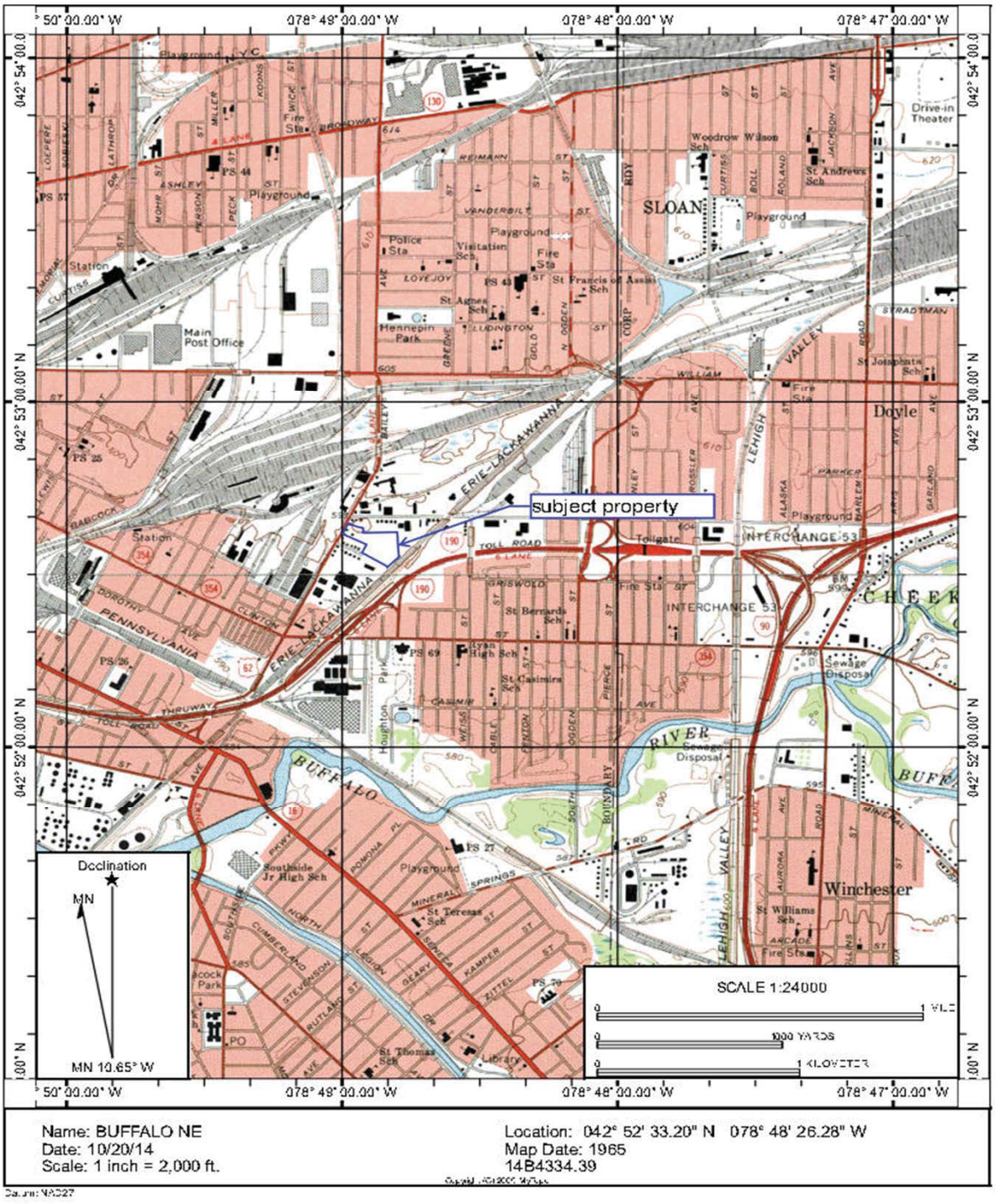
Institutional Controls: The Environmental Easement discussed in Paragraph 4 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use and groundwater restrictions;
- a provision for evaluation of the potential for soil vapor intrusion for any new buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- provisions for the management and inspection of the identified engineering controls;
- maintaining site access controls and Department notification; and
- the steps necessary for the periodic reviews and certification of the institutional and engineering controls.

b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

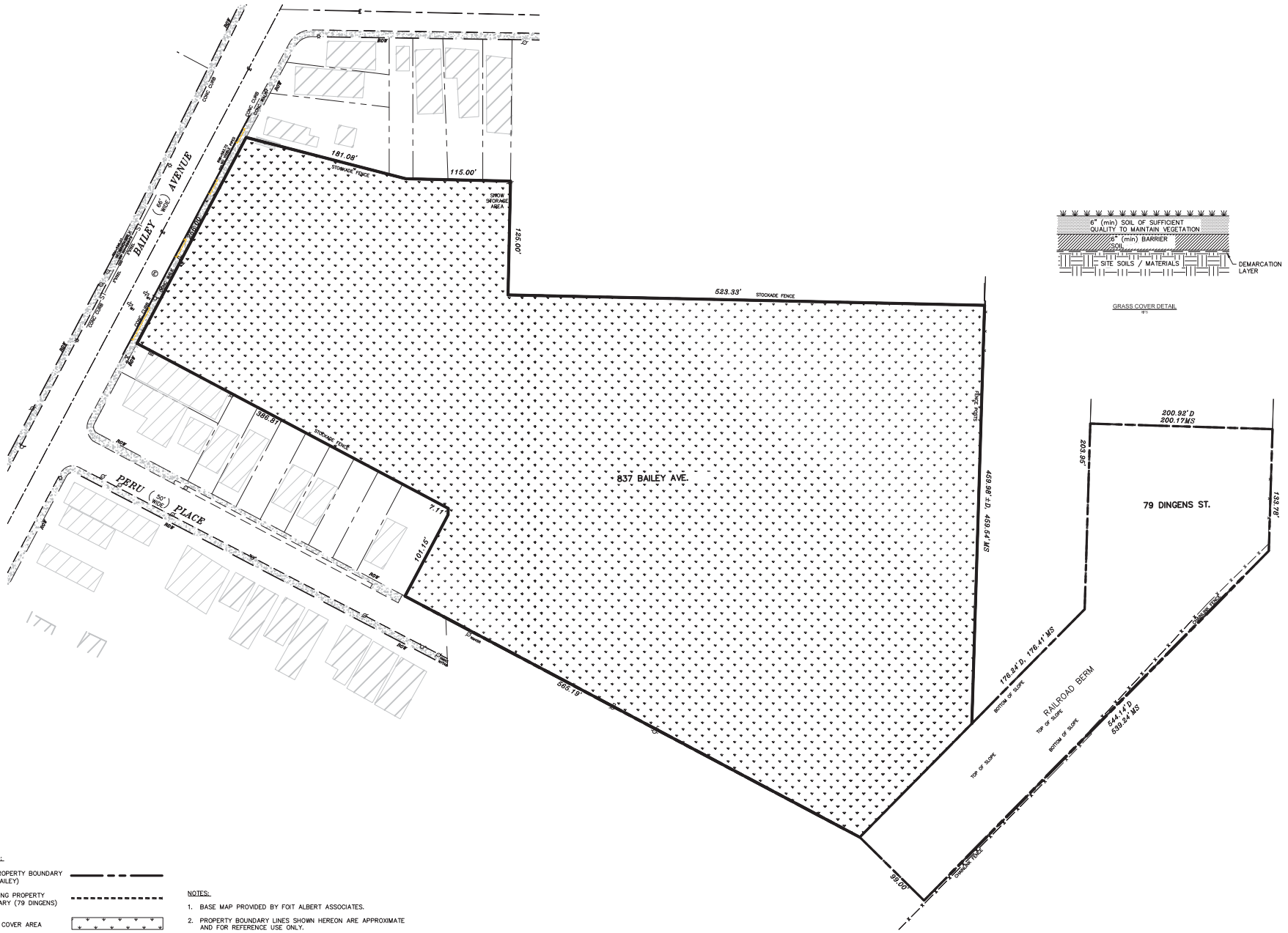
- monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



Project No.	15-0027-6	**EnSol, Inc.**	**REGIONAL LOCATION MAP**
Date	February 2019	**Environmental Solutions** **661 Main St.** **Niagara Falls, NY 14301** **Phone:(716) 285-3920** **Fax: (716) 285-3928**	837 Bailey Ave. Site
Scale	NTS		Near Dingens, LLC — **Fig. 1**

X:\AAApj\Buffalo Truck Center\15-0027 - 837 Bailey Ave. BCP\15-0027-6 RI-AAR Report\IRM Report\ACAD\Fig. 1 - Regional Location Map

Project No.	15-0027-6	**EnSol, Inc.**	**VICINITY LOCATION MAP**
Date	January 2018	**Environmental Solutions** **661 Main St.** **Niagara Falls, NY 14301** **Phone:(716) 285-3920** **Fax: (716) 285-3928**	837 Bailey Ave. Site
Scale	NTS		Near Dingens, LLC — **Fig. 2**



LEGEND:

- BCP PROPERTY BOUNDARY (837 BAILEY)
- ADJOINING PROPERTY BOUNDARY (79 DINGENS)
- GRASS COVER AREA

NOTES:

1. BASE MAP PROVIDED BY FOIT ALBERT ASSOCIATES.
2. PROPERTY BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND FOR REFERENCE USE ONLY.

EnSol, Inc.
Environmental Solutions
661 MAIN STREET
NIAGARA FALLS, NY 14301
PHONE (716) 285-3920
FAX (716) 285-3928

CLIENT: NEAR DINGENS, LLC

SITE: 837 BAILEY AVE
CITY OF BUFFALO
COUNTY OF ERIE
STATE OF NEW YORK

PROJECT: RI-AA REPORT

TITLE: COVER SYSTEM DETAILS

ISSUED FOR: REVIEW

DES:	DRN:	CHK:
KFP	KFP	JBB

PROJECT NO: 15-0027-5
DATE: JULY 2019

GRAPHIC SCALE: 0 40' 80'

FILE: 15-0027-F07-Cover System-R2.dwg

REV NO: 2
FIGURE NO: 3