

2021-2022 Periodic Review Report (PRR)

for the:

**837 Bailey Ave. Site
Buffalo, New York 14206
NYSDEC BCP Site No. C915298**

June 2022
(Revised July & August 2022)

prepared for:

Near Dingens, LLC
5651 Main St., Suite 8-196
Williamsville, New York 14221

prepared by:



ENGINEERING +
ENVIRONMENTAL

EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920

ensolinc.com

Table of Contents

1.	Executive Summary	1
1.1	Purpose	1
1.2	Site Background and Remedial History	1
1.3	Effectiveness of the Remedial Program	2
1.4	Compliance	2
1.5	Recommendations	2
2.	Site Overview	3
2.1	Site and Remedial History	3
2.2	2019 Site Remediation Program	3
2.3	2021 Supplemental Excavation Program	3
3.	Remedy Evaluation and Effectiveness	5
4.	IC/EC Plan Compliance Report	6
4.1	IC/EC Requirements and Compliance	6
4.2	IC/EC Certification	7
5.	Overall PRR Conclusions and Recommendations	8

Appendices

A. Figures and Drawings

- Vicinity Location Map (Figure 1 from SMP, December 2019)
- Environmental Easement Survey (Foit-Albert Associates, May 2016, Revised July 2019)
- IRM Work Locations (Figure 7 from SMP, December 2019)
- Over Excavation Work Plan (Figure 1 from Workplan for Select Over-Excavation of Residential Property Lines, September 2021)
- Cover System Plan & Detail (Figure 10 from SMP, December 2019)

B. Completed Institutional Control (IC) and Engineering Control (EC) Certification Form

C. Site Inspection Photographs Site Inspection Sketch Plan

1. Executive Summary

1.1 Purpose

This Periodic Review Report (PRR) is required as an element of the remedial program at the 837 Bailey Avenue Site (hereinafter referred to as the “site”) under the New York State (NYS) Brownfield Cleanup Program (BCP) administered by the New York State Department of Environmental Conservation (NYSDEC). The site was remediated in accordance with Brownfield Cleanup Agreement (BCA) Index# C915298-11-15, Site # C915298, which was executed on February 4, 2016. A Certificate of Completion (COC) was issued on December 20, 2019.

This PRR is prepared for the reporting period April 30, 2021 through April 30, 2022.

1.2 Site Background and Remedial History

The 8.74-acre site is a vacant commercial property located on Bailey Avenue between Dingens St. and Peru Pl. in the City of Buffalo, Erie County, New York. See the Vicinity Location Map (**Appendix A**) for the site location. Near Dingens, LLC (Near Dingens) is the current property owner. There are no business operations ongoing at the site and a majority of the site consists of cleared/filled vegetated land. Residential properties are adjacent to the site to the north and south. A trucking company, glass block and tile company, and meat distributor are also located north of the site along Dingens St. A machine shop is located to the west of the site and a transport company to the east of the site.

Since commercial development in 1940, the site has been used as an auto salvage/wrecking facility, auto service station, filling station, tire recapping facility, and most recently, an auto salvage/wrecking facility. Based on previous investigations at the site, the contaminants of concern that currently exist include the following:

Soil/Fill Materials

- Semi-volatile organic compounds (SVOCs) detected in samples at concentrations above the Commercial and/or Industrial Use soil cleanup objectives (SCOs).
- Numerous metals detected at concentrations above the Commercial and/or Industrial Use SCOs.

Groundwater

- Volatile organic compounds (VOCs) detected at concentrations above the Class GA Standard.
- SVOCs detected at concentrations above Class GA Standards.

Based on the information gathered during previous assessments and investigations, an interim remedial measure (IRM) was conducted at the site during July of 2019. Additional remedial measures included the installation of a cover system, preparation of a Site Management Plan (SMP), and the execution of an environmental easement. See the IRM Work Locations Sheet and Cover System Plan & Detail Sheet (**Appendix A**) for the location of the IRM and approximate soil/fill thickness.

1.3 Effectiveness of the Remedial Program

During the reporting period April 30, 2021 through April 30, 2022, the remedial objectives have been met. This assessment is based on an evaluation and assessment (discussed further in Section 4) of the site remedial measures (i.e., cover system, SMP). Additionally, the remedial measures currently in-place appear to be able to achieve the ultimate remedial objectives for the site.

1.4 Compliance

No areas of non-compliance were identified during this reporting period.

1.5 Recommendations

Based on our evaluation of the effectiveness of the remedial program and the site's compliance with major elements of the SMP, no changes to the SMP, frequency of PRR submittals, or discontinuance of site management are recommended.

2. Site Overview

2.1 Site and Remedial History

The site is located in the City of Buffalo, County of Erie, New York and is an approximately 8.74-acre area bounded by residential and commercial property to the north, residential and vacant commercial property to the south, commercial properties across Bailey Ave. to the west, and a railroad berm and the New York State Department of Transportation (NYSDOT) equipment yard to the east (see **Appendix A** – Figures and Drawings).

The site is currently vacant and located in a district of the local zoning map labeled as General Industrial; however, residential uses are also permitted in this district. Since commercial development in 1940, the site has been used as an auto salvage/wrecking facility, auto service station, filling station, tire recapping facility, and most recently, an auto salvage/wrecking facility.

Prior to remediation and re-development activities, several investigations were conducted at the site to evaluate previous site history and subsurface soil and groundwater quality. Previous investigations performed at the site included:

- Phase I Environmental Site Assessment (ESA) (LCS, Inc., November 2014);
- Geophysical Survey, Subsurface Soil/Fill & Groundwater Investigation Report (LCS, Inc., February 2015);
- Memorandum – Summary of Subsurface Investigation (Test Pits) (EnSol, Inc., April 2015);
- Remedial Investigation/Alternative Analysis (EnSol, Inc., July 2019); and
- Interim Remedial Measures (IRM) Report (EnSol, Inc., July 2019).

Based upon investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, PCBs and metals.

2.2 2019 Site Remediation Program

The Phase I ESA and subsurface investigations conducted at the site (2014-2015) revealed evidence of subsurface contamination, including elevated concentrations of VOCs, SVOCs, PCBs and metals above NYSDEC Part 375 Commercial Use soil cleanup objectives SCOs. Based on the information gathered during previous assessments and investigations, an IRM was performed at the site during 2019. This included the removal of contaminated soil/fill from several isolated locations at the site. Additional remedial measures implemented at the site included the installation of a cover system, preparation of an SMP, and the execution of an environmental easement. See **Appendix A** for additional information on site remediation and cover system details.

2.3 2021 Supplemental Excavation Program

At the request of NYSDEC, additional fill removal activities were completed at select locations along the shared property lines between the site and residential properties along Dingens St. (to the north) and Peru Pl. (to the south). Removal of residual fill materials in those locations ensured that no potentially contaminated historic fill

materials remained in contact with clean backfill materials placed on the residential properties during a separate off-site cleanup conducted by the NYSDEC. The additional work was completed in accordance with the Department-approved Work Plan prepared by EnSol, Inc. dated September 29, 2021. Documentation of the completed work was provided to the Department by EnSol in a letter dated December 28, 2021. In a letter dated January 3, 2022, the NYSDEC provided approval of all work conducted and indicated that there will be no change to the December 2019 COC and the site should continue to be managed in accordance with the December 2019 SMP. See **Appendix A** for a map showing the additional locations.

3. Remedy Evaluation and Effectiveness

The site was remediated in accordance with the remedy selected by the NYSDEC (Track 4) in the Decision Document dated July 24, 2019. The following are the components of the selected remedy:

- Construction and maintenance of a cover system to prevent human exposure to remaining contaminated soil/fill remaining at the site. The cover system is comprised of a geotextile fabric demarcation layer, a minimum of six (6) inches of barrier soil, and a minimum of six (6) inches of clean topsoil of sufficient quality to maintain vegetation.
- Execution and recording of an environmental easement to restrict land use and prevent future exposure to any contamination remaining at the site. The environmental easement for the site was executed by the Department on November 7, 2019, and filed with the Erie County Clerk on November 20, 2019.
- Development and implementation of a SMP for long term management of remaining contamination as required by the Environmental Easement, which includes plans for:
 1. Institutional Controls (ICs) and Engineering Controls (ECs); and
 2. Reporting.
- Periodic inspection and certification of the ICs and ECs.

On June 6, 2022, EnSol conducted a site inspection to evaluate the integrity and performance of the site cover system installed. Based on our inspection, the cover system appears to be in good condition and generally performing as intended. Some small, localized erosion rills have developed at the southeast corner of the site as a result of sheet flow storm water runoff being directed to the perimeter ditch at that corner. Some bare spots in the cover system vegetation have developed and minor amounts of litter and debris have accumulated along portions of the site perimeter. However, the surface area of the cover system affected by these issues is minimal and should be addressed as a maintenance measure prior to the next PRR. See **Appendix C** for photographs and locations of affected areas. During our evaluation, EnSol also reviewed the SMP for compliance. No deficiencies with regard to site management were noted.

During the reporting period April 30, 2021 through April 30, 2022, the remedial objectives have been met. This assessment is based on an evaluation of the site remedial measures (i.e., cover system, SMP). Additionally, the remedial measures currently in-place appear to be able to achieve the ultimate remedial objectives for the site.

4. IC/EC Plan Compliance Report

4.1 IC/EC Requirements and Compliance

In accordance with the Decision Document, the following are the remedial measures selected for the site:

Institutional Controls

1. *Groundwater Use Restriction*

Description and Objective - Prohibits the use of groundwater for potable water supply(s) without proper treatment and approval(s).

Current Status – In-place. The site is also located within an area that utilizes public water service.

Recommended Corrective Measures – No deficiencies noted and no corrective measures recommended.

2. *Soil Management Plan*

Description and Objective - Will provide provisions to ensure that any ground intrusive activities conducted at the Site in the future will be conducted in a safe and environmentally responsible manner with respect to contaminants of potential concern (COPCs) remaining in site-related soils and groundwater.

Current Status – In-place. During the current reporting period, there has been one ground intrusive activity completed – the November 2021 Supplemental Excavation, which was conducted in general accordance with the SMP.

Recommended Corrective Measures – No deficiencies noted and no corrective measures recommended.

3. *Land Use Restriction (Environmental Easement)*

Description and Objective – Includes legal property use restrictions ensuring the protection of public health and the environment by prohibiting more restrictive uses of the property as well as use of groundwater without proper treatment and approvals.

Current Status – In-place. There have been no changes to the land use for the site.

Recommended Corrective Measures – No deficiencies noted and no corrective measures recommended.

4. *Site Management Plan (SMP)*

Description and Objective – The SMP includes three major components; the IC/EC Plan detailing controls intended to eliminate potential exposure pathways to COPCs remaining in site-related soil/fill and groundwater, an Excavation Work Plan detailing required methods for handling site soils if future excavation work is required, and the Site Monitoring Plan describing inspection and monitoring activities that will be required to ensure that IC/ECs remain in-place and are effective.

Current Status – In-place. No change to the SMP as all elements remain applicable.

Recommended Corrective Measures – No deficiencies were noted with the SMP and no corrective measures are recommended to the SMP, however, corrective measures are recommended to the Cover System as described below under Engineering Controls.

5. *IC/EC Plan*

Description and Objective – Institutional controls at the site consist of restrictions on land use which allow Commercial land use of the property, but prevent more restrictive land uses such as Unrestricted Use. There will also be restrictions on groundwater use that would prohibit the use of groundwater for potable water supply(s) without proper treatment and approval(s). Engineering controls at the site consist of physical barriers to eliminate potential exposure pathways to COPCs still present in site-related soils and groundwater.

Current Status – In-place. No change to the IC/EC Plan as all elements remain applicable.

Recommended Corrective Measures – No deficiencies noted and no corrective measures recommended.

Engineering Controls

1. Cover System

Description and Objective – Construction and maintenance of a cover system to prevent human exposure to remaining contaminated soil/fill remaining at the site. The cover system is comprised of a geotextile fabric demarcation layer, a minimum of six (6) inches of barrier soil, and a minimum of six (6) inches of clean topsoil of sufficient quality to maintain vegetation.

Current Status – In-place. The cover system is in good condition and appears to be working effectively.

Recommended Corrective Measures – Small erosion rills along the southeast corner of the perimeter should be filled in with topsoil of sufficient quality to maintain vegetation and hand-seeded. Bare spots, largely associated with the November 2021 supplemental excavation, should be re-seeded. Litter and debris should be removed and properly disposed.

4.2 IC/EC Certification

The completed IC/EC Certification Form for the reporting period April 30, 2021 through April 30, 2022 is included as **Appendix B**.

5. Overall PRR Conclusions and Recommendations

During the reporting period April 30, 2021 through April 30, 2022, the remedial objectives have been met. This assessment is based on an evaluation of the site remedial measures (i.e., cover system, SMP). Additionally, the remedial measures currently in-place appear to be able to achieve the ultimate remedial objectives for the site.

Based on our evaluation of the effectiveness of the remedial program and the site's compliance with major elements of the SMP, no major changes to the SMP, frequency of PRR submittals, or discontinuance of site management are recommended.

Corrective measures are recommended to the Cover System as described above in Section 4.1 under Engineering Controls, including small erosion rills along the southeast corner of the perimeter that should be filled in with topsoil of sufficient quality to maintain vegetation and hand-seeded. Bare spots, largely associated with the November 2021 supplemental excavation, should be re-seeded. Any observed litter and/or debris on site should be removed and properly disposed.

Appendix A

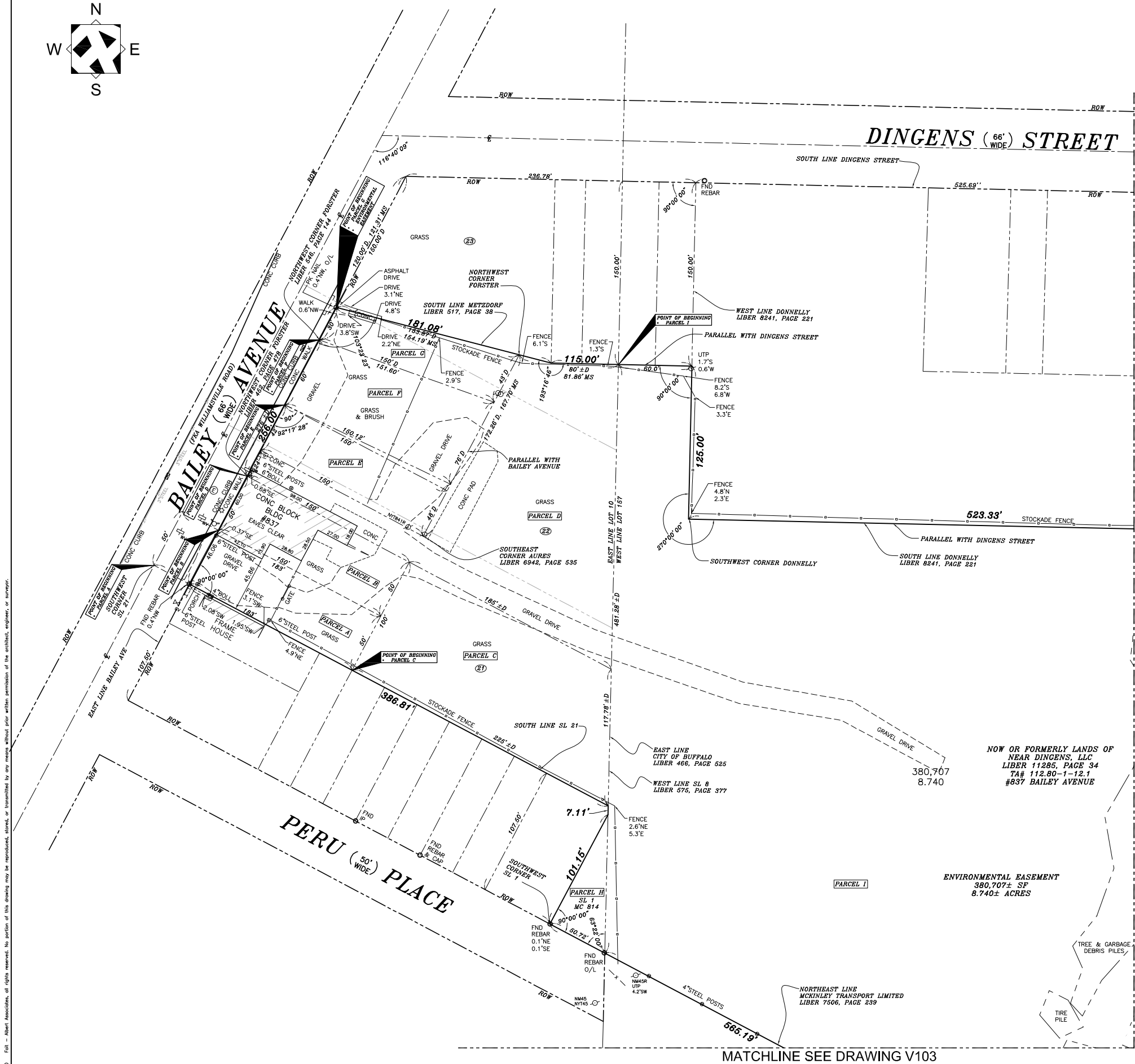
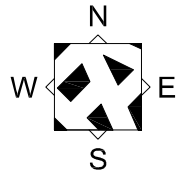
EnSol, Inc.

ENGINEERING + ENVIRONMENTAL

Figures and Drawings



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

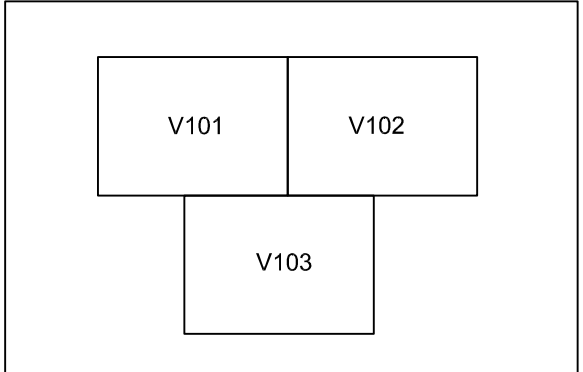


Copyright © Foil - All rights reserved. No portion of this drawing may be reproduced, stored, or transmitted by any means without prior written permission of the architect, engineer, or surveyor.



VICINITY MAP

NOT TO SCALE

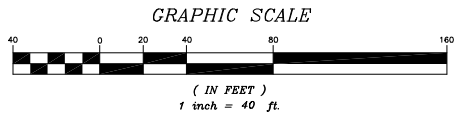


SHEET KEY

NOT TO SCALE

MATCHLINE SEE DRAWING V102

MATCHLINE SEE DRAWING V103



ENVIRONMENTAL EASEMENT

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
837 BAILEY AVE - SITE NO. C915298
PART OF LOTS 10, 157 & 158, TOWNSHIP 10, RANGE 7
OF THE BUFFALO CREEK RESERVATION
CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK



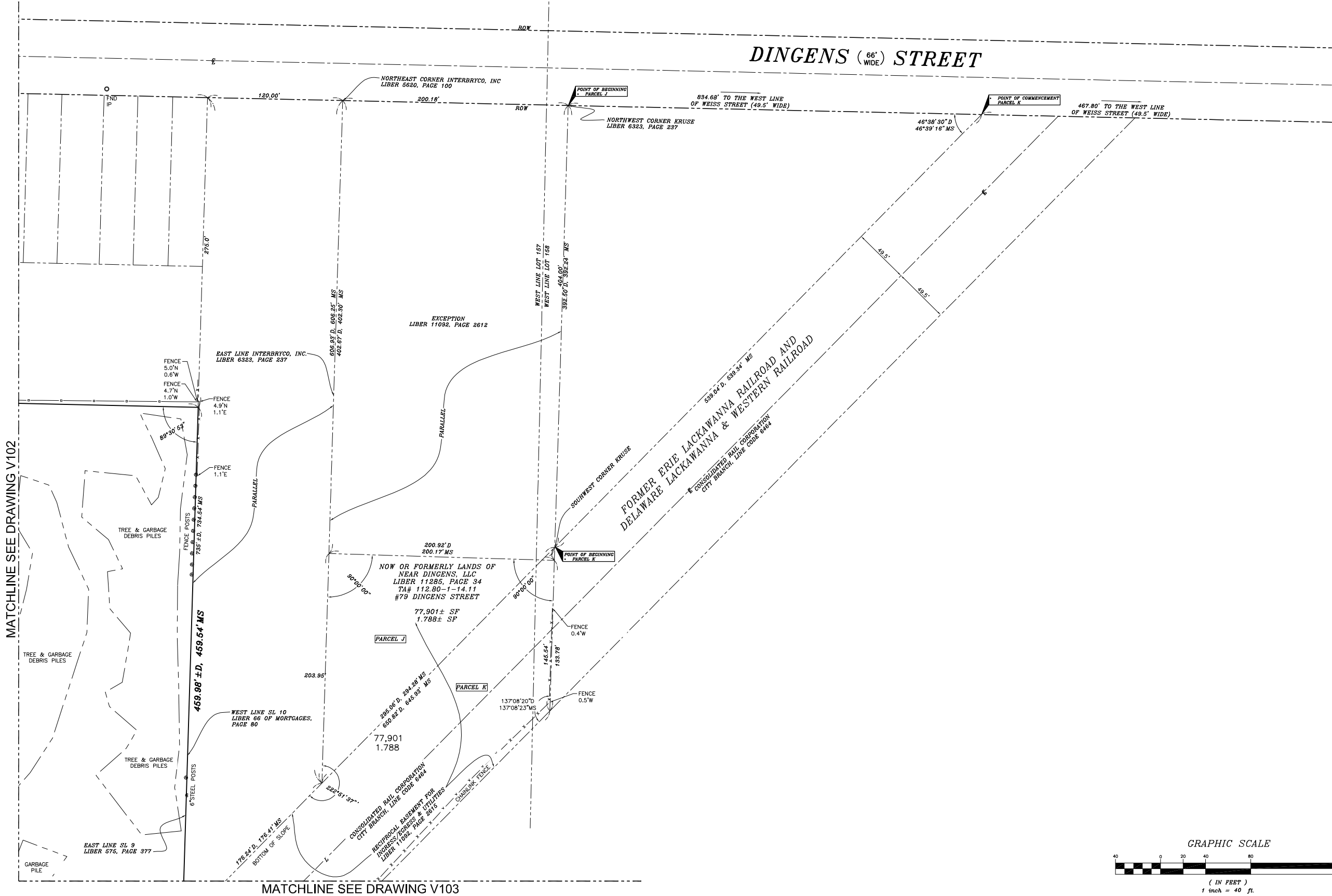
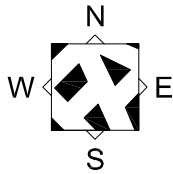
Revision Number	Revision Date/Description
1	7/18/2019 DMZ REVISED EASEMENT
2	
3	
4	

Scale: 1"=40'

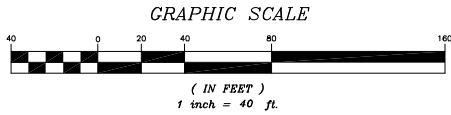
Date: 5/17/2016 Project Manager: M. POHL
Drawn By: D. ZENDANO Checked By: M. POHL
Project: 16001-09
File Name: 16001-09
Sheet: 1 OF 4

V101

FoitAlbert
ASSOCIATES
Architectural
Engineering
Surveying
763 Main Street
Buffalo, New York 14203
T 716.856.3933 F 716.856.3961 W foit-albert.com



Copyright © Foit-Albert Associates, all rights reserved. No portion of this drawing may be reproduced, stored, or transmitted by any means without prior written permission of the architect, engineer, or surveyor.



Foit-Albert
ASSOCIATES
Architecture,
Engineering,
Surveying.

753 Main Street
Buffalo, New York 14203

ENVIRONMENTAL EASEMENT

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
837 BAILEY AVE - SITE NO. C915298
PART OF LOTS 10, 157 & 158, TOWNSHIP 10, RANGE 7
OF THE BUFFALO CREEK RESERVATION
CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK



Revision Number	Revision Date/Description
△	5/17/2016 M. POHL
△	7/18/2017 DMZ REVISED EASEMENT
△	
△	
△	

Scale: 1"=40'

Date: 5/17/2016 Project Manager: M. POHL

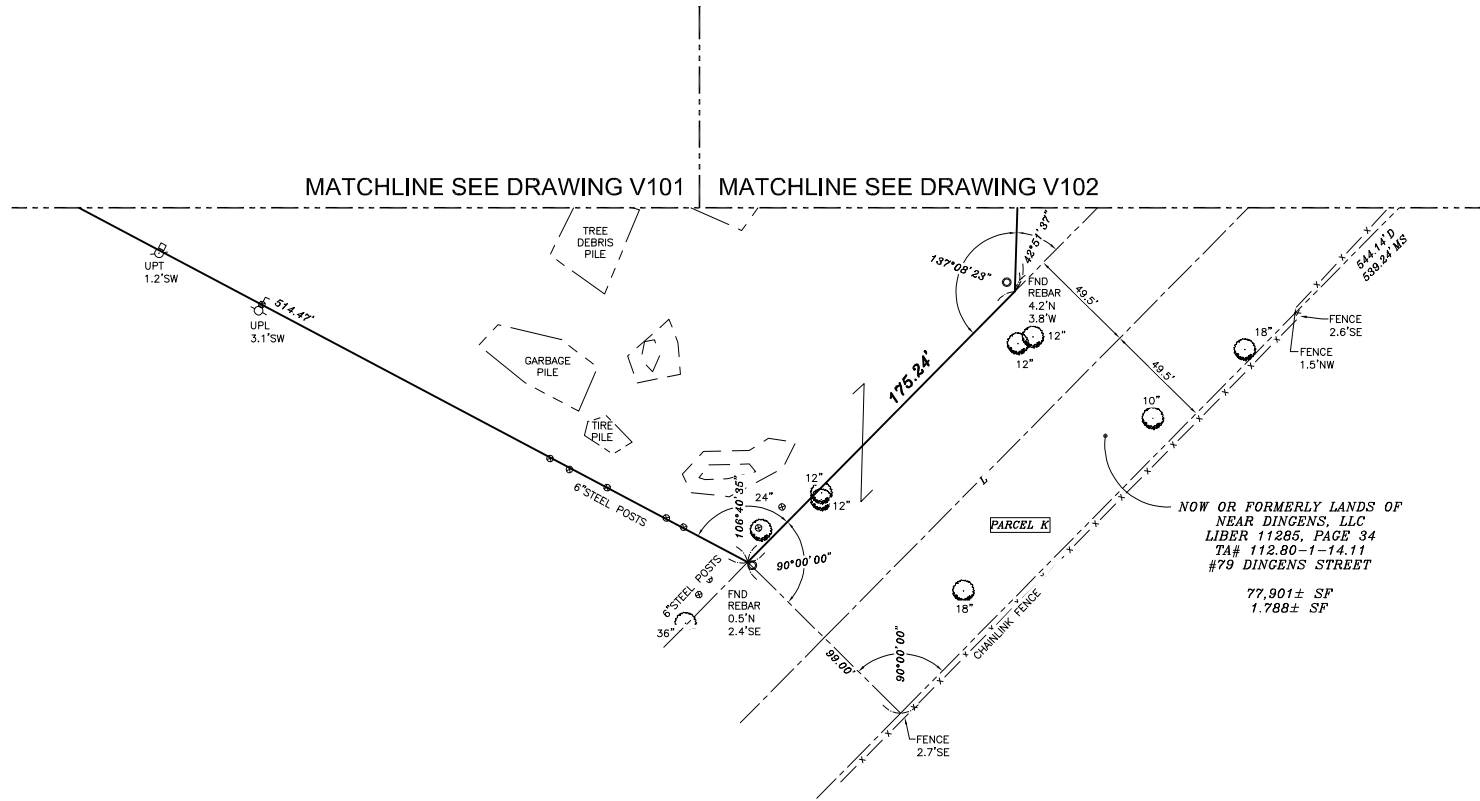
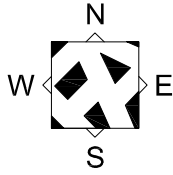
Drawn By: D. ZENDANO Checked By: M. POHL

Project: 16001-09

File Name: 16001-09

Sheet: 2 OF 4

V102



LEGEND:

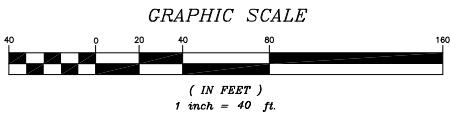
- BOLLARD
- DECIDUOUS TREE
- CATCH BASIN
- ⊕ ELECTRIC MANHOLE
- ⚡ FIRE HYDRANT
- ⊞ GAS METER
- ⊞ GAS VALVE
- PARCEL A -- LIBER 11285, PAGE 34
- ☆ POLE w/LIGHT
- ⊙ POST
- PROPERTY MARKER (FOUND)
- SIGN
- ② SUBLOT 21 LIBER 136, PAGE 109
- UTILITY POLE
- UTILITY POLE w/LIGHT
- UTILITY POLE w/TRANSFORMER
- ⊞ WATER VALVE

ABBREVIATIONS:

- BLDG BUILDING
- BOLL BOLLARD
- E EAST
- FND FOUND
- IP IRON PIPE
- MS MEASURED
- N NORTH
- NM NIAGARA MOHAWK
- NYT NEW YORK TELEPHONE
- O/L ON LINE
- ROW RIGHT OF WAY
- S SOUTH
- SL SUBLOT
- UPL UTILITY POLW W/LIGHT
- UPT UTILITY POLE W/TRANSFORMER
- UTP UTILITY POLE
- W WEST
- WV WATER VALVE

SURVEY LINE TYPES:

- CHANGE OF PAVEMENT
- FENCE (CHAINLINK)
- PROPERTY BOUNDARY
- GREAT LOT LINE
- PROPERTY LOT LINE
- ROAD CENTERLINE
- ROW
- SLOPE - TOP/BOTTOM



FoitAlbert
ASSOCIATES
Architecture,
Engineering,
Surveying.

763 Main Street
Buffalo, New York 14203
T 716.856.3933 F 716.856.3961 W foit@foit.com

ENVIRONMENTAL EASEMENT

NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
837 BAILEY AVE - SITE NO. C915298
PART OF LOTS 10, 157 & 158, TOWNSHIP 10, RANGE 7
OF THE BUFFALO CREEK RESERVATION
CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK



Revision Number	Revision Date/Description
△	7/18/2017 DMZ REVISED EASEMENT
△	
△	
△	

Scale: 1"=40'

Date: 5/17/2016	Project Manager: M. POHL
Drawn By: D. ZENDANO	Checked By: M. POHL
Project: 16001-09	
File Name: 16001-09	
Sheet: 3 OF 4	

V103

DESCRIPTION
LIBER 11285, PAGE 34

Parcel A

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdvision Lot No. 21 as shown on map attached to deed recorded in the Erie County Clerk's Office in Liber 136 of Deeds at page 109, bounded and described as follows:

BEGINNING in the southwest corner of said Subdivision Lot No. 21; running thence east along the south line of said Subdivision Lot No. 21, 183 feet; thence north parallel with the west line of said Subdivision Lot No. 21, 50 feet; thence west parallel with the first mentioned line, 183 feet; thence south and along the west line of said Subdivision Lot No. 21, 50 feet to the place of beginning.

Parcel B

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdvision Lot No. 21 as shown on map attached to deed recorded in the Erie County Clerk's Office in Liber 136 of Deeds at page 109, bounded and described as follows:

BEGINNING at a point in the easterly line of Bailey Avenue, 50 feet northerly from the south line of said Subdivision Lot No. 21; thence easterly along the northerly line of John Hels's land, 150 feet; thence north 50 feet; thence westerly at right angles 150 feet to the easterly line of Bailey Avenue; thence southerly along the easterly line of Bailey Avenue, 50 feet to the place of beginning.

Parcel C

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdivision Lot No. 21 as shown on map recorded in the Erie County Clerk's Office in Liber 136 of Deeds at page 109, bounded and described as follows:

BEGINNING at a point in the south line of said Subdvision Lot No. 21, 150 feet east of the point of Intersection of said south line of said Subdivision Lot No. 21, with easterly line of Bailey Avenue (which said point of Intersection is about 376 feet south from the point of Intersection of said easterly line of Bailey Avenue with the southerly line of Dingsens Street); thence running northerly parallel to the east line of Bailey Avenue, 100 feet; thence easterly parallel to the south line of Subdivision Lot No. 21 about 185 feet to the easterly line of lands conveyed to the City of Buffalo by deed recorded in the Erie County Clerk's Office in Liber 466 of Deeds at page 525; thence southerly on the easterly line of lands so conveyed to the City of Buffalo by said deed about 117.78 feet to the south line of Subdvision Lot No. 21; thence westerly along the south line of said Subdivision Lot No. 21, about 225 feet to the point or place of beginning.

Parcel D

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as part of Subdivision Lots Nos. 21, 22 and 23 as shown on map recorded in the Erie County Clerk's Office in Liber 136 of Deeds at page 109, bounded and described as follows:

BEGINNING at a point in the east line of Bailey Avenue about 276 feet south from the south line of Dingsens Street, which point is the northwest corner of land conveyed to Stephen Forster by deed recorded in Liber 452 of Deeds at page 478, and which point is 100 feet north from the south line of Subdvision Lot No. 21 as shown on map recorded in Liber 136 of Deeds at page 109; thence east parallel with the south line of said Subdivision Lot No. 21 to the east line thereof; thence north along the east line thereof to a point therein 150 feet south from the south line of Dingsens Street; thence westerly along the south line of lands conveyed to Jos. Bauman, Louis Metzdorf and Nicholas Schmidt about 80 feet to the northeast corner of lands conveyed to John Forster by deed recorded in Liber 546 of Deeds at page 149; thence south parallel with Bailey Avenue, 172.26 feet to the southeast corner of lands conveyed to Amelia Aures by deed recorded in the Erie County Clerk's Office in Liber 6942 of Deeds at page 535; thence west along the south line of said Aures' land 150 feet to the east line of Bailey Avenue; thence south along the east line of Bailey Avenue to the place of beginning.

Parcel E

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at a point in the easterly line of Bailey Avenue at the distance of 210 feet southerly of the point of Intersection of said easterly line of Bailey Avenue with the southerly line of Dingsens Street; running thence easterly at right angles to Bailey Avenue, 150 feet; thence southerly parallel with Bailey Avenue, 48 feet; thence westerly 150 feet to the easterly line of Bailey Avenue; thence northerly along said easterly line of Bailey Avenue, 42 feet to the place of beginning.

Parcel F

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and describes as follows:

BEGINNING at a point in the easterly line of Bailey Avenue at the distant 150 feet south of the Intersection of said easterly line with southerly line of Dingsens Street; thence southerly along the easterly line of Bailey Avenue, 60 feet to a point; thence easterly at an exterior angle of 92° 17' 28" with the said easterly line of Bailey Avenue, 150.12 feet to a point; thence northerly along a line parallel with easterly line of Bailey Avenue, 76 feet to a point; thence westerly in a straight line 151.60 feet to the point of beginning.

Parcel G

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and describes as follows:

BEGINNING at a point in the easterly line of Bailey Avenue, 120 feet south of its Intersection with the southerly line of Dingsens Street; thence southerly along the easterly line of Bailey Avenue, 30 feet to the northwest corner of lands conveyed to Henry Forster by deed recorded in the Erie County Clerk's Office in Liber 546 of Deeds at page 144; thence easterly along the northerly line of lands conveyed to Henry Forster, Jr, by said deed, 150 feet; thence northerly parallel with Bailey Avenue, 43 feet to the southerly line of lands conveyed to Louis Metzdorf and One by deed recorded in the Erie County Clerk's Office in Liber 517 of Deeds at page 38; thence westerly along the southerly line of lands so conveyed to Louis Metzdorf and One by deed aforesaid, 153.87 feet to the point of beginning.

Parcel H

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 10, Township 10, Range 7 of the Buffalo Creek Reservation and further distinguished as Subdvision Lot No. 1 as shown on map filed in the Erie County Clerk's Office under Cover No. 814, being triangular Subdvision Lot having a frontage of 50.72 feet more or less and west line of 101.15 feet and northeast line of 113.16 feet

Parcel I

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 157, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at a point in the westerly line of Lot No. 157 at a point therein 150 feet south of the south line of Dingsens Street; running thence southerly along the west line of Lot No. 157, said line also being the west line of Subdvision Lot No. 8, as shown on map recorded in the Erie County Clerk's Office in Liber 575 of Deeds at page 377, a distance of 481.21 feet more or less to the northeast line of lands conveyed to McKinley Transport Limited by deed recorded in the Erie County Clerk's Office in Liber 7506 of Deeds at page 239; running thence southeasterly along the northeast line of said lands, 514.47 feet to the northwest line of lands of Erie-Lackawanna Railroad; running thence northeasterly along the line of said railroad, 175.24 feet to the easterly line of Subdvision Lot No. 9 as shown on said map recorded in the Erie County Clerk's Office in Liber 575 of Deeds at page 337; running thence northerly along the east line of said Subdvision Lot 9, 459.98 feet more or less to a point in said east line distant 275 feet south of the south line of Dingsens Street; running thence westerly parallel with the south line of Dingsens Street and along the south line of lands conveyed to Alfred J. Donnelly by deed recorded in Liber 8241 of Deeds at page 221, 523.33 feet to the southwest corner of lands of Donnelly; running thence northerly along the west line of lands of Donnelly 125 feet to a point; running thence westerly on a line parallel with the south line of Dingsens Street, 60 feet to the point or place of beginning.

DESCRIPTION
LIBER 11285, PAGE 34
CONTINUED

Parcel J

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 158, Township 10, Range 7 of the Buffalo Creek Reservation, and more particularly bounded and described as follows:

BEGINNING at a point in the southerly line of Dingsens Street distant 834.68 feet westerly from the point of Intersection of the southerly line of Dingsens Street with the westerly line of Weiss Street, said point of beginning further described as being the northwest corner of lands conveyed to Otto H. Kruse by deed recorded August 7, 1958 in the Erie County Clerk's Office in Liber 6323 of Deeds at page 237; thence westerly along the southerly line of Dingsens Street, 200.18 feet to the northeast corner of lands conveyed to Intertryco, Inc. by deed recorded October 8, 1954 in the Erie County Clerk's Office in Liber 5620 of Deeds at page 100; thence southerly along the east line of lands conveyed to Intertryco, Inc. as aforesaid, 606.93 feet to the northwesterly line of lands of Delaware Lackawanna & Western Railroad; thence northeasterly along said northwesterly line of said railroad land about 295.06 feet to the southwesterly corner of lands conveyed to Otto H. Kruse as aforesaid; thence northerly along the westerly line of said lands, 392.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion of premises as described in a deed recorded in the Erie County Clerk's Office in Liber 11092 of Deeds at page 2612.

Parcel K

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lots Nos. 157 and 158, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

OMMENCING at a point on the south line of Dingsens Street, distant 467.80 feet westerly from the west line of Weiss Street as measured along said south line of Dingsens Street, said point of beginning also being the Intersection of the south line of Dingsens Street with a line drawn parallel with the center line of right of way of railroad of Consolidated Rail Corporation (formerly Erie Lackawanna Railroad Company) known as the City Branch and identified as Line Code 6464 in the records of the United States Railway Association and distant 49.50 feet northwesterly from said center line as measured at right angles thereto; thence southwesterly along said line drawn parallel with the center line of said Consolidated Rail Corporation right of way and forming an angle of 46° 37' 30" with the south line of Dingsens Street as measured in the southwest quadrant, 539.04 feet to the principal point of beginning; thence continuing southwesterly along said line drawn parallel with the center line of said Consolidated Rail Corporation right of way, 650.82 feet to a point; thence southeasterly at right angles to the last described course, 99.0 feet to a point on a line drawn parallel with the center line of said Consolidated Rail Corporation right of way and distant 49.50 feet southeasterly from said center line as measured at right angles thereto; thence northeasterly along said last described line drawn parallel with the center line of said Consolidated Rail Corporation right of way, 544.14 feet to a point; thence northerly forming an interior angle of 137° 08' 20" with the last described course, 145.54 feet to the principal point of beginning.

DESCRIPTION
ENVIRONMENTAL EASEMENT

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York being part of Lot Nos. 10, 157 and 158, Township 10, Range 7 of the Buffalo Creek Reservation, bounded and described as follows:

BEGINNING at a point in the east line of Bailey Avenue (66' wide), distant 121.31 feet south of its Intersection with the south line of Dingsens Street;

Thence easterly at an interior angle of 103° 23' 23", along the south line of lands conveyed to Louis Metzdorf and more by deed recorded in the Erie County Clerks Office in Liber 517 of Deeds at page 38, a distance of 181.08 feet to a point;

Thence easterly at an interior angle of 193° 16' 46", parallel with the said south line of Dingsens Street, and continuing along the said south line of lands conveyed to Louis Metzdorf and more, a distance of 115.00 feet to the west line of lands conveyed to Donnelly by deed recorded in the Erie County Clerks Office in Liber 8241 of Deeds at page 221;

Thence southerly at an interior angle of 90° 00' 00", along the said west line of lands conveyed to Donnelly, a distance of 125.00 feet to the southwest corner of said lands conveyed to Donnelly;

Thence easterly at an interior angle of 270° 00' 00", parallel with the said south line of Dingsens Street, and continuing along the south line of said lands conveyed to Donnelly, a distance of 523.33 feet to the east line of Subdvision Lot 9 as shown on a map recorded in the Erie County Clerks Office in Liber 575 of Deeds at page 377;

Thence southerly at an interior angle of 89° 30' 53", along the said east line of Subdvision Lot 9, a distance of 459.54 feet to the northwest line of the former Erie Lackawanna Railroad and the former Delaware Lackawanna and Western Railroad;

Thence southwesterly at an interior angle of 137° 08' 23", along the said northwest line of the former railroad lands, a distance of 175.24 feet to the northeast line of lands conveyed to McKinley Transport Limited by deed recorded in the Erie County Clerk's Office in Liber 7506 of deeds at page 239;

Thence northwesterly at an interior angle of 106° 40' 35", along the said northeast line of lands conveyed to McKinley Transport Limited, a distance of 565.19 feet to the southwest corner of Subdvision Lot 1 as shown on a map filed in the Erie County Clerks Office under Map Cover No. 814;

Thence northeasterly at an interior angle of 90° 00' 00", along the northwest line of said Subdvision Lot 1, a distance of 101.15 feet to the west line of Lot 157, Township 10, Range 7 of the Buffalo Creek Reservation;

Thence northerly along the said west line of Lot 157, a distance of 7.11 feet to the south line of Subdvision Lot 21 as shown on a map recorded in the Erie County Clerks Office in Liber 136 of Deeds at page 109;

Thence northwesterly along the said south line of Subdvision Lot 21, a distance of 386.81 feet to the said east line of Bailey Avenue;

Thence northerly at an interior angle of 90° 00' 00", along the said east line of Bailey Avenue, a distance of 256.00 feet to the point or place of beginning, containing 380,707 square feet or 8,740 acres of land, more or less.

GENERAL NOTES:

The survey for this map was completed on June 19, 2015 and updated on April 19, 2016.

The address posted on the subject property is 837 Bailey Avenue (SBL No. 112.80-1-12.1) and 79 Dingsens Street (SBL No. 112.81-1-14.11).

The property hereon described is the same as the pertinent property as described in the Abstract of Title Issued by Chicago Title Insurance Company, dated June 15, 2015, as Search No. 1513-02225.

Unauthorized alteration or addition to any survey, drawing, design, specification, plan or report is a violation of Section 7209, Provision 2 of the New York State Education Law

LAND AREA:

Environmental Easement:

380,707 +/- Square Feet
8,740 +/- Acres:

EASEMENTS:

Premises are subject to the following:

Reciprocal Easement for Ingress/Egress and utilities between Elson products Co., Inc. and Rich-Seapak Corporation, Liber 11092, Page 2615, modified in Liber 11177, Page 9255

Utility Easement to Niagara Mohawk Power Corporation and New York Telephone Company, Liber 6897, Page 140

Oil and Gas Lease Agreement to Gulf Oil Corporation
Parcels A, B and part of D
Liber 4559, Page 228

Copyright © Foil - All rights reserved. No portion of this drawing may be reproduced, stored, or transmitted by any means without prior written permission of the architect, engineer, or surveyor.

Consultant:



763 Main Street
Buffalo, New York 14203
T 716.856.3933 F 716.856.3961 W foit-albert.com

FoitAlbert
ASSOCIATES
Architecture,
Engineering,
Surveying.

ENVIRONMENTAL EASEMENT
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
837 BAILEY AVE - SITE NO. C915298
PART OF LOTS 10, 157 & 158, TOWNSHIP 10, RANGE 7
OF THE BUFFALO CREEK RESERVATION
CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK

Seal:



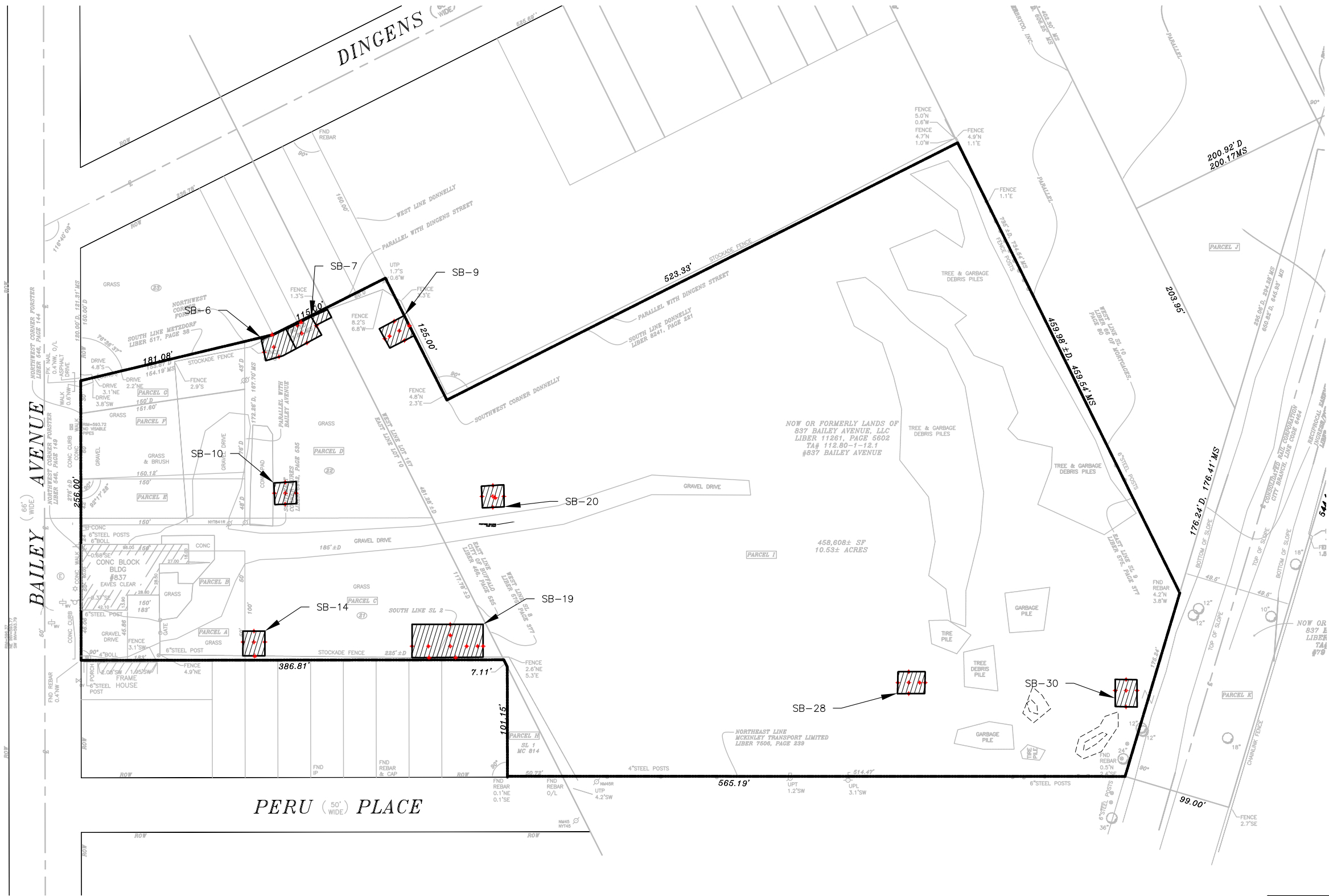
Revision Number	Revision Date/Description
△	7/18/2017 DMZ REVISED EASEMENT
△	
△	
△	

Scale: 1"=40'	
Date: 5/17/2016	Project Manager: M. POHL
Drawn By: D. ZENDANO	Checked By: M. POHL
Project: 16001-09	
File Name: 16001-09	
Sheet: 4 OF 4	

V104

SITE NUMBER: C915298
SITE NAME: 837 BAILEY AVENUE
SITE ADDRESS: 837 BAILEY AVENUE & 79 DINGENS STREET

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York State Department of Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.



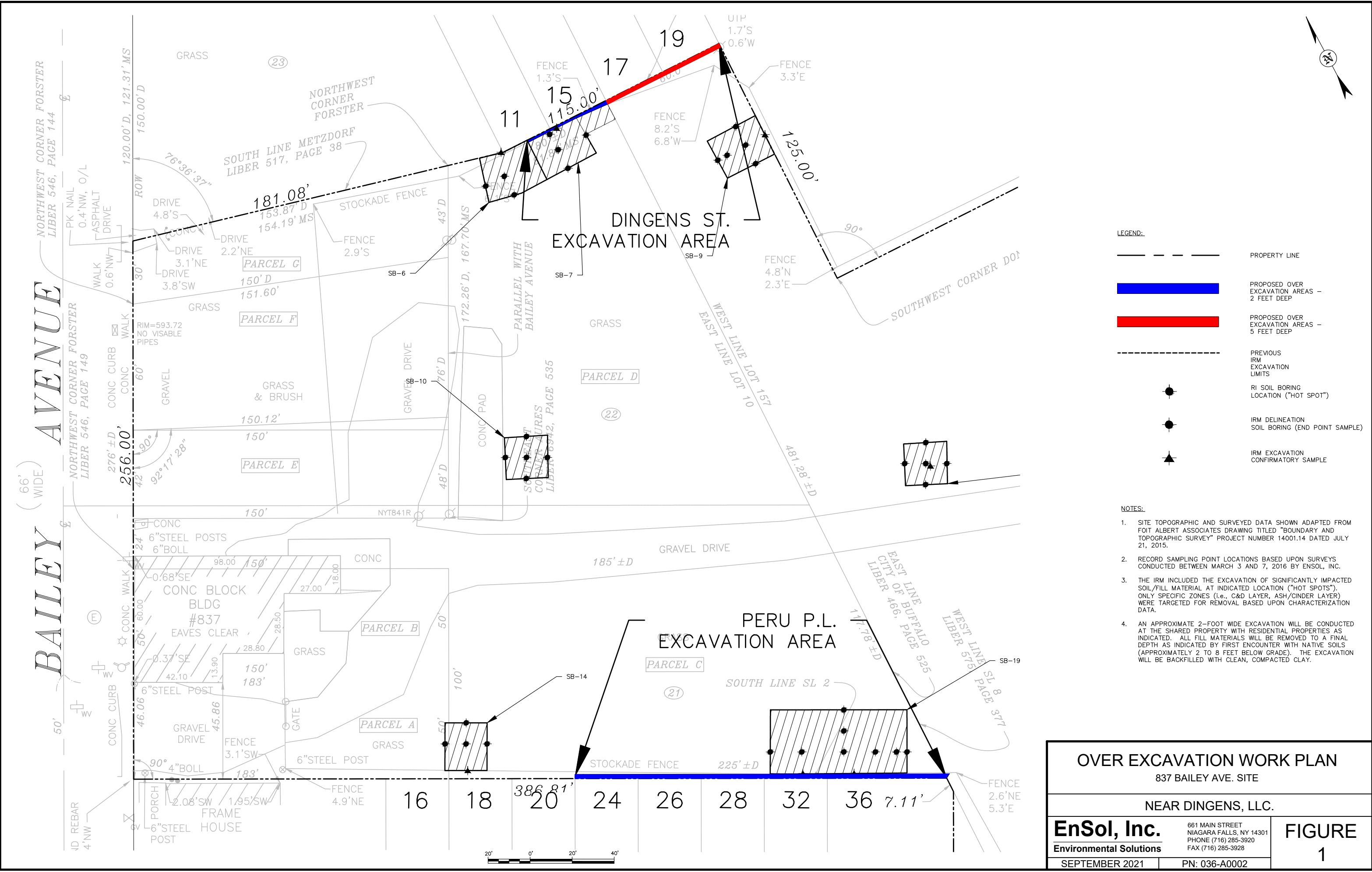
LEGEND:

	PROPERTY LINE
	EXCAVATION LIMITS (FINAL)
	RI SOIL BORING LOCATION ("HOT SPOT")
	IRM DELINEATION SOIL BORING (END POINT SAMPLE)
	IRM EXCAVATION CONFIRMATORY SAMPLE

- NOTES:**
- SITE TOPOGRAPHIC AND SURVEYED DATA SHOWN ADAPTED FROM FOIT ALBERT ASSOCIATES DRAWING TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PROJECT NUMBER 14001.14 DATED JULY 21, 2015.
 - RECORD SAMPLING POINT LOCATIONS BASED UPON SURVEYS CONDUCTED BETWEEN MARCH 3 AND 7, 2016 BY ENSOL, INC.
 - THE IRM INCLUDED THE EXCAVATION OF SIGNIFICANTLY IMPACTED SOIL/FILL MATERIAL AT INDICATED LOCATION ("HOT SPOTS"). ONLY SPECIFIC ZONES (i.e., C&D LAYER, ASH/CINDER LAYER) WERE TARGETED FOR REMOVAL BASED UPON CHARACTERIZATION DATA.
 - SOIL VAPOR SAMPLES WERE COLLECTED WITHIN THE FORMALLY PROPOSED BUILDING FOOTPRINT. AT THE TIME OF THIS REPORT, FINAL SITE DEVELOPMENT IS UNKNOWN.
 - SB-27 WAS ORIGINALLY INCLUDED IN THE IRM EXCAVATION SCOPE BUT WAS SUBSEQUENTLY REMOVED FROM THE IRM, WITH NYSDEC APPROVAL, BASED UPON; LOCALIZED SHALLOW WATER TABLE, DEPTH TO IMPACTED MATERIALS, MINOR EXCEEDANCES OF SITE SPECIFIC SCOs, AND PROPOSED COVER SYSTEM COVERAGE.

IRM WORK LOCATIONS 837 BAILEY AVE. SITE - SITE MANAGEMENT PLAN	
NEAR DINGENS, LLC.	
EnSol, Inc. Environmental Solutions	661 MAIN STREET NIAGARA FALLS, NY 14301 PHONE (716) 285-3920 FAX (716) 285-3928
JULY 2019	PN: 15-0027-6
FIGURE 7	





OVER EXCAVATION WORK PLAN

837 BAILEY AVE. SITE

NEAR DINGENS, LLC.

EnSol, Inc.

Environmental Solutions

SEPTEMBER 2021

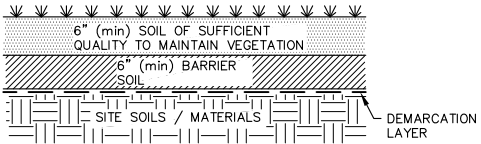
661 MAIN STREET
NIAGARA FALLS, NY 14301
PHONE (716) 285-3920
FAX (716) 285-3928

PN: 036-A0002

FIGURE

1

X:\AAAp\Buffalo Truck Center\15-0027 - 837 Bailey Ave. \BCP\15-0027-9 SMP\Report\Figures\ACAD\Fig 10 - Cover System.dwg, D01-80 SCALE, 7/19/2019 3:41:00 PM |smith, Adobe PDF, Tabloid, 1:1



GRASS COVER DETAIL



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: SITE MANAGEMENT PLAN

TITLE: COVER SYSTEM DETAILS

ISSUED FOR: REVIEW

DES: KFP	DRN: KFP	CHK: JBB
PROJECT NO: 15-0027-6	DATE: JULY 2019	

GRAPHIC SCALE: 0' 40' 80'

FILE: Fig10 - Cover System.dwg

REV NO:	FIGURE NO:
2	10

Appendix B

EnSol, Inc.

ENGINEERING + ENVIRONMENTAL

Completed Institutional Control (IC) and Engineering Control (EC) Certification Form



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



Site Details

Box 1

Site No. **C915298**

Site Name 837 Bailey Ave.

Site Address: 837 Bailey Ave. Zip Code: 14206
City/Town: Buffalo
County: Erie
Site Acreage: 8.740

Reporting Period: April 30, 2021 to April 30, 2022

YES NO

1. Is the information above correct? ☒ ☐

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

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

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

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

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

5. Is the site currently undergoing development? ☐ ☒

Box 2

YES NO

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

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

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

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

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcelOwnerInstitutional Control**112.80-1-12.1**

Near Dingens, LLC

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

- . Prohibition of use of groundwater.
- . Soil Vapor Intrusion Evaluation for any future structures.
- . Soil Management or Excavation Work Plan for any future intrusive work.

Description of Engineering ControlsParcelEngineering Control**112.80-1-12.1**

Cover System

- . 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

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 Thomas R Krug at Near Dingens, LLC
print name 5651 Main St., Suite 8-196 Williamsville, NY 14221
print business address

am certifying as Designated Owner Representative (Owner or Remedial Party)

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

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

6-8-22
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

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

I Brian D. Shiah at EnSol, Inc., 661 Main St. Niagara Falls, NY 14301
print name print business address

I am certifying as a Professional Engineer for the Owner (Owner or Remedial Party)



Brian D. Shiah
Signature of Professional Engineer, for the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

6/8/22
Date

EC CERTIFICATIONS

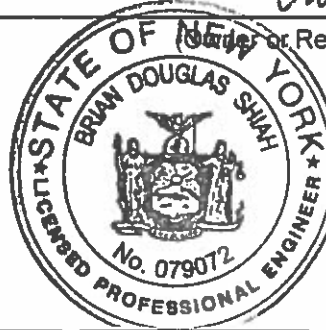
Box 7

Professional Engineer Signature

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

I Brian D. Shiah at En Sol, Inc., 661 Main St, Niagara Falls, N.Y.
print name print business address 14301

am certifying as a Professional Engineer for the Owner
(Owner or Remedial Party)



Brian D. Shiah
Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

7/29/22
Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

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

I Brian D. Shah at EnSol, Inc., 661 Main St., Niagara Falls, NY 14301
print name print business address

am certifying as a Professional Engineer for the Owner
(Owner or Remedial Party)



Brian D. Shah
Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

8/16/22
Date

Appendix C

EnSol, Inc.

ENGINEERING + ENVIRONMENTAL

Site Inspection Photographs and Sketch Plan



Photo #1: Bare spot along property line with Dingens St. residences.



Photo #2: North drainage ditch with vegetation. Fencing remains in good condition.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

**837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification**

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

1

Page No.

PN: 036-A0002 JUNE 2022



Photo #3: Drainage ditch at northeast corner.



Photo #4: Cover system overview looking west.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

2

Page No.

PN: 036-A0002 JUNE 2022



Photo #5: Erosion rill.



Photo #6: Additional erosion rill.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

**837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification**

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

3

Page No.

PN: 036-A0002 JUNE 2022



Photo #7: Bare spot near southeast corner of site.



Photo #8: Drainage ditch and mowed area near center of south property boundary.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

4

Page No.

PN: 036-A0002 JUNE 2022



Photo #9: Overview of mowed area looking northwest.



Photo #10: Debris in drainage ditch bordering houses along southern boundary.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

5

Page No.

PN: 036-A0002 JUNE 2022



Photo #11: Overview of gravel entrance off Bailey Ave. looking north.



Photo #12: Gravel drive and mowed path looking east.



EnSol, Inc.
661 Main St.
Niagara Falls, NY 14301
716.285.3920
ensolinc.com

Site Inspection

**837 Bailey Avenue
Buffalo, New York
IC/EC & PRR Annual Certification**

Near Dingens, LLC

PROJECT PHOTOGRAPHS

By : STS
Date: 6/6/22

6

Page No.

PN: 036-A0002 JUNE 2022

