

Brownfield Cleanup Program Application

1200 Jefferson Avenue Site
BCP Site No. C915346
Buffalo, New York

March 2020

0239-018-001

Prepared For:

1200 Jefferson Properties, LLC



Prepared By:





BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 1200 Jefferson Properties, LLC

ADDRESS 617 Main Street, Suite 200

CITY/TOWN Buffalo

ZIP CODE 14203

PHONE 716-220-8468

FAX 716-299-2061

E-MAIL nick@sinatraandcompany.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. **See Appendix A; Section I**

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☒ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

See Appendix A; Section II

See Figure 5

Section III. Property's Environmental History**See Appendix A; Section III**

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

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

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION **See Appendix A; Section III**
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED **See Figure 6**
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

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

Other: Automotive repair/manufacturing/fabrication/painting _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 1200 Jefferson Avenue Site				
ADDRESS/LOCATION 1200 Jefferson Avenue				
CITY/TOWN Buffalo		ZIP CODE 14203		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Buffalo				
COUNTY Erie		SITE SIZE (ACRES) 0.93		
LATITUDE (degrees/minutes/seconds) 42 ° 54 ' 28 "		LONGITUDE (degrees/minutes/seconds) 78 ° 51 ' 16 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	See Appendix A; Section IV	Section No.	Block No.	Lot No. Acreage
1200 Jefferson Avenue		100.57	2	33.1 0.93
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site. See Appendix A; Section IV				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map) See Figures 2, 3, and 4				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="display: flex; justify-content: space-between; align-items: center;"> See Figure 7 If yes, identify census tract : 0168.00 </div> <div style="display: flex; justify-content: space-between; align-items: center;"> Percentage of property in En-zone (check one): <div style="display: flex; gap: 20px;"> <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100% </div> </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

None/unknown

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

Chemical Bulk Storage (CBS) - 9-000157

NYSDEC

ASTs

RCRA - NYD013755459 (Inactive)

USEPA

Pendrick Laundry (1198 Jefferson)

RCRA - NYD987036985

USEPA

Pendrick Laundry (1200 Jefferson)

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.** See Appendix A; Section IV

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City NA

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Mr. Nicholas Sinatra			
ADDRESS 617 Main Street, Suite 200			
CITY/TOWN Buffalo		ZIP CODE 14203	
PHONE 716-220-8468	FAX 716-299-2061	E-MAIL nick@sinatraandcompany.com	
NAME OF REQUESTOR'S CONSULTANT Mr. Thomas H. Forbes			
ADDRESS 2558 Hamburg Turnpike, Suite 300			
CITY/TOWN Buffalo		ZIP CODE 14218	
PHONE 716-856-0599	FAX 716-856-0583	E-MAIL tforbes@benchmarkturnkey.com	
NAME OF REQUESTOR'S ATTORNEY Mr. Craig Slater, Esq.			
ADDRESS 500 Seneca Street, Suite 504			
CITY/TOWN Buffalo		ZIP CODE 14204	
PHONE 716-845-6760	FAX 716-845-6764	E-MAIL cslater@cslaterlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME 1200 Jefferson Properties, LLC		OWNERSHIP START DATE: 9/12/16	
ADDRESS As requestor			
CITY/TOWN As requestor		ZIP CODE As requestor	
PHONE As requestor	FAX As requestor	E-MAIL As requestor	
CURRENT OPERATOR'S NAME 1200 Jefferson Properties, LLC			
ADDRESS As requestor			
CITY/TOWN As requestor		ZIP CODE As requestor	
PHONE As requestor	FAX As requestor	E-MAIL As requestor	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". See Appendix B: Section VI			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407) See Appendix B; Section VII			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW: **See Appendix B: Section VII**

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

See Appendix B; Section VII

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

See Appendix B; Section IX

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [*DER-23 / Citizen Participation Handbook for Remedial Programs*](#). Please attach, at a minimum, the names and addresses of the following:

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

See Figure 8

Section X. Land Use Factors		See Appendix B; Section X
<p>1. What is the current municipal zoning designation for the site? <u>N-3E (Mixed-Use Edge) and N-3R (Residential)</u></p> <p>What uses are allowed by the current zoning? (Check boxes, below)</p> <p><input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial</p> <p>If zoning change is imminent, please provide documentation from the appropriate zoning authority.</p>		
<p>2. Current Use: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Recreational (check all that apply)</p> <p>Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.</p>		
<p>3. Reasonably anticipated use Post Remediation: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial (check all that apply) Attach a statement detailing the specific proposed use. TBD</p> <p>If residential, does it qualify as single family housing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>4. Do current historical and/or recent development patterns support the proposed use?</p>		<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.</p> <p>See Appendix B; Section X</p>		<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.</p> <p>See Appendix B; Section X</p>		<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Member (title) of 1200 Jefferson Properties, LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 2/24/20

Signature: _____

Print Name: Nicholas Sinatra (Authorized Member)

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

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

BCP Application Summary (for DEC use only)

Site Name: 1200 Jefferson Avenue Site
City: Buffalo

Site Address: 1200 Jefferson Avenue
County: Erie **Zip:** 14203

Tax Block & Lot

Section (if applicable): 100.57 **Block:** 2 **Lot:** 33.1

Requestor Name: 1200 Jefferson Properties, LLC
City: Buffalo

Requestor Address: 617 Main Street, Suite 200
Zip: 14203 **Email:** nick@sinatraandcompany.com

Requestor's Representative (for billing purposes)

Name: Mr. Nicholas Sinatra
City: Buffalo

Address: 617 Main Street, Suite 200
Zip: 14203

Email: nick@sinatraandcompany.com

Requestor's Attorney

Name: Mr. Craig Slater, Esq.
City: Buffalo

Address: 500 Seneca Street, Suite 504
Zip: 14204

Email: cslater@cslaterlaw.com

Requestor's Consultant

Name: Mr. Thomas H. Forbes
City: Buffalo

Address: 2558 Hamburg Turnpike, Suite 300
Zip: 14218

Email: tforbes@benchmarkturnkey.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

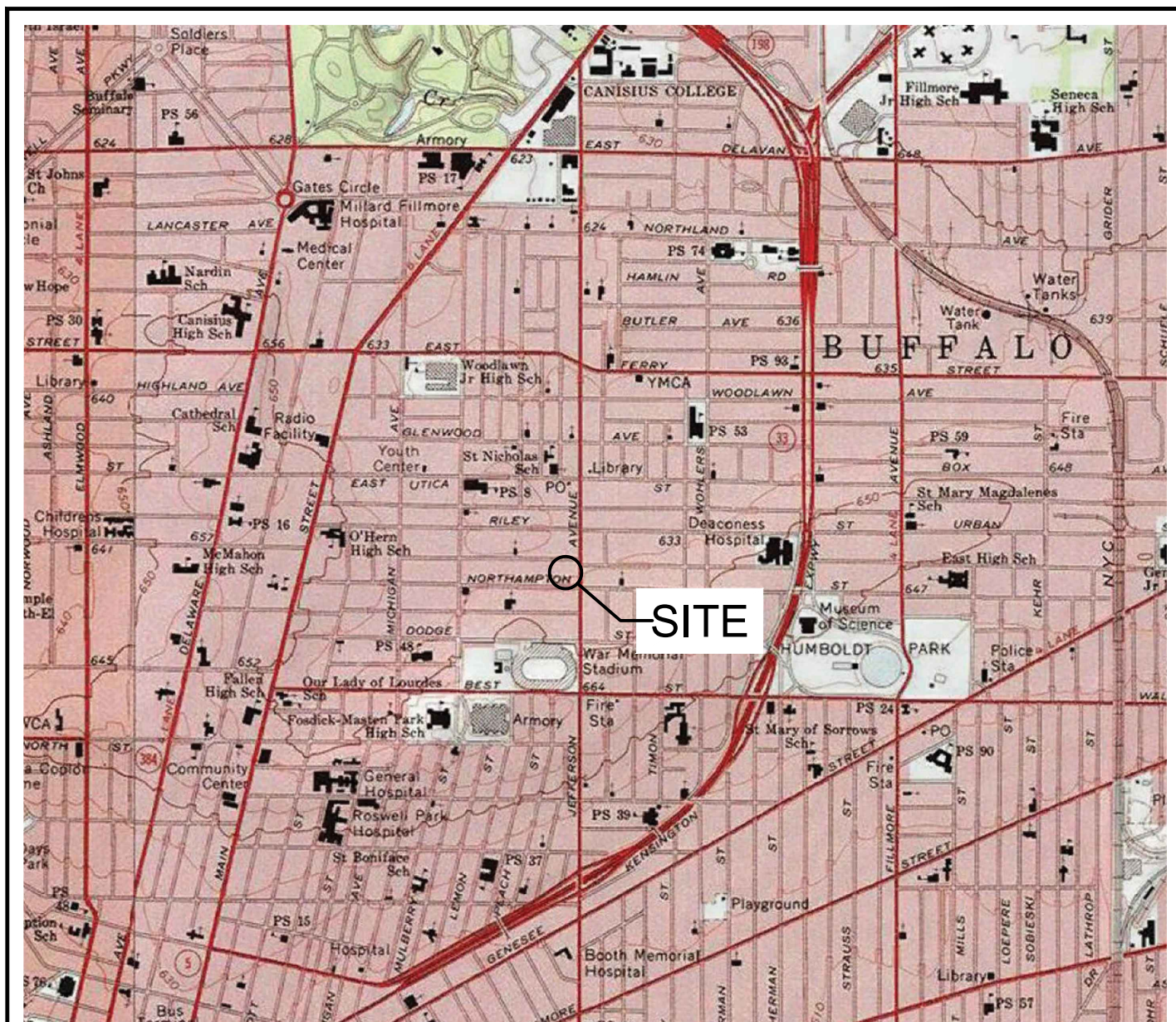
DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

FIGURES

Figure 1	Site Location and Vicinity Map
Figure 2	Site Plan (Aerial)
Figure 3	Tax Map
Figure 3B	Historic Parcel Information
Figure 4	Property Base Map (1,000' Setback)
Figure 5	Estimated Project Schedule
Figure 6	Investigation Locations & Areas of Concern
Figure 7	NYS EnZone Map
Figure 8	Adjacent Property Owners
Figure 9	Zoning Map
Figure 10	USDA Soil Type Map

FIGURE 1



SCALE: 1 INCH = 2000 FEET
SCALE IN FEET
(approximate)



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

SITE LOCATION AND VICINITY MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE
BCP SITE NO. C915346
BUFFALO, NEW YORK

PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

DISCLAIMER:
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FIGURE 2



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

SITE PLAN (AERIAL)

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

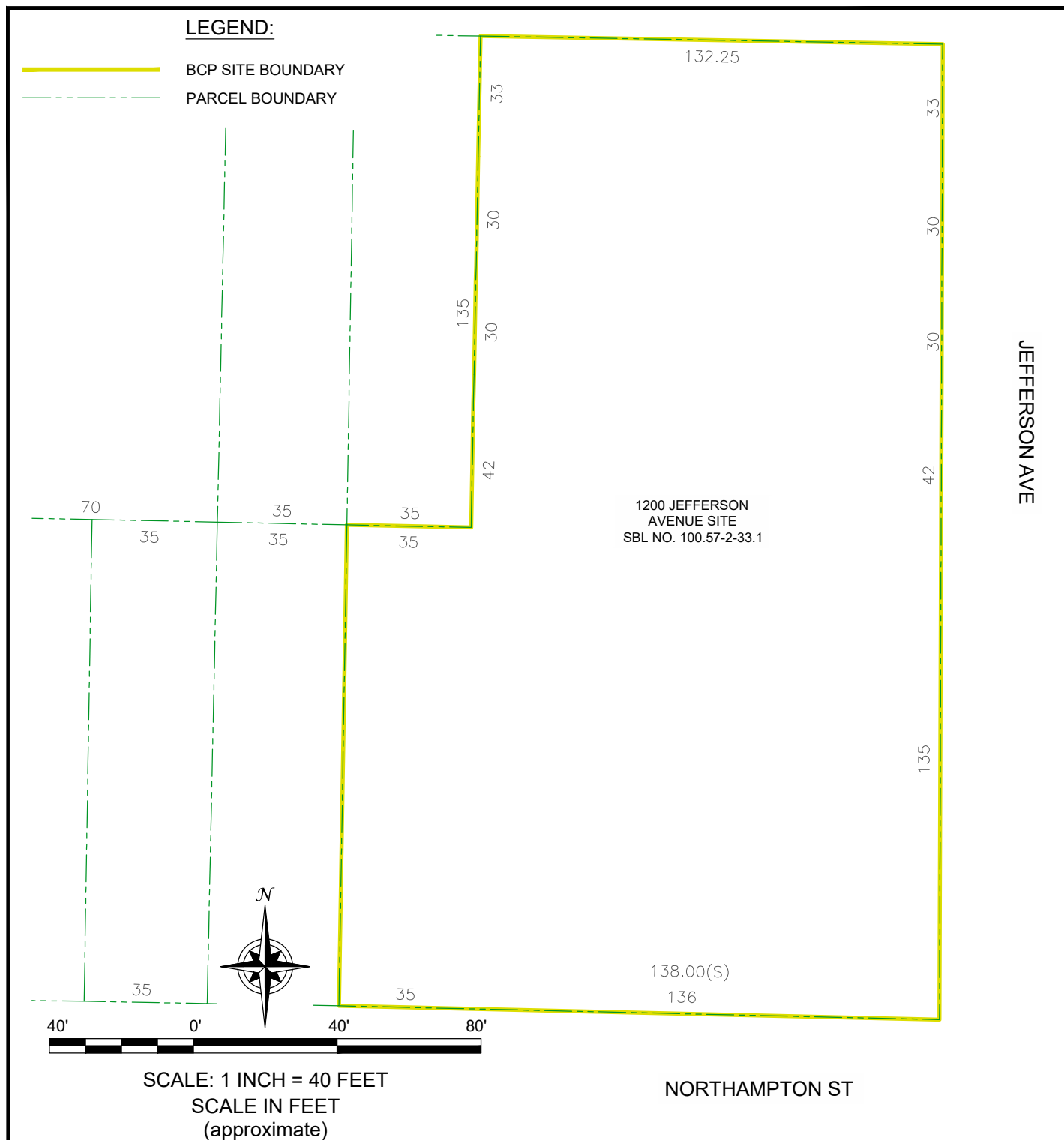
PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

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FIGURE 3



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

TAX MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

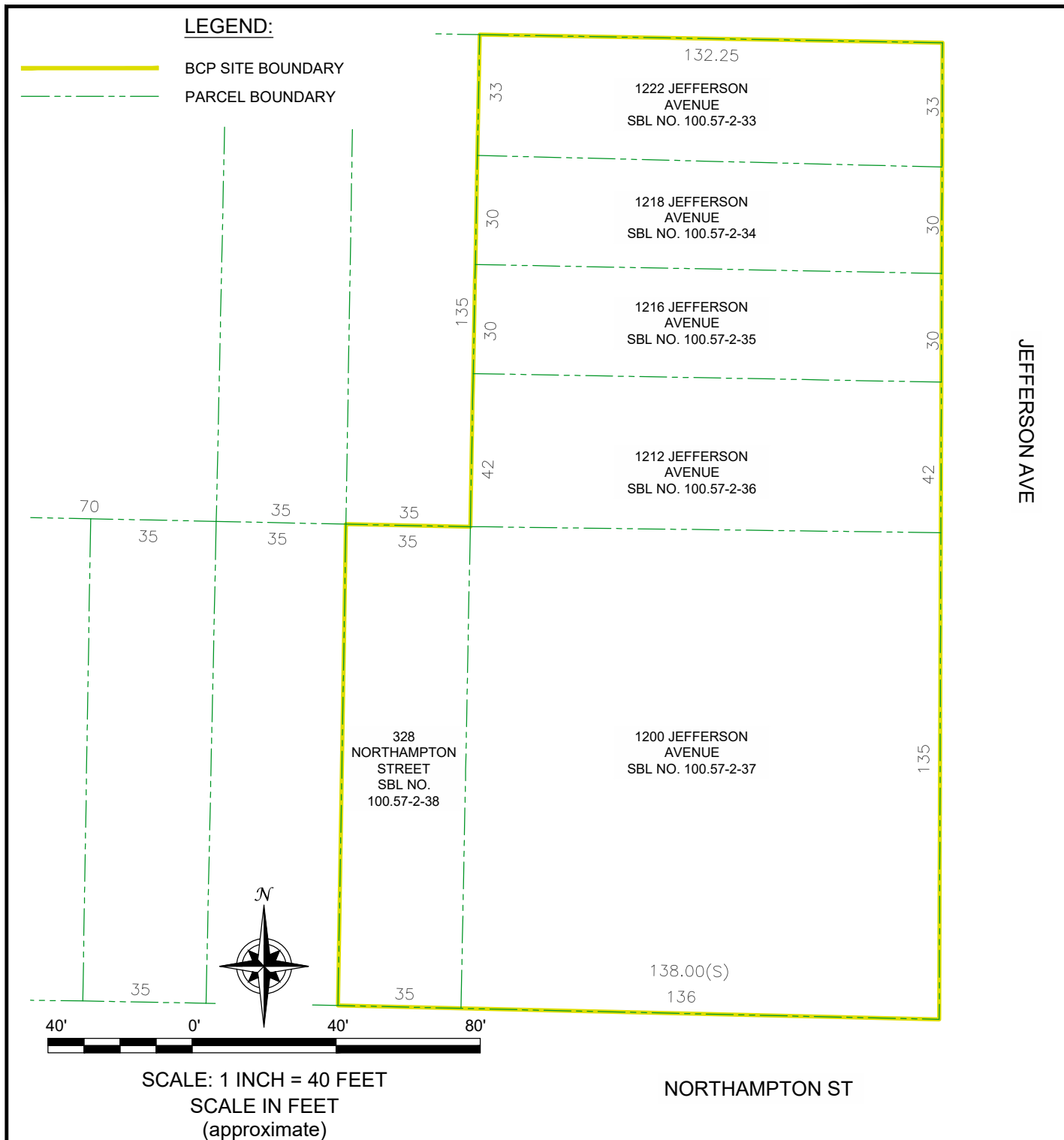
PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

DISCLAIMER:

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FIGURE 3B



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

HISTORIC PARCEL INFORMATION

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

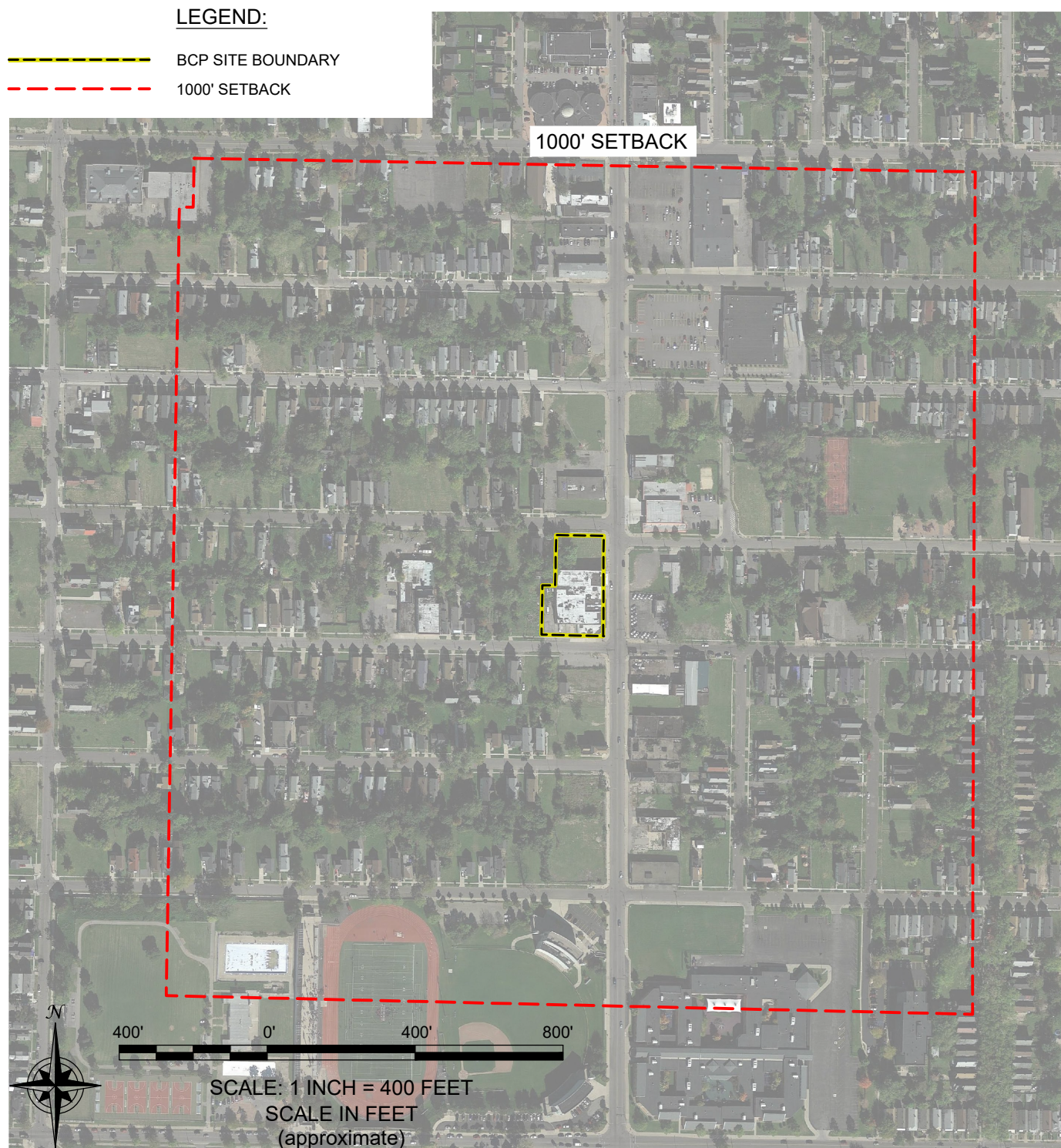
PREPARED FOR

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FIGURE 4



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

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PROPERTY BASE MAP (1000' SETBACK)

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

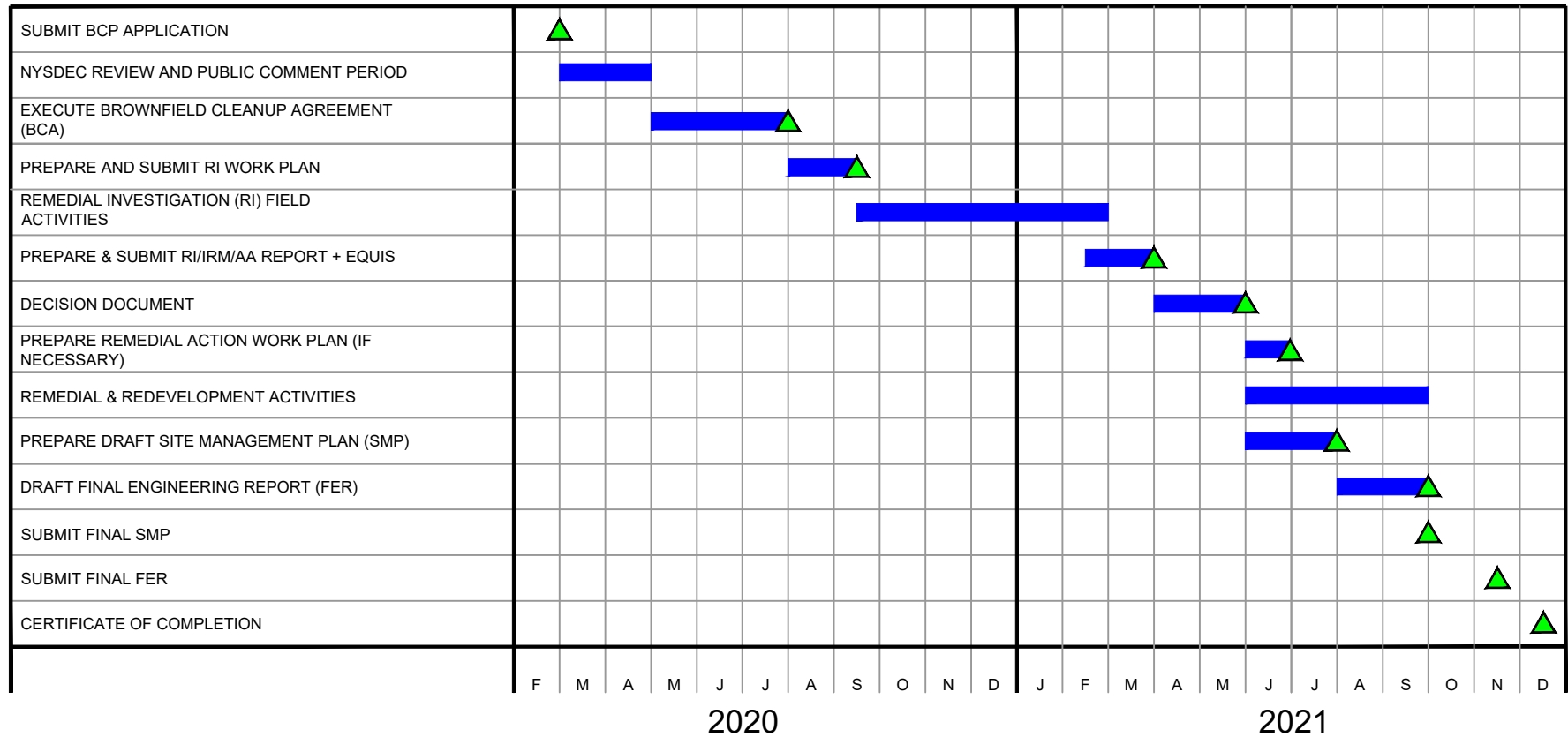
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PROJECT TASKS:



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

ESTIMATED PROJECT SCHEDULE

BROWNFIELD CLEANUP PROGRAM APPLICATION

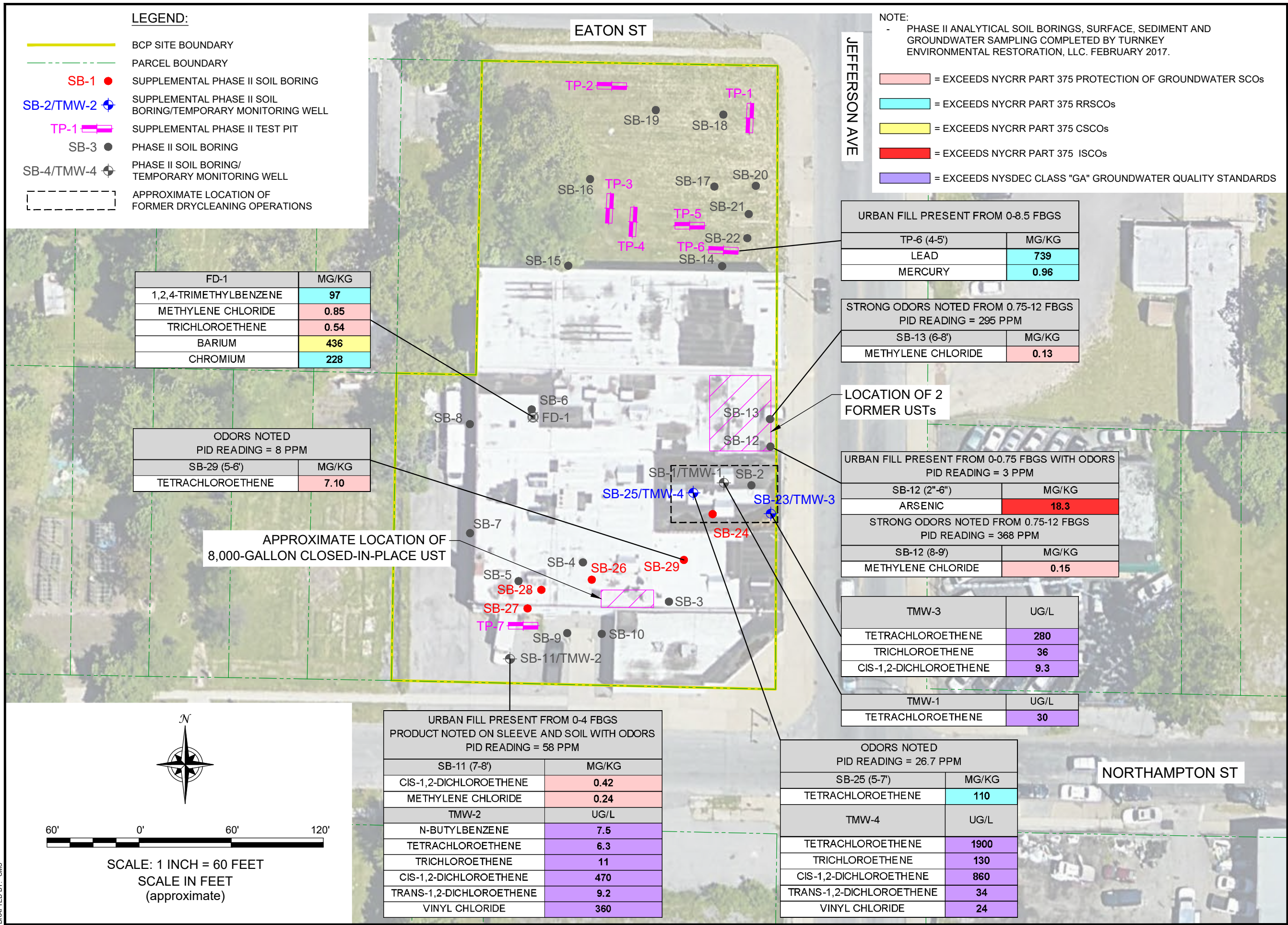
1200 JEFFERSON AVENUE SITE
BCP SITE NO.C915346
BUFFALO, NEW YORK

PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

FIGURE 5

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INVESTIGATION LOCATIONS AND AREAS OF CONCERN

BROWNFIELD CLEANUP PROGRAM APPLICATION
1200 JEFFERSON AVENUE SITE
BCP SITE NO. C915346
BUFFALO, NEW YORK
PREPARED FOR
1200 JEFFERSON PROPERTIES, LLC





BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC
2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

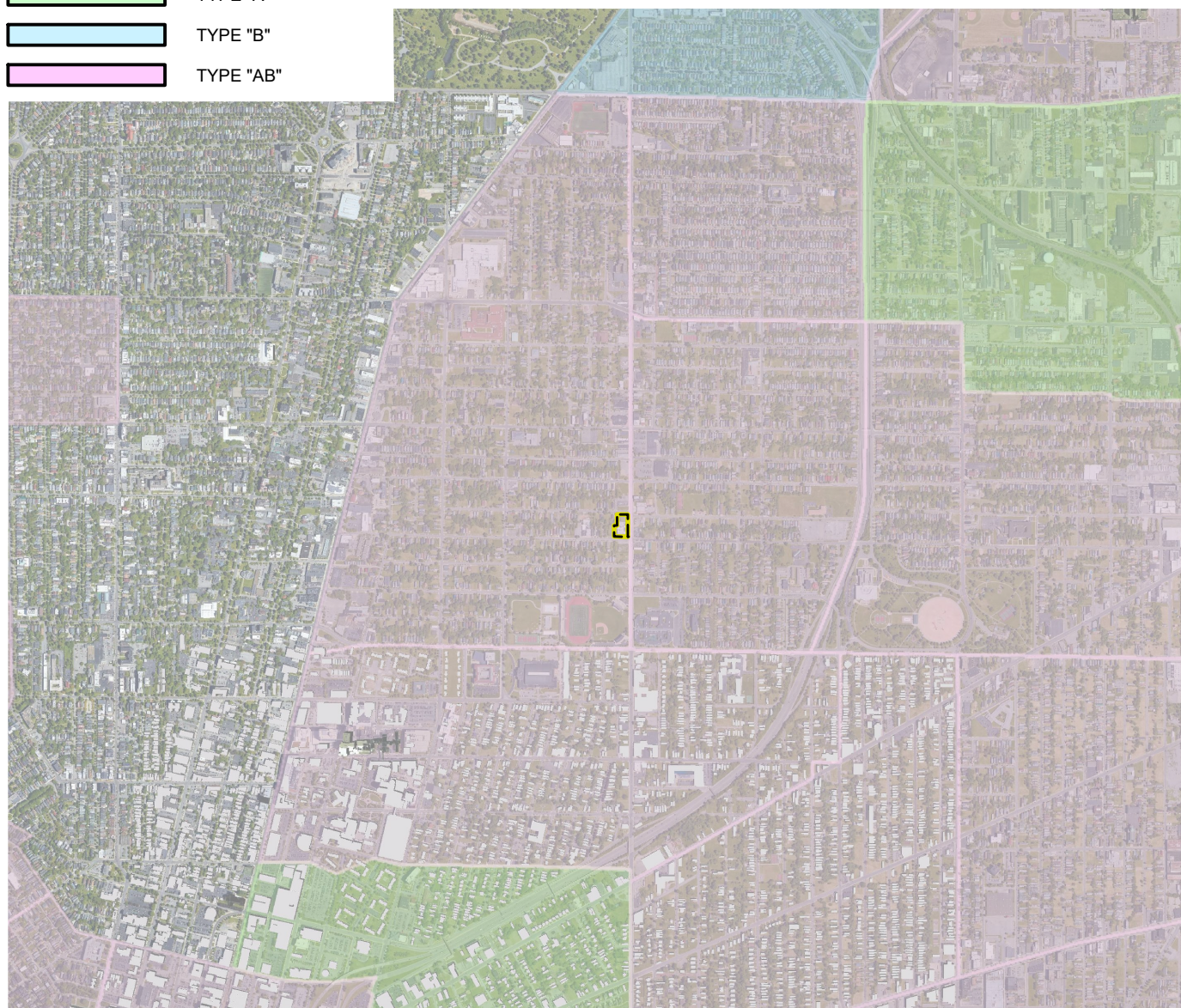
JOB NO.: B0239-018-001

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FIGURE 7

LEGEND:

-  BCP SITE BOUNDARY
-  TYPE "A"
-  TYPE "B"
-  TYPE "AB"



SCALE: 1 INCH = 400 FEET
SCALE IN FEET
(approximate)



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

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

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NEW YORK STATE ENZONE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

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F:\CAD\TurnKey\Shatra\1200 Jefferson\BCV\Figure 8 - Adjacent Property Owners_2020 RESUBMITTAL.dwg

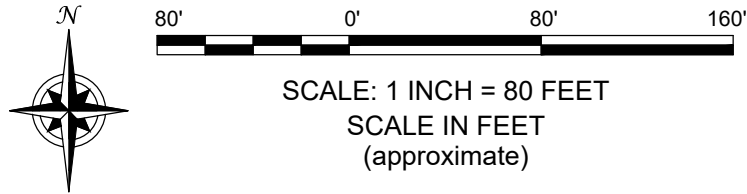
DATE: FEBRUARY 2020
DRAFTED BY: CMS

LEGEND:

BCP SITE BOUNDARY

PARCEL BOUNDARY

ADJACENT PROPERTY ADDRESS			PROPERTY OWNER MAILING ADDRESS
NO.	STREET	PROPERTY USE	
1166	JEFFERSON AVE.	VACANT COMMERCIAL	PEOPLE INC. 1219 NORTH FOREST WILLIAMSVILLE, NY 14221
1187	JEFFERSON AVE.	AUTO BODY	CLARA C. THOMAS 1139 EGGERT RD. AMHERST, NY 14226
1193	JEFFERSON AVE.	OFFICE BUILDING	GREGORY ALLEN HOPKINS 1139 EGGERT RD AMHERST, NY 14226
1223	JEFFERSON AVE.	POLICE AND FIRE	CITY OF BUFFALO 65 NIAGARA SQ., ROOM 901 BUFFALO, NY 14202
1228	JEFFERSON AVE.	VACANT COMMERCIAL	8418 MARSHALLING LLC P.O. BOX 410 SPRINGVILLE, NY 14141
325	NORTHAMPTON ST.	VACANT RESIDENTIAL	PEOPLE INC. 1219 NORTH FOREST WILLIAMSVILLE, NY 14221
326	NORTHAMPTON ST.	VACANT RESIDENTIAL	CITY OF BUFFALO 65 NIAGARA SQ., ROOM 920 BUFFALO, NY 14202
329	NORTHAMPTON ST.	VACANT RESIDENTIAL	PEOPLE INC. 1219 NORTH FOREST WILLIAMSVILLE, NY 14221
17	KINGSLEY ST.	BENEVOLENT AND MORAL ASSOCIATONS	ST. JOHN'S LODGE NO. 16 17 KINGSLEY ST. BUFFALO, NY 14208
203	EATON ST.	2 FAMILY RESIDENTIAL	FERDOUSI AKHTER 2908 PITKIN AVE. BROOKLYN, NY 11208
205	EATON ST.	VACANT RESIDENTIAL	FERDOUSI AKHTER 2908 PITKIN AVE. BROOKLYN, NY 11208



ADJACENT PROPERTY OWNERS

BROWNFIELD CLEANUP PROGRAM APPLICATION
1200 JEFFERSON AVENUE SITE
BCP SITE NO. C915346
BUFFALO, NEW YORK
PREPARED FOR
1200 JEFFERSON PROPERTIES, LLC



JOB NO.: B0239-018-001

FIGURE 8

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FIGURE 9



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 858-0599

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

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ZONING MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

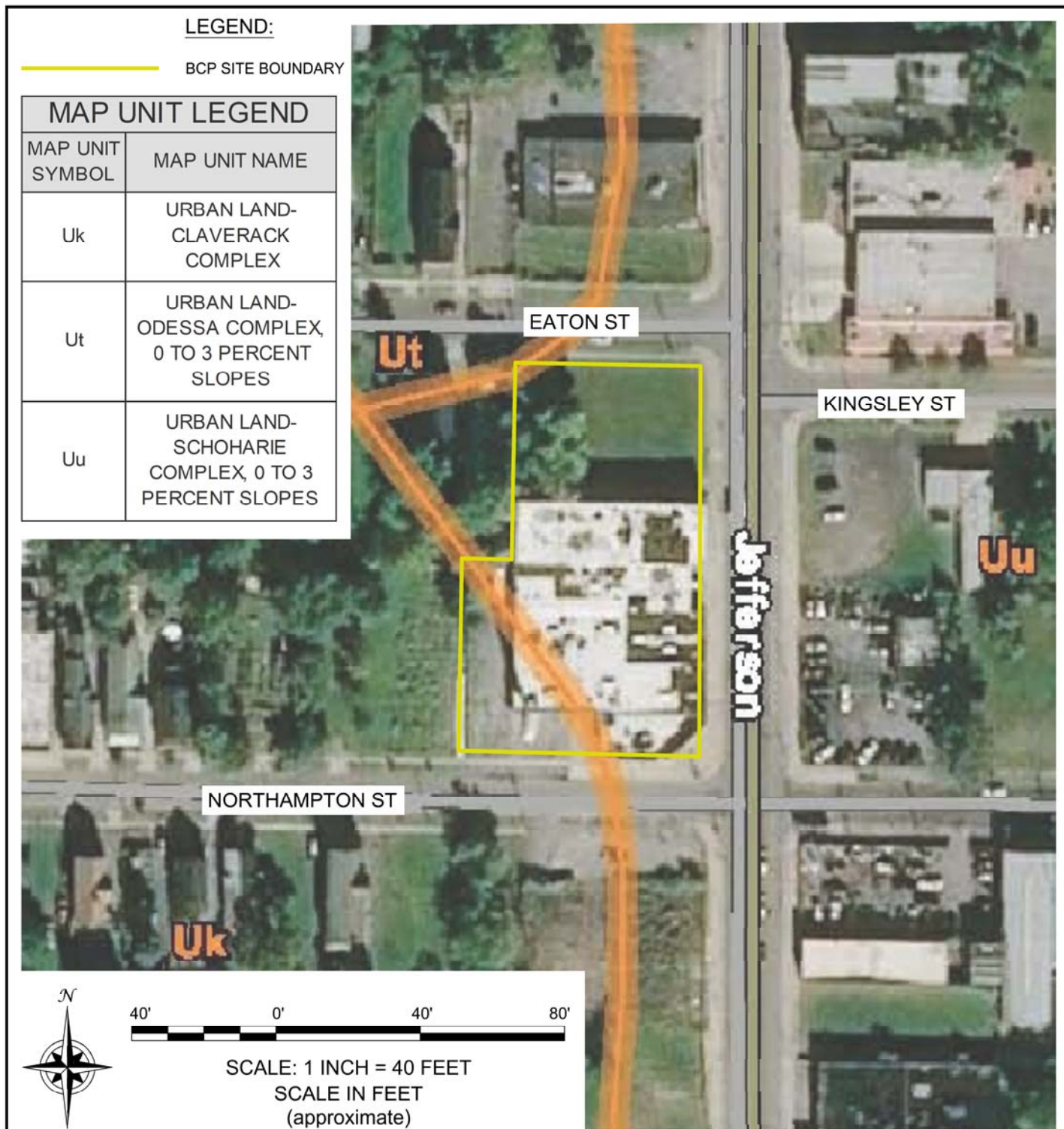
PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

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FIGURE 10



2556 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 858-0599

PROJECT NO.: B0239-018-001

DATE: FEBRUARY 2020

DRAFTED BY: CMS

USDA SOIL TYPE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1200 JEFFERSON AVENUE SITE

BCP SITE NO. C915346

BUFFALO, NEW YORK

PREPARED FOR

1200 JEFFERSON PROPERTIES, LLC

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APPENDIX A

BCP APPLICATION PART A – SECTIONS I - IV

SECTION I – REQUESTOR INFORMATION

SECTION II – PROJECT DESCRIPTION

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

SECTION IV – PROPERTY INFORMATION

NYS DOS CORPORATION & BUSINESS ENTITY DATABASE INFORMATION

SIGNATURE RESOLUTION

CITY OF BUFFALO ONLINE ASSESSMENT ROLL SYSTEM PARCEL REPORT

ERIE COUNTY TAX MAP

NYSDEC CHEMICAL BULK STORAGE RECORDS

ECHO DATABASE RECORDS

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

SECTION I – REQUESTOR INFORMATION

The New York State Department of State's Corporation & Business Entity Database print-out for 1200 Jefferson Properties, LLC is attached.

Benchmark Environmental Engineering and Science, PLLC, is a registered NYS engineering firm and licensed NYS Professional Engineer (PE) will be acting as the BCP Engineer of Record for this project.

1200 Jefferson Properties, LLC member/owner information is attached.

SECTION II – PROJECT DESCRIPTION

1200 Jefferson Properties, LLC, acting as a Volunteer, is willing to complete additional investigation and remediate the Site (see Figures 1-4) under the NYS Brownfield Cleanup Program (BCP), and is submitting this BCP Application for eligibility acceptance into the program.

A preliminary project schedule is shown on Figure 5.

The planned future use of the Site is not yet determined. Based on the local zoning, a mixed use residential commercial project would be acceptable.

The Project will result in the remediation and future redevelopment of an environmentally impacted Site within the City of Buffalo, New York.

SECTION III – PROPERTY'S ENVIRONMENTAL HISTORY

A summary of the previous environmental investigation findings completed for the 1200 Jefferson Avenue Site (hereinafter, the "Project Site" or the "Site") are provided below.

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

Phase I Environmental Site Assessment

TurnKey Environmental Restoration, LLC (TurnKey) completed a *Phase I Environmental Site Assessment (ESA) for 1200 Jefferson Avenue and Associated Parcels, Buffalo, New York* in February 2018.

Recognized Environmental Concerns (RECs) are summarized below:

- The Site has a long history of dry cleaning and automotive repair operations involving the use of solvents and petroleum products.
- Numerous USTs of varying size were identified in connection with the Site, including a closed-in-place 8,000 UST located beneath the building.
- Numerous spills recorded by the New York State Department of Environmental Conservation (NYSDEC) were identified and could cause potential impacts.

Locations of the RECs described above are illustrated in Figure 6.

Limited Phase II Environmental Investigation

TurnKey completed a Ltd. Phase II Environmental Investigation at the Site in March 2018. Twenty-two (22) soil borings were completed across the Site including soil borings and temporary monitoring wells. Findings of the Ltd. Phase II are detailed below:

- Evidence of dry cleaning related chlorinated volatile organic compounds (VOCs) were identified beneath the existing building and assumed downgradient of the building in on-Site soil/fill and groundwater analytical results.
- Gross contamination was identified on-Site, likely related to leaking USTs and former operations.
 - Odors and elevated photoionization detector (PID) readings were detected in 6 of 22 borings, with highest reading of 368 ppm.
 - Oily product was identified on the boring sleeve at SB-11.

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

- Elevated VOCs were detected on-Site exceeding 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (USCOs), Protection of Groundwater (PGSCOs), Residential Use (RSCOs); and, Class GA Groundwater Quality Standards.
- Numerous metals, including arsenic, barium, chromium, lead and mercury were detected on-Site above USCOs, RSCOs, Commercial Use (CSCOs), and Industrial Use (ISCOs) at various locations.
- Based on the findings of this investigation, additional investigation and remediation would be required to address Spill No. 1710381.

Investigation locations and findings are shown on Figure 6.

Supplemental Site Investigation

Based on the initial Ltd. Phase II investigation findings, additional investigation was completed to further assess identified chlorinated VOCs and metals impacts on-Site. TurnKey completed a Supplemental Site Investigation on Site in December 2018. Findings of the Supplemental Site Investigation are detailed below:

- Elevated tetrachloroethene (PCE) was detected in soils exceeding PGSCOs, USCOs and RRSCOs beneath the existing building.
- Elevated chlorinated VOCs, including PCE, trichloroethene (TCE), cis- and trans-1,2-dichloroethene (DCE), and vinyl chloride (VC) were detected above NYS Groundwater Quality Standards (GWQS) in both TMW-3 and TMW-4.
- Fill material, including ash, cinders, wood, glass, brick, block, and concrete, were identified in all test pit locations, ranging from 0-8 feet below ground surface (fbgs).
- Elevated metals, including arsenic, barium, chromium, lead and mercury were detected exceeding USCOs, and RRSCOs, selectively.

Investigation locations and findings are shown on Figure 6.

Referenced environmental reports are provided as separate PDF files on the enclosed CD.

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

SECTION IV – PROPERTY INFORMATION

Parcel Description

The 1200 Jefferson Avenue Site, subject to this BCP application, consists of one (1) tax parcel totaling approximately ± 0.93 -acres addressed at 1200 Jefferson Avenue, Buffalo, New York, and identified with SBL No. 100.57-2-33.1. The Site is located in a highly developed commercial and residential use area in the City of Buffalo, Erie County, New York. The boundaries of the proposed BCP Site correspond with the tax boundaries.

1200 Jefferson Properties, LLC previously combined six (6) adjoining parcels into the current single tax parcel for redevelopment purposes. A copy of the filing receipt is attached. At the time of application submittal, Erie County has not yet issued an updated tax map for the subject property. When Erie County releases the updated tax map, a copy will be provided to the Department.

According to NYS Environmental Zone (EN-Zone) mapping, the Site is located within an En-Zone AB designated census tract.

Easements and Permits

1200 Jefferson Properties, LLC is not aware of any formal enforcement action, civil judicial or administrative enforcement cases in connection with the subject property. In addition, based on information gathered to date, there are no institutional controls recorded for the Site. Utilities are located in the right-of-ways along Jefferson Avenue, Northampton Street and Eaton Street. The Site is supplied with municipal sanitary sewer, electric, natural-gas, and public potable water. 1200 Jefferson Properties, LLC is not aware of any other easements or restrictions of the Site.

The Site was identified in the NYSDEC Chemical Bulk Storage (9-000157) and the NYSDEC Spill database (8902796, 9305238, 9501902, 1710381). Spill No. 1710381 will be

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

addressed as part of the BCP investigation and remediation. It should be noted that two former USTs, and a closed-in-place 8,000-gallon fuel oil tank was referenced in the NYSDEC Spill 9305238 file; however, no PBS record was on file.

This BCP Application is being resubmitted in response to the NYSDEC correspondence, dated December 6, 2019.

Property Description and Environmental Assessment

Location

The Site is located on the west side of Jefferson Avenue, north of Northampton Street and south of Eaton Street in a highly developed mixed-use residential and commercial area of the City of Buffalo, Erie County, New York. The Site is bordered by Eaton Street to the north with mixed-use commercial residential beyond, residential and vacant (former residential) to the west, Northampton Street to the south with residential use beyond, and Jefferson Avenue to the east with mixed use commercial and residential beyond.

Site Features

The Site currently consists of the existing building, with asphalt-gravel parking along the south western boundary, and vacant (grass covered) in the northern portion. Evidence of former buildings (foundation walls) are present in the northern vacant portion.

Current Zoning and Land Use

Based on the Buffalo Green Code (January 2017), the project current zoning for the Site is N-3E and N-3R which are defined as “Neighborhood Center: mixed-use commercial areas at a neighborhood scale and General Residential: residential areas with a mix of housing types and existing commercial uses, typically located on corner lots.”

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

The current use of the existing commercial building includes maintenance warehouse space, religious, transportation service and repair; and, vacant commercial storefronts/office space. The northern portion of the Site is vacant grass covered.

The surrounding parcels are as follows:

- north – mixed-use commercial and residential;
- south – residential;
- east – mixed-use commercial and residential; and,
- west – residential and vacant.

Future reuse of the Site will be consistent with the City of Buffalo Land Use Plan.

Past Use of the Site

Based on the historic records and previous investigations, the Site appeared to include numerous commercial operations from the late 1890's. Individual buildings occupied the Site from at least 1893 through at least 1926 and involved operations such as paint shops, sheet metal works, furniture repair, a blacksmith, a coal, wood and hay company, and other various commercial operations. The original portion of the existing building was built in 1926 with subsequent additions. The existing building involved operations such as laundry/dry cleaning, from at least 1935 through at least 2010, and multiple automotive service operations (repair, manufacturing/fabrication, and painting) from at least 1926 through at least 1950. Multiple underground storage tanks (USTs) have been identified on-Site.

The historic use of the Site as a laundry/dry cleaning and automotive repair facility has impacted the Site with VOCs and metals contamination as detected during previous investigations.

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

Site Geology and Hydrogeology

The Site is located within the Lake Erie-Niagara River major drainage basin, which is typified by little topographic relief that gently slopes westward towards the Niagara River, except in the immediate vicinity of major drainage ways. According to the United States Department of Agriculture (USDA) Web soil survey, Site soils are characterized as Urban Land-Claverack complex (Uk), Urban Land-Odessa complex (Ut), and Urban Land-Schoharie complex (Uu). These complexes consist of nearly level areas of urban land and moderately well to somewhat poorly drained Claverack, Odessa, and Schoharie soils. Soils within the City of Buffalo are characterized as urban land (Ud) with surface covered by asphalt, concrete, buildings, or other impervious structures, typical of an urban environment.

Previous investigations have identified fill material on-Site ranging in depth from 0-10 fbs.

Regional groundwater appears to flow north towards Scajaquada Creek located approximately 1.10 miles from the Site. Local groundwater flow, however, may be influenced by subsurface features, such as foundations and utilities, and localized fill-conditions.

Additional work is required to investigate groundwater flow direction and quality at the Site. Monitoring wells to assess and characterize groundwater flow patterns and quality are planned to be installed during the Remedial Investigation.

Environmental Assessment Narrative

Past use of the site as a dry cleaner, automotive repair operation, and various historic commercial uses has impacted the site.

Based on the field discovery of grossly contaminated soils, the NYSDEC was notified and Spill No. 1710381 was issued for the Site. The Spill remains open.

APPENDIX A
BCP Application – Part A
Section I – Section IV
1200 Jefferson Avenue Site
BCP Site No. C915346

Soil – Grossly contaminated soils were identified on-Site. Oily product and sheen was identified at SB-11 and odors and elevated PID readings were detected in six (6) locations ranging with highest PID readings were detected in SB-12 (368 ppm) and SB-13 (295 ppm).

Laboratory analytical results indicate elevated petroleum and chlorinated related VOCs, metals and PAHs exceeding PGSCOs, RRSCOs, CSCOs, ISCOs. Specifically, elevated tetrachloroethene (PCE) was detected exceeding its PGSCO of 1.3 ppm at SB-29 (7.1 ppm) and exceeding the RRSCO of 19 ppm at SB-25 (110 ppm), trichloroethene (TCE) was detected exceeding its PGSCO of 4.7 ppm at FD-1, and methylene chloride was detected exceeds it USCO of 0.05 ppm at FD-1, SB-11, SB-12, and SB-13. Certain metals were detected exceeding SCOs including: arsenic was detected exceeding its ISCO of 16 ppm at SB-12 (18.3 ppm), lead was detected exceeding its USCO of 63 ppm at SB-5 (205 ppm), SB-22 (346 ppm) and its RRSCO of 400 ppm at TP-6 (739 ppm), and mercury was detected exceeding its USCO of 0.18 ppm at SB-5, SB-18, SB-22, TP-3, and its RRSCO of 0.81 ppm at TP-6 (0.96 ppm).

Groundwater – Laboratory analytical results indicate elevated petroleum and chlorinated VOCs exceeding GWQS. PCE was detected exceeding its GWQS of 5 ug/L in all 4 samples, including TMW-4 (1900 ug/L) and TMW-3 (280 ug/L), TCE was detected exceeding its GWQS of 5 ug/L at TMW-2 (11 ug/L), TMW-3 (36 ug/L) and TMW-4 (130 ug/L), cis-1,2-Dichloroethene (cis-DCE) was detected exceeding its GWQS of 5 ug/L at TMW-2 (470 ug/L), TMW-3 (9.3 ug/L) and TMW-4 (860 ug/L), and vinyl chloride was detected exceeding its GWQS of 2 ug/L at TMW-2 (360 ug/L) and TMW-4 (24 ug/L). Groundwater analytical results clearly indicate contamination beneath the existing building and south of the building.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 19, 2018.

Selected Entity Name: 1200 JEFFERSON PROPERTIES, LLC

Selected Entity Status Information

Current Entity Name: 1200 JEFFERSON PROPERTIES, LLC

DOS ID #: 4832415

Initial DOS Filing Date: OCTOBER 09, 2015

County: ERIE

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

1200 JEFFERSON PROPERTIES, LLC

617 MAIN STREET SUITE 200

BUFFALO, NEW YORK, 14203

Registered Agent

NICHOLAS SINATRA

617 MAIN STREET SUITE 200

BUFFALO, NEW YORK, 14203

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address

(es) of the original members, however this information is not recorded and only available by [viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 09, 2015	Actual	1200 JEFFERSON PROPERTIES, LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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1200 JEFFERSON AVENUE SITE

ORGANIZATIONAL CHART

Volunteer Applicant - Property Owner

1200 Jefferson Properties, LLC

617 MAIN STREET, SUITE 200
BUFFALO, NEW YORK 14203

Sole Shareholder

Sinatra & Company Real Estate, LLC

617 MAIN STREET, SUITE 200
BUFFALO, NEW YORK 14203

Authorized Member

Nicholas Sinatra, President

Sinatra & Company Real Estate, LLC

617 MAIN STREET, SUITE 200
BUFFALO, NEW YORK 14203

1200 JEFFERSON PROPERTIES, LLC

UNANIMOUS WRITTEN CONSENT OF MEMBERS

February 24 2020

The undersigned being holders of all of the membership interest of **1200 JEFFERSON PROPERTIES, LLC**, a New York limited liability company (the "**Company**"), hereby jointly consent to the adoption of the following resolutions without a meeting and direct that this Consent be filed with the minutes of the Company:

RESOLVED, that Nicholas Sinatra (an "**Authorized Person**") be, and hereby is, authorized, directed, and empowered, acting alone, in the name or on behalf of the Company, to execute the Brownfield Cleanup Program ("**BCP**") Application, the BCP Agreement, or any other documents or agreements necessary to enter and participate in the New York State Department of Environmental Conservation's Brownfield Cleanup Program (Environmental Conservation Law Article 27, Title 14) for property located at 1200 Jefferson Avenue, Buffalo, New York; and be it further

RESOLVED, that the Authorized Person is hereby authorized, empowered and directed to take all such action on behalf of the Company as they may deem necessary, appropriate or advisable to carry out the intent and purposes of the foregoing resolutions; and be it further

RESOLVED, that any acts of any officer of the Company and of any persons designated and authorized to act by any such officer of the Company, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of such resolutions, are hereby severally ratified, confirmed, approved and adopted as acts of the Company

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of the date first set forth above.

Sinatra & Company Real Estate, LLC, Sole Member



Nicholas Sinatra, Authorized Member

CITY OF BUFFALO DEPARTMENT OF ASSESSMENT & TAXATION
 CITY HALL, ROOM 101, 65 NIAGARA SQUARE, BUFFALO, NEW YORK 14202
PRE-APPROVAL FOR COMBINATION OF PARCELS

Permit
Brownfield Cleanup

To request a combination, complete this form. List all parcels to be combined, have all liens checked and return this form to the above address

DATE CLERK DISTRICT COM ☒ RES
(Check Appropriate Item)

1200 Jefferson Properties LLC (company acquired by Sinatra Real Estate)

TITLE ON DEED

(MUST BE EXACT FOR ALL PARCELS TO BE COMBINED)

PARCEL ADDRESSES

	Hse #	Street Name	SBL Number	Bill Number	Class Code	Exempt Code
1	1200	Jefferson demo'd???	100.57-2-37	04145300	449	None - No BK code
2	1212	Jefferson fire & demo'd?	100.57-2-36	04145400	449	None - No BK code
3	1216	Jefferson	100.57-2-35	04145500	330	None - No BK code
4	1218	Jefferson	100.57-2-34	04145600	330	None - No BK code
5	1222	Jefferson	100.57-2-33	04145700	330	None - No BK code
6	328	Northampton	100.57-2-38	04227800	330	None - No BK code
7						
8	COMBINE	AS 1200 JEFFERSON				
9		REQUESTED BY SINATRA REAL ESTATE				
10		CONTACT: MATT CONNORS 866-9717; matt@sinatraandcompany.com				
11						
12						

**PARCEL COMBINATIONS REQUIRE PRE-APPROVAL BY
 PERMIT & INSPECTION SERVICES OFFICE, ROOM 301 CITY HALL
 RETURN SIGNED PRE-APPROVAL FORM TO
 ASSESSOR'S OFFICE, ROOM 101 CITY HALL**

[Signature]

Inspector's Signature

Badge Number

11/30/18
 Approval Date

DAVID KRUG
 Inspector's Printed Signature



CITY OF BUFFALO

11/30/2018 16:04
rzloty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04145300

LOCATION: 1200 JEFFERSON

OWNER:
1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:
SQUARE FEET: 18,295
LAND VALUATION: 73,000
BUILDING VALUATION: 32,000
EXEMPTIONS: 0
TAXABLE VALUATION: 105,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:
North Cor Northampton 135.12 N

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123575				
1	CITY NON-H		759.62	.00	.00	PAID
	SCH NON-H		721.90	.00	.00	PAID
			1,481.52	.00	.00	.00
2	CITY NON-H		759.61	759.61	.00	759.61
	SCH NON-H		721.89	721.89	.00	721.89
			1,481.50	1,481.50	.00	1,481.50
			2,963.02	1,481.50	.00	1,481.50
GRAND TOTALS			2,963.02	1,481.50	.00	1,481.50

123
11/30/18



CITY OF BUFFALO

11/30/2018 16:05
rzloty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04145400

LOCATION: 1212 JEFFERSON

OWNER:
1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:
SQUARE FEET: 0
LAND VALUATION: 23,000
BUILDING VALUATION: 52,000
EXEMPTIONS: 0
TAXABLE VALUATION: 75,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:
93. S Eaton

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123574				
1	CITY NON-H		542.59	.00	.00	PAID
	SCH NON-H		515.64	.00	.00	PAID
			1,058.23	.00	.00	.00
2	CITY NON-H		542.58	542.58	.00	542.58
	SCH NON-H		515.64	515.64	.00	515.64
			1,058.22	1,058.22	.00	1,058.22
			2,116.45	1,058.22	.00	1,058.22
GRAND TOTALS			2,116.45	1,058.22	.00	1,058.22

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11/30/18



CITY OF BUFFALO

11/30/2018 16:06
rztoty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04145500

LOCATION: 1216 JEFFERSON

OWNER:
1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:
SQUARE FEET: 0
LAND VALUATION: 40,000
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION: 40,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:
63. S Eaton

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123573				
1	CITY NON-H		28.94	.00	.00	PAID
	SCH NON-H		27.50	.00	.00	PAID
			56.44	.00	.00	.00
2	CITY NON-H		28.94	28.94	.00	28.94
	SCH NON-H		27.50	27.50	.00	27.50
			56.44	56.44	.00	56.44
			112.88	56.44	.00	56.44
GRAND TOTALS			112.88	56.44	.00	56.44

Mz
11/30/18



CITY OF BUFFALO

11/30/2018 16:07
rzloty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04145600

LOCATION: 1218 JEFFERSON

OWNER:

1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:

SQUARE FEET: 0
LAND VALUATION: 30,000
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION: 30,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:

33. S Eaton

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123572				
1	CITY NON-H		21.71	.00	.00	PAID
	SCH NON-H		20.63	.00	.00	PAID
			42.34	.00	.00	.00
2	CITY NON-H		21.70	21.70	.00	21.70
	SCH NON-H		20.62	20.62	.00	20.62
			42.32	42.32	.00	42.32
			84.66	42.32	.00	42.32
GRAND TOTALS			84.66	42.32	.00	42.32

127

11/30/18



CITY OF BUFFALO

11/30/2018 16:08
rzloty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04145700

LOCATION: 1222 JEFFERSON

OWNER:

1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:

SQUARE FEET: 0
LAND VALUATION: 44,000
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION: 44,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:
South Cor Eaton

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123571				
1	CITY NON-H		31.83	.00	.00	PAID
	SCH NON-H		30.25	.00	.00	PAID
			62.08	.00	.00	.00
2	CITY NON-H		31.83	31.83	.00	31.83
	SCH NON-H		30.25	30.25	.00	30.25
			62.08	62.08	.00	62.08
			124.16	62.08	.00	62.08
GRAND TOTALS			124.16	62.08	.00	62.08

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11/30/18



CITY OF BUFFALO

11/30/2018 16:09
rzloty

CITY OF BUFFALO
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 04227800

LOCATION: 328 NORTHAMPTON

OWNER:

1200 JEFFERSON PROPERTIES LLC
3505 COOPER HILL RD
GREAT VALLEY NY 14741

STATUS:

SQUARE FEET: 0
LAND VALUATION: 17,000
BUILDING VALUATION: 0
EXEMPTIONS: 0
TAXABLE VALUATION: 17,000
INTEREST PER DIEM .00

LEGAL DESCRIPTION:

138. W Jefferson

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 11/30/2018

YEAR	TYPE	BILL	BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE					
2018	RE-T	10123576				
1	CITY NON-H		12.30	.00	.00	PAID
	SCH NON-H		11.69	.00	.00	PAID
			23.99	.00	.00	.00
2	CITY NON-H		12.30	12.30	.00	12.30
	SCH NON-H		11.69	11.69	.00	11.69
			23.99	23.99	.00	23.99
			47.98	23.99	.00	23.99
GRAND TOTALS			47.98	23.99	.00	23.99

11/30/18



CITY OF BUFFALO
SOLID WASTE AND RECYCLING USER FEE

Room 113 City Hall – Buffalo, NY 14202
(716) 851-5370

CURRENT DUPLICATE BILL

Byron W. Brown
Mayor

Today's Date: 11/30/2018 3:50:31 PM

Bill Number: G04145400 *04145400* **Quarterly Due Date: 11/15/2018**
Owner: 1200 JEFFERSON PROPERTIES LLC
Address: 1212 JEFFERSON
Zip: 14208 -

DETAIL **QUARTER BILLING DATE** **4/1/2019**

<u>QUARTER COMPONENT</u>	<u>QUARTER BILLED</u>	<u>QUARTER PAID</u>	<u>QUARTER BALANCE</u>
User Fee	\$161.50	\$0.00	\$161.50
Late Fee	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Agency	\$0.00	\$0.00	\$0.00
Total	\$161.50	\$0.00	\$161.50

PRINTOUT OF INFORMATION ONLY!!
NOT TO BE USED AS BILL!!

SUMMARY **QUARTERLY DUE FOR USER FEE: 2018**

<u>QUARTERLY BILL DATE</u>	<u>QUARTERLY BILLED</u>	<u>QUARTERLY PAID</u>	<u>QUARTERLY BALANCE DUE</u>
4/1/2019	\$161.50	\$0.00	\$161.50
1/1/2019	\$161.50	\$0.00	\$161.50
10/1/2018	\$172.58	\$0.00	\$172.58
7/1/2018	\$168.76	\$0.00	\$168.76
Total	\$664.34	\$0.00	\$664.34

AMOUNT GOOD THRU

DEC 31 2018

TOTAL CURRENT QUARTERLY BALANCE DUE ----- \$664.34

ANNUAL BILLING FOR USER FEE: 2018

Total Annual Billed: \$646.00
Total Annual Paid: \$0.00
Total Annual Owing: \$646.00

ALL ARREARS FISCAL YEARS INFORMATION

TOTAL ARREARS FISCAL YEARS OWING -----> \$0.00

CURRENT AMOUNT DUE -----> \$664.34

Printed By: CBRI

*1200 Jefferson
Has City Contract*



CITY OF BUFFALO
SOLID WASTE AND RECYCLING USER FEE

Room 113 City Hall – Buffalo, NY 14202

(716) 851-5370

CURRENT DUPLICATE BILL

Byron W. Brown
Mayor

Today's Date: 11/30/2018 3:50:43 PM

Bill Number: G 04145500 *04145500* **Quarterly Due Date: 11/15/2018**
Owner: 1200 JEFFERSON PROPERTIES LLC
Address: 1216 JEFFERSON
Zip: 14208 -

<u>DETAIL</u>	<u>QUARTER BILLING DATE</u>	<u>4/1/2019</u>	
<u>QUARTER COMPONENT</u>	<u>QUARTER BILLED</u>	<u>QUARTER PAID</u>	<u>QUARTER BALANCE</u>
User Fee	\$32.91	\$0.00	\$32.91
Late Fee	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Agency	\$0.00	\$0.00	\$0.00
Total	\$32.91	\$0.00	\$32.91

AMOUNT GOOD
THRU
DEC 31 2018

SUMMARY **QUARTERLY DUE FOR USER FEE: 2018**

<u>QUARTERLY BILL DATE</u>	<u>QUARTERLY BILLED</u>	<u>QUARTERLY PAID</u>	<u>QUARTERLY BALANCE DUE</u>
4/1/2019	\$32.91	\$0.00	\$32.91
1/1/2019	\$32.91	\$0.00	\$32.91
10/1/2018	\$41.10	\$0.00	\$41.10
7/1/2018	\$34.39	\$0.00	\$34.39
Total	\$141.31	\$0.00	\$141.31

PRINTOUT OF INFORMATION
ONLY!!
NOT TO BE USED AS BILL!!

TOTAL CURRENT QUARTERLY BALANCE DUE ----- \$141.31

ANNUAL BILLING FOR USER FEE: 2018

Total Annual Billed: \$131.64
Total Annual Paid: \$0.00
Total Annual Owing: \$131.64

ALL ARREARS FISCAL YEARS INFORMATION

TOTAL ARREARS FISCAL YEARS OWING -----> \$334.32

CURRENT AMOUNT DUE =====> \$475.63

Printed By: CBRI



CITY OF BUFFALO
SOLID WASTE AND RECYCLING USER FEE

Room 113 City Hall – Buffalo, NY 14202

(716) 851-5370

CURRENT DUPLICATE BILL

Byron W. Brown
Mayor

Today's Date: 11/30/2018 3:50:57 PM

Bill Number: G04145600

04145600

Quarterly Due Date: 11/15/2018

Owner: 1200 JEFFERSON PROPERTIES LLC
Address: 1218 JEFFERSON
Zip: 14208 -

<u>DETAIL</u>	<u>QUARTER BILLING DATE</u> 4/1/2019		
<u>QUARTER COMPONENT</u>	<u>QUARTER BILLED</u>	<u>QUARTER PAID</u>	<u>QUARTER BALANCE</u>
User Fee	\$32.91	\$0.00	\$32.91
Late Fee	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Agency	\$0.00	\$0.00	\$0.00
Total	\$32.91	\$0.00	\$32.91

AMOUNT GOOD
THRU
DEC 31 2018

SUMMARY **QUARTERLY DUE FOR USER FEE: 2018**

<u>QUARTERLY BILL DATE</u>	<u>QUARTERLY BILLED</u>	<u>QUARTERLY PAID</u>	<u>QUARTERLY BALANCE DUE</u>
4/1/2019	\$32.91	\$0.00	\$32.91
1/1/2019	\$32.91	\$0.00	\$32.91
10/1/2018	\$41.10	\$0.00	\$41.10
7/1/2018	\$34.39	\$0.00	\$34.39
Total	\$141.31	\$0.00	\$141.31

PRINTOUT OF INFORMATION
ONLY!!
NOT TO BE USED AS BILL!!

TOTAL CURRENT QUARTERLY BALANCE DUE ----- \$141.31

ANNUAL BILLING FOR USER FEE: 2018

Total Annual Billed: \$131.64
Total Annual Paid: \$0.00
Total Annual Owing: \$131.64

ALL ARREARS FISCAL YEARS INFORMATION

TOTAL ARREARS FISCAL YEARS OWING -----> \$334.32

CURRENT AMOUNT DUE ===== \$475.63

Printed By: CBRI



CITY OF BUFFALO
SOLID WASTE AND RECYCLING USER FEE

Room 113 City Hall – Buffalo, NY 14202
(716) 851-5370

CURRENT DUPLICATE BILL

Byron W. Brown
Mayor

Today's Date: 11/30/2018 3:51:15 PM

Bill Number: G04145700 *04145700* **Quarterly Due Date: 11/15/2018**
Owner: 1200 JEFFERSON PROPERTIES LLC
Address: 1222 JEFFERSON
Zip: 14208 -

DETAIL **QUARTER BILLING DATE** **4/1/2019**

<u>QUARTER COMPONENT</u>	<u>QUARTER BILLED</u>	<u>QUARTER PAID</u>	<u>QUARTER BALANCE</u>
User Fee	\$32.91	\$32.91	\$0.00
Late Fee	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Agency	\$0.00	\$0.00	\$0.00
Total	\$32.91	\$32.91	\$0.00

PRINTOUT OF INFORMATION
ONLY!!
NOT TO BE USED AS BILL!!

SUMMARY **QUARTERLY DUE FOR USER FEE: 2018**

<u>QUARTERLY BILL DATE</u>	<u>QUARTERLY BILLED</u>	<u>QUARTERLY PAID</u>	<u>QUARTERLY BALANCE DUE</u>
4/1/2019	\$32.91	\$32.91	\$0.00
1/1/2019	\$32.91	\$32.91	\$0.00
10/1/2018	\$32.91	\$32.91	\$0.00
7/1/2018	\$32.91	\$32.91	\$0.00
Total	\$131.64	\$131.64	\$0.00

TOTAL CURRENT QUARTERLY BALANCE DUE ----- \$0.00

ANNUAL BILLING FOR USER FEE: 2018

Total Annual Billed: \$131.64
Total Annual Paid: \$131.64
Total Annual Owing: \$0.00

ALL ARREARS FISCAL YEARS INFORMATION

TOTAL ARREARS FISCAL YEARS OWING -----> \$0.00

CURRENT AMOUNT DUE =====> \$0.00



CITY OF BUFFALO
SOLID WASTE AND RECYCLING USER FEE

Room 113 City Hall – Buffalo, NY 14202

(716) 851-5370

CURRENT DUPLICATE BILL

Byron W. Brown

Mayor

Today's Date: 11/30/2018 3:51:26 PM

Bill Number: G04227800 *04227800* **Quarterly Due Date: 11/15/2018**
Owner: 1200 JEFFERSON PROPERTIES LLC
Address: 328 NORTHAMPTON
Zip: 14208 -

DETAIL **QUARTER BILLING DATE** **4/1/2019**

<u>QUARTER COMPONENT</u>	<u>QUARTER BILLED</u>	<u>QUARTER PAID</u>	<u>QUARTER BALANCE</u>
User Fee	\$32.91	\$0.00	\$32.91
Late Fee	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Agency	\$0.00	\$0.00	\$0.00
Total	\$32.91	\$0.00	\$32.91

PRINTOUT OF INFORMATION ONLY!!
NOT TO BE USED AS BILL!!

SUMMARY **QUARTERLY DUE FOR USER FEE: 2018**

<u>QUARTERLY BILL DATE</u>	<u>QUARTERLY BILLED</u>	<u>QUARTERLY PAID</u>	<u>QUARTERLY BALANCE DUE</u>
4/1/2019	\$32.91	\$0.00	\$32.91
1/1/2019	\$32.91	\$0.00	\$32.91
10/1/2018	\$41.10	\$0.00	\$41.10
7/1/2018	\$32.91	\$32.91	\$0.00
Total	\$139.83	\$32.91	\$106.92

AMOUNT GOOD THRU
DEC 31 2018

TOTAL CURRENT QUARTERLY BALANCE DUE ----- \$106.92

ANNUAL BILLING FOR USER FEE: 2018

Total Annual Billed: \$131.64
Total Annual Paid: \$32.91
Total Annual Owing: \$98.73

ALL ARREARS FISCAL YEARS INFORMATION

TOTAL ARREARS FISCAL YEARS OWING -----> \$0.00

CURRENT AMOUNT DUE =====> \$106.92

COUNTY OF ERIE
COUNTY AND TOWN TAX

Online Tax Information

Uniform % of Value: **72**

GREAT VALLEY NY 14741

Levy Description	Total Levy	% Change	Taxable	Rate/\$1000	Tax Amount
Library Tax	24,422,489	2.00	105,000	0.576913	\$60.58
County Service Tax	262,963,604	6.00	105,000	6.557251	\$688.51
			Total		\$749.09

EXEMPTION	AMOUNT	PURPOSE	EXEMPTION	AMOUNT	PURPOSE
-----------	--------	---------	-----------	--------	---------

Description	Billed	Adjust	Credit	Fee	Paid Interest	Paid Principal	Paid	Taxes Due
1-County & Town Tax	749.09				56.18	749.09	805.27	0.00
						Late Charges as of:		\$0.00
						Total Taxes Due:		\$0.00

Entry Date	Receipt No.	Amount Paid
04/20/2018	01278520	\$805.27

cr11v3.2.3

COUNTY OF ERIE
COUNTY AND TOWN TAX

COUNTY OF ERIE
COUNTY AND TOWN TAX

Online Tax Information

Property Information

Property Location

1216 JEFFERSON

Owner

1200 JEFFERSON PROPERTIES LLC

3505 COOPER HILL RD

GREAT VALLEY NY 14741

Swis/SBL: 140200.100.570-2-35.000

Class: **330 VACANT COMM**

School: **140200 BUFFALO SCHOOL DISTRICT**

Dimensions: **FR-30.00 DP-134.00 AC-0.00**

Roll Sec: 1

Tax School Code: **73**

Assessment Value: **4,000**

Full Market Value: **5,556**

Uniform % of Value: **72**

Tax Information

FISCAL YEAR 2018

Levy Description	Total Levy	% Change	Taxable	Rate/\$1000	Tax Amount
Library Tax	24,422,489	2.00	4,000	0.576913	\$2.31
County Service Tax	262,963,604	6.00	4,000	6.557251	\$26.23
			Total		\$28.54

EXEMPTION	AMOUNT	PURPOSE	EXEMPTION	AMOUNT	PURPOSE
-----------	--------	---------	-----------	--------	---------

Billing History

Description	Billed	Adjust	Credit	Fee	Paid Interest	Paid Principal	Paid	Taxes Due
1-County & Town Tax	28.54				2.14	28.54	30.68	0.00
						Late Charges as of :		\$0.00
						Total Taxes Due:		\$0.00

Payment History

Entry Date	Receipt No.	Amount Paid
04/20/2018	mav 00024078	\$30.68 paid in full

[Back to Property Information](#)

Page 1 of 1

cr11v3.2.3

WHEN PAYING BY MAIL:
PLEASE ENTER PHONE # ON CHECK
MAKE CHECK PAYABLE TO:
ERIE COUNTY TAX
95 FRANKLIN STREET
ROOM 100
BUFFALO, NY 14202

COUNTY OF ERIE COUNTY AND TOWN TAX

[Back to Property Information](#)

Page 1 of 1

[Online Tax Information](#)

Property Information

Property Location

1218 JEFFERSON

Owner

1200 JEFFERSON PROPERTIES LLC

3505 COOPER HILL RD
GREAT VALLEY NY 14741

Swis/SBL: **140200.100.570-2-34.000**

Class: **330 VACANT COMM**

School: **140200 BUFFALO SCHOOL DISTRICT**

Dimensions: **FR-30.00 DP-133.00 AC-0.00**

Roll Sec: **1**

Tax School Code: **73**

Assessment Value: **3,000**

Full Market Value: **4,167**

Uniform % of Value: **72**

Tax Information

FISCAL YEAR 2018

Levy Description	Total Levy	% Change	Taxable	Rate/\$1000	Tax Amount
Library Tax	24,422,489	2.00	3,000	0.576913	\$1.73
County Service Tax	262,963,604	6.00	3,000	6.557251	\$19.67
			Total		\$21.40

EXEMPTION	AMOUNT	PURPOSE	EXEMPTION	AMOUNT	PURPOSE
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Billing History

Description	Billed	Adjust	Credit	Fee	Paid Interest	Paid Principal	Paid	Taxes Due
1-County & Town Tax	21.40				1.61	21.40	<u>23.01</u>	0.00
							Late Charges as of :	\$0.00
							Total Taxes Due:	\$0.00

Payment History

Entry Date	Receipt No.	Amount Paid
04/20/2018	01278568	<u>\$23.01</u> <i>paid in full</i>

[Back to Property Information](#)

Page 1 of 1

cr11v3.2.3

WHEN PAYING BY MAIL:
PLEASE ENTER PHONE # ON CHECK
MAKE CHECK PAYABLE TO:
ERIE COUNTY TAX
95 FRANKLIN STREET
ROOM 100
BUFFALO, NY 14202

COUNTY OF ERIE COUNTY AND TOWN TAX

[Back to Property Information](#)

Page 1 of 1

Online Tax Information

Property Information

Property Location

1222 JEFFERSON

Owner

1200 JEFFERSON PROPERTIES LLC

3505 COOPER HILL RD
GREAT VALLEY NY 14741

Swis/SBL: **140200.100.570-2-33.000**

Class: **330 VACANT COMM**

School: **140200 BUFFALO SCHOOL DISTRICT**

Dimensions: **FR-33.00 DP-132.00 AC-0.00**

Roll Sec: **1**

Tax School Code: **73**

Assessment Value: **4,400**

Full Market Value: **6,111**

Uniform % of Value: **72**

Tax Information

FISCAL YEAR 2018

Levy Description	Total Levy	% Change	Taxable	Rate/\$1000	Tax Amount
Library Tax	24,422,489	2.00	4,400	0.576913	\$2.54
County Service Tax	262,963,604	6.00	4,400	6.557251	\$28.85
			Total		\$31.39

EXEMPTION	AMOUNT	PURPOSE	EXEMPTION	AMOUNT	PURPOSE
-----------	--------	---------	-----------	--------	---------

Billing History

Description	Billed	Adjust	Credit	Fee	Paid Interest	Paid Principal	Paid	Taxes Due
1-County & Town Tax	31.39				2.35	31.39	<u>33.74</u>	0.00
							Late Charges as of:	\$0.00
							Total Taxes Due:	\$0.00

Payment History

Entry Date	Receipt No.	Amount Paid
04/20/2018	01278569	<u>\$33.74</u> <i>paid in full</i>

[Back to Property Information](#)

Page 1 of 1

cr11v3.2.3

COUNTY OF ERIE
COUNTY AND TOWN TAX

Property: 1200 JEFFERSON, Buffalo, 14208
SWIS: 140200 SBL: 100.57-2-33.1

Assessment	
Total	\$250,001.00
Total Land	\$18,401.00
County Taxable (Erie)	\$250,001.00
Town Taxable	\$250,001.00
School Taxable	\$250,001.00
Village Taxable	\$0.00
Equalization Rate	90%
Level of Assessment	90%
Full Market Value	\$277,778.89

Structure	
<p>Site 1 of 2 Next</p> <p>Building 1 of 2 Next</p> <p>Section 1 of 1</p>	
Boeck # - Description	0813 - 1 sty mfg steel
Construction Quality	2
Gross Floor Area	14903
Number of Stories	1
Story Height	15
Year Built / Effective Year Built	1940 / 1940
Condition	3 - Normal
Building Perimeter	523
Basement Perimeter	0
Basement SQFT	0
Number of Elevators	0
Air Conditioning %	0
Sprinkler %	75

Property Description	
Type	Commerical
Use	449 - Other Storage
Ownership Code	-
Zoning	
Road Type	-
Water Supply	3 - Comm/public
Utilities	4 - Gas & elec
School District	Buffalo School - 140200
Neighborhood Code	5300
Census Tract	
Council	

Last Property Sale	
Sale Date	
Sale Price	
Useable Sale	NO
Arms Length	NO
Prior Owner Name	
Deed Book	
Deed Page	
Deed Date	

Commerical Site Uses			
Site #	Commercial Use	Total Units	Total Rentable Area (sqft.)
1	Light mfg	1	13,056
1	Row storage	1	1,847
1	Parking lot	9	0
1	Dstr wrhouse	0	10,668

Improvements						
Site #	Description	Quantity	Condition	Year Built	SQFT	Dimensions
1	LP4 - Pavng-asphlt	0	Normal	1950	2078	0X0

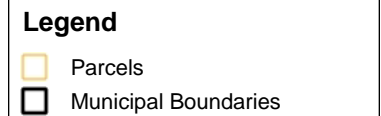
1	TK4 - Tank-undrgrn	1	Normal	1940	550	0X0
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Land						
Site #	Land Type	Acres	Front	Depth	SQFT	Soil Rating
1	01 - Primary	0	270	0	40365	Land: 1 Rating:

Owner Information						
Owner Name	Address 1	Address 2	Unit Name	Unit Number	City/State/Zip	
1200 Jefferson Properties LLC,	3505 Cooper Hill Rd				Great Valley NY 14741	

Exemptions				
Code Description	Amount	Exemption %	Start Year	End Year
No Exemptions				

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
SEWER - Sewer	A	0	0	\$250,001.00





Department of
Environmental
Conservation

Bulk Storage Database Search Details

[Next Site](#)[Last Site](#)

Facility Information

Site No.: 9-000157

Status: Unregulated/Closed

Expiration Date: 12/28/2000

Site Type: CBS

Facility Type: Other

Site Name: ANGELICA TEXTILE SERVICES, INC.

Address: 1198 JEFFERSON AVE.

Locality: BUFFALO

State: NY

Zipcode: 14208

County: Erie

Facility(Property) Owner(s) Information

Facility Owner: ANGELICA TEXTILE SERVICES, INC.

424 SOUTH WOODS MILL ROAD . CHESTERFIELD, MO. 63017-3406

Facility Operator

Facility Operator: ANGELICA TEXTILE SERVICES, INC.

Tank Information

2 Tanks Found

Tank No	Tank Location	Status	Capacity (Gal.)
1	Aboveground - in contact with soil	Closed - Removed	1000
2	Aboveground - in contact with soil	Closed - Removed	1000

[Refine This Search](#)[Return To Results](#)

Detailed Facility Report

Facility Summary

PENDRICK LAUNDRY
1198 JEFFERSON AVE, BUFFALO, NY 14208 ⓘ

FRS (Facility Registry Service) ID: 110004350345
 EPA Region: 02
 Latitude: 42.907507
 Longitude: -78.853969
 Locational Data Source: FRS
 Industry: No description found
 Indian Country: N

Enforcement and Compliance Summary ⓘ

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	No Violation Identified	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
 Clean Water Act (CWA): No Information
 Resource Conservation and Recovery Act

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
 Greenhouse Gas Emissions (eGGRT): No Information
 Toxic Releases (TRI): No Information

(RCRA): Inactive () Other (NYD013755459) Compliance and Emissions Data Reporting Interface (CEDRI):
Safe Drinking Water Act (SDWA): No No Information
Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004350345					N	42.907507	-78.853969
RCR	RCRA	NYD013755459	Other	Inactive ()			N	42.907606	-78.853996

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110004350345	PENDRICK LAUNDRY	1198 JEFFERSON AVE, BUFFALO, NY 14208
RCR	RCRA	NYD013755459	PENDRICK LAUNDRY	1198 JEFFERSON AVE, BUFFALO, NY 14208

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
Cattaraugus Reservation	Seneca Nation of Indians	100000267	24.19
Tonawanda Reservation	Tonawanda Band of Seneca	100000303	21.33
Tuscarora Nation Reservation	Tuscarora Nation	100000312	16.58

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current <i>SNC (Significant Noncompliance)</i> / <i>HPV (High Priority Violation)</i>	Current As Of	Qtrs with <i>NC (Noncompliance)</i> (of 12) 	Data Last Refreshed
RCRA	NYD013755459	No	02/23/2019	0	02/22/2019

 [Download Data](#)

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD013755459)	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD Reach Address Database)	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD Reach Address Database)	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997)
No	Lead	
No	Particulate Matter	
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site ⓘ

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year ⓘ

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	95%	Households in Area:	76,127
Center Latitude:	42.907507	Water Area:	5%	Housing Units in Area:	92,741
Center Longitude:	-78.853969	Population Density:	6,661/sq.mi.	Households on Public Assistance:	6,565
Total Persons:	173,976	Percent Minority:	63%	Persons Below Poverty Level:	95,530

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	72,120 (41%)	Child 5 years and younger:	11,400 (7%)
African-American:	82,491 (47%)	Minors 17 years and younger:	40,692 (23%)
Hispanic-Origin:	18,849 (11%)	Adults 18 years and older:	133,284 (77%)
Asian/Pacific Islander:	5,668 (3%)	Seniors 65 years and older:	20,532 (12%)
American Indian:	1,237 (1%)		
Other/Multiracial:	12,461 (7%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	7,471 (6.69%)	Less than \$15,000:	23,791 (31.11%)
9th through 12th Grade:	15,620 (13.98%)	\$15,000 - \$25,000:	11,796 (15.42%)
High School Diploma:	31,904 (28.56%)	\$25,000 - \$50,000:	19,204 (25.11%)
Some College/2-yr:	30,709 (27.49%)	\$50,000 - \$75,000:	9,956 (13.02%)
B.S./B.A. or More:	26,000 (23.28%)	Greater than \$75,000:	11,730 (15.34%)

Detailed Facility Report

Facility Summary

PENDRICK LAUNDRY INC
1200 JEFFERSON AVE, BUFFALO, NY 14208 ⓘ
 FRS (Facility Registry Service) ID: 110004506455
 EPA Region: 02
 Latitude: 42.9078
 Longitude: -78.85397
 Locational Data Source: FRS
 Industry: No description found
 Indian Country: N

Enforcement and Compliance Summary ⓘ

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	No Violation Identified	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
 Clean Water Act (CWA): No Information
 Resource Conservation and Recovery Act

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
 Greenhouse Gas Emissions (eGGRT): No Information
 Toxic Releases (TRI): No Information

(RCRA): Inactive () Other (NYD987036985) Compliance and Emissions Data Reporting Interface (CEDRI):
Safe Drinking Water Act (SDWA): No No Information
Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110004506455					N	42.9078	-78.85397
RCR	RCRA	NYD987036985	Other	Inactive ()			N	42.90773	-78.854352

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110004506455	PENDRICK LAUNDRY INC	1200 JEFFERSON AVE, BUFFALO, NY 14208
RCR	RCRA	NYD987036985	PENDRICK LAUNDRY INC	1200 JEFFERSON AVE, BUFFALO, NY 14208

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
Cattaraugus Reservation	Seneca Nation of Indians	100000267	24.21
Tonawanda Reservation	Tonawanda Band of Seneca	100000303	21.32
Tuscarora Nation Reservation	Tuscarora Nation	100000312	16.56


Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current <i>SNC (Significant Noncompliance)</i> / <i>HPV (High Priority Violation)</i>	Current As Of	Qtrs with NC (Noncompliance) (of 12) 	Data Last Refreshed
RCRA	NYD987036985	No	02/23/2019	0	02/22/2019

 [Download Data](#)

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
	RCRA (Source ID: NYD987036985)	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
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No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997)
No	Lead	
No	Particulate Matter	
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site ⓘ

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year ⓘ

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

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Center Latitude:	42.90772	Water Area:	5%	Housing Units in Area:	92,718
Center Longitude:	-78.85435	Population Density:	6,684/sq.mi.	Households on Public Assistance:	6,573
Total Persons:	173,904	Percent Minority:	63%	Persons Below Poverty Level:	95,530

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	72,126 (41%)	Child 5 years and younger:	11,393 (7%)
African-American:	82,373 (47%)	Minors 17 years and younger:	40,656 (23%)
Hispanic-Origin:	18,891 (11%)	Adults 18 years and older:	133,248 (77%)
Asian/Pacific Islander:	5,673 (3%)	Seniors 65 years and older:	20,522 (12%)
American Indian:	1,239 (1%)		
Other/Multiracial:	12,493 (7%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	7,469 (6.69%)	Less than \$15,000:	23,802 (31.13%)
9th through 12th Grade:	15,623 (13.99%)	\$15,000 - \$25,000:	11,805 (15.44%)
High School Diploma:	31,833 (28.51%)	\$25,000 - \$50,000:	19,189 (25.1%)
Some College/2-yr:	30,708 (27.5%)	\$50,000 - \$75,000:	9,920 (12.97%)
B.S./B.A. or More:	26,024 (23.31%)	Greater than \$75,000:	11,744 (15.36%)

APPENDIX B

BCP APPLICATION PART B – SECTION V - XI

SECTION VI – CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION VII – REQUESTOR ELIGIBILITY

SECTION IX – CONTACT LIST

SECTION X – LAND USE FACTORS

DOCUMENT REPOSITORY CONFIRMATION

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

SECTION VI – CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Reasonable attempts were made to attain complete information regarding current and previous site owners and operators. Information for the previous and current owners/operators is provided in the table below, as available.

1200 Jefferson Avenue is currently a single 0.93-acre parcel. Historically, multiple individual parcels and addresses were present on-Site. Historic owner operators for the various addresses are included in the list below.

Parcel Address	Use	Approx. Date(s)	Relationship to Applicant
1200 Jefferson Avenue			
Current Owner			
1200 Jefferson Properties, LLC 617 Main Street, Suite 200 Buffalo, New York 14203 Phone # 716-220-8468	Warehouse Storage, Office, Automotive, Church	September 2016 to Current	Applicant
Current Operator			
Operators: Smart Ride Ltd., True Vine New Life Church			
Previous Owners/Operators			
Owner: Jeff-North Corp. Operators: Smart Ride Ltd., FFG Enterprise Ltd.	Automotive Garage and Service, Cleaning Company	2004 - 2016	None - No relationship
Clark/Lois Bono	Healthcare Clinic	2001 - 2004	None - No relationship
Angelica Healthcare	Linen Supply, Angelica Textile Services	1994 - 2001	None - No relationship
Pendrick Laundry Inc.	Laundry and Dry Cleaning, Garage and Loading	1935 - 1994	None - No relationship
Henry J. Landsheft	Auto Body Manufacturer/Painter	1912 – 1935	None – No relationship
Numerous historic owners/operators	Metal Works, Woodworking, Furniture Repair, Paint Shop, Coal, wood, and hay storage	1893 - 1912	None – No relationship

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

During review of the previous BCP Application submittal, the Department requested additional clarification of the relationship between the Applicant and the previous owner/operators, specifically Jeff-North Corp. and Clark and Lois Bono (July 2019).

1200 Jefferson Properties, LLC is wholly owned by Sinatra and Co. Real Estate, LLC. Mr. Nicholas Sinatra is the President and Managing member of Sinatra and Co.

As stated in the June 7, 2019 response to the Department's April 23, 2019 comment letter, neither Jeff-North Corp nor either Clark or Lois Bono have any pecuniary, title, or legal interest in the property or the Applicant. The Bono's simply holds a mortgage on the property.

Subsequent correspondence between the Applicant's and Department's legal counsel in July 2019, indicated that information identified in the real estate records showed a potential relationship between Bono and 1200 Jefferson Properties, LLC. This is incorrect.

Mr. Clark Bono incorrectly identified himself as a member of 1200 Jefferson Properties LLC, and incorrectly identified the contact address for 1200 Jefferson Properties LLC at the Great Valley NY address. As indicated on the NYS Department of State Business database, 1200 Jefferson Properties LLC is registered to the 617 Main Street Buffalo NY address, which is the business address for Mr. Sinatra's firm.

The Applicant has provided the attached legal statement, prepared by counsel, clarifying that 1200 Jefferson Properties, LLC has no relationship to the previous owners-operators of the Site. The referenced correspondence is attached electronically.

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

SECTION VII – REQUESTOR ELIGIBILITY INFORMATION

The Applicant, 1200 Jefferson Properties, LLC, qualifies as a “Volunteer” in accordance with NY ECL 27-1405(1)(b) and 6NYCRR 375-3.2(b)(2).

Applicant did not contribute to any contamination of the property nor did it own the property during which time any release of contamination occurred. Applicant also did not install, own, or operate or have the ability to operate or control the UST systems located on the property. Applicant purchased the property in separate parcels by September 2016 and thereafter immediately commenced the retention of an environmental consultant to investigate the property. As stated in the Application, the Limited Phase II Environmental Investigation associated with the site was completed in March 2018. Since petroleum was detected during this investigation, Applicant immediately advised DEC and a spill number was assigned (1710381). Applicant thereafter began steps to enter the site into the BCP.

During this time, Applicant has maintained impermeable asphalt parking surfaces and building foundations at the property (and the property is on public water) thereby limiting human, environmental, and natural resource exposure to subsurface soil at the property. Site access is very restricted to the on-site contamination noted to date (predominantly located inside the building) by secure doors and walls.

Under these circumstances, Applicant’s liability would arise solely as the result of the ownership of the site subsequent to the release of contaminants and it has exercised all due care with respect of the contamination by taking appropriate steps to stop any continuing release (by investigating and seeking entry into the BCP), to prevent future releases (by maintaining a cap and securing the property), and limiting exposure to subsurface soils. Applicant should, therefore, qualify as a “Volunteer” under ECL §27-1405(1)(b)

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

SECTION VIII – PROPERTY ELIGIBILITY INFORMATION

1200 Jefferson Properties, LLC previously submitted a BCP Application for the Site in March 2019 and the Site was deemed eligible for the BCP per the Department’s September 18, 2019 correspondence.

As indicated in the Applicant’s November 7, 2019 correspondence to the Department, at the time of the previous Application submittal, the Applicant had been relying upon receiving funding to assist the project from the NYS Better Buffalo Fund, as supported by the City of Buffalo. Unfortunately, the funding was not received, and therefore the project was not feasible. As such, the Applicant formally withdrew their BCP Application at that time.

This application is being resubmitted, in accordance with the Department’s December 6, 2019 correspondence, and Applicant acknowledgment by counsel, dated December 20, 2019.

1200 Jefferson Properties LLC intent is to investigate, remediate, and eventually redevelop the site under the NYS BCP.

The referenced correspondence is attached electronically.

SECTION IX – CONTACT LIST INFORMATION

Site Contact List

The following is the contact list for the subject property. Each contact will be sent fact sheets throughout the project’s duration.

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

Erie County Contacts:

Honorable Mark Poloncarz
Erie County Executive
95 Franklin Street
Buffalo, NY 14202

Barbara Miller-Williams
Erie County Legislator
District 1
427 William Street
Buffalo, NY 14204

Thomas R. Hersey, Jr.
Commissioner
Erie Co. Environment & Planning
95 Franklin Street
Buffalo, NY 14202

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

Ms. Karen M. McCarthy
Erie County Legislature Clerk
25 Delaware Avenue
Buffalo, NY 14202

Ms. Bonnie Lawrence
Deputy Commissioner
Erie County Environment & Planning
95 Franklin Street
Buffalo, NY 14202

Commissioner Gale Burstein, MD
Erie County Health Department
95 Franklin Street, Room 931
Buffalo, NY 14202

Commissioner Daniel Neaverth, Jr.
Erie County Local Emergency
45 Elm Street
Buffalo, NY 14203

David Stebbins
ECIDA
95 Parry Street, Suite 403
Buffalo, NY 14203

Christopher Pawenski
Erie County DEP
95 Franklin Street
Buffalo, NY 14202

City of Buffalo Contacts:

Byron Brown
Mayor
City of Buffalo
65 Niagara Square
Buffalo, NY 14219

Darius G. Pridgen
Ellicott District Common Council Member
1315 City Hall
Buffalo, NY 14202

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

James K. Morrell
Chairman
City of Buffalo
Planning Board
901 City Hall
Buffalo, NY 14219

David A. Franczyk
Councilman
City of Buffalo
1315 City Hall
Buffalo, NY 14219

Supplier of Potable Water:

Buffalo Water Department
Veolia Water
2 Porter Avenue
Buffalo, NY 14201

Erie County Water Authority
295 Main Street #350
Buffalo, NY 14203

Local News Media:

Buffalo News
ATTN: Ms. Aaron Besecker
1 News Plaza
Buffalo, NY 14240

WGRZ TV - Ch. 2
ATTN: Ms. Maria Sisti
259 Delaware Avenue
Buffalo, NY 14202

WIVB - Ch. 4
ATTN: Ms. Lisa Fullone
2077 Elmwood Avenue
Buffalo, NY 14207

WKBW News Channel 7
ATTN: Ms. Melanie Pritchard
7 Broadcast Plaza
Buffalo, NY 14202

Alternate Press
ATTN: Mr. Joe Schmidbauer
P.O. Box 729, Washington Station
Buffalo, NY 14207

Business First
ATTN: Anne Marie Franczyk
465 Main Street
Buffalo, NY 14203-1793

WJYE
ATTN: Environmental News Desk
1700 Rand Building
Buffalo, NY 14203

WNED, Environmental News Desk
ATTN: Mr. Michael Desmond
P.O. Box 1263, Horizons Plaza
Buffalo, NY 14240

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

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

Nearby Schools:

Dr. Hank Stopinski
Principal
Health Sciences Charter School
1140 Ellicott Street
Buffalo, NY 14209

Mr. John Ashwood
Oracle Charter School
888 Delaware Avenue
Buffalo, NY 14209

Laura Collins
Principal
Stanley G. Falk School
848 Delaware Avenue
Buffalo, NY 14209

William A. Kresse, Ph.D.
Principal
City Honors School
186 E. North Street
Buffalo, NY 14204

Cynthia Lynn-Garbe
Westminster Early Childhood Programs
724 Delaware Avenue
Buffalo, NY 14209

William Boatwright
Principal
Stanley Makowski Early Childhood Center
1095 Jefferson Avenue
Buffalo, NY 14208

Denisca Thompson
Charles R. Drew Science Magnet School
1 Martin Luther King Park
Buffalo, NY 14211

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

Nearby Day Care Centers:

Journey's Child Enrichment Center
1000 Main Street
Buffalo, NY 14202

Laura Collins
Principal
Conners Children's Center
848 Delaware Avenue
Buffalo, NY 14209

Barbara Stone Reden
Director of Early Childhood Services
Jewish Community Center of Greater
Buffalo
787 Delaware Avenue
Buffalo, NY 14209

Bethel Head Start Inc.
1461 Main Street
Buffalo, NY 14209

Other Interested Parties:

WNY Director
Citizens Environmental Coalition
543 Franklin Street
Buffalo, NY 14202-1109

Document Repository:

April Tompkins
Repository Documents
Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

Adjacent Property Owners

Information for the residents, owners, and occupants of the properties adjacent to the Site is provided in the table below. See Figure 8.

ADJACENT PROPERTY ADDRESS			PROPERTY OWNER MAILING ADDRESS
NO.	STREET	PROPERTY USE	
1166	Jefferson Ave.	Vacant Commercial	People Inc. 1219 North Forest Williamsville, NY 14221
1187	Jefferson Ave.	Auto Body	Clara C. Thomas 1139 Eggert Rd. Amherst, NY 14226
1193	Jefferson Ave.	Office Building	Gregory Allen Hopkins 1139 Eggert Rd Amherst, NY 14226
1223	Jefferson Ave.	Police and Fire	City of Buffalo 65 Niagara Sq., Room 901 Buffalo, NY 14202
1228	Jefferson Ave.	Vacant Commercial	8418 Marshalling LLC P.O. Box 410 Springville, NY 14141
325	Northampton St.	Vacant Residential	People Inc. 1219 North Forest Williamsville, NY 14221
326	Northampton St.	Vacant Residential	City of Buffalo 65 Niagara Sq., Room 920 Buffalo, NY 14202
329	Northampton St.	Vacant Residential	People Inc. 1219 North Forest Williamsville, NY 14221
17	Kingsley St.	Benevolent and Moral Associations	St. John's Lodge No. 16 17 Kingsley St. Buffalo, NY 14208
203	Eaton St.	2 Family Residential	Ferdousi Akhter 2908 Pitkin Ave. Brooklyn, NY 11208
205	Eaton St.	Vacant Residential	Ferdousi Akhter

APPENDIX B
BCP Application – Part B
Section V – Section X
1200 Jefferson Avenue Site
BCP Site No. C915346

			2908 Pitkin Ave. Brooklyn, NY 11208
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Document Repository

The Buffalo and Erie County Library has agreed to act as the document repository for the proposed BCP Site. A letter of acknowledgement from the repository is included in Appendix B.

SECTION X – LAND USE FACTORS

1 – Current Zoning

The current zoning for the Site is N-3E and N-3R (Neighborhood Center - mixed use commercial residential areas with a mix of housing types and existing commercial uses, typically located on corner lots, respectively) consistent with the Buffalo Green Code Unified Development Ordinance (see Figure 9). The planned redevelopment is consistent with the City of Buffalo current Zoning and Land Use plans.

2 – Current Use

The Site is currently occupied by an existing building on the southern portion of the Site and vacant grass and fill debris on the northern portion. Currently, portions of the building are used for commercial maintenance storage, automotive transportation service and repair, office space (vacant), and religious services (church, no office space).

3, 4, 5 and 6 – Planned Future Use

There are currently no redevelopment plans for the Site. Any future development will be in accordance with the applicable zoning and land use requirements.

BLOCK, LONGO, LAMARCA & BRZEZINSKI, P.C.

ATTORNEYS AT LAW

ONE NIAGARA SQUARE, BUFFALO, NEW YORK 14202

(716) 854-4080 Facsimile: (716) 854-0059

www.blockandlongo.com

BUFFALO OFFICE

Mark J. Longo, Esq., President/CEO
Joy LaMarca, Esq., Vice President
Michael H. Kooshoian, Esq.
Pierce V. Young, Esq.

ROCHESTER OFFICE

Kevin E. Brzezinski, Esq., Vice President
Damien M. Hallatt, Esq.
Chris W. Brown, Esq.
Charles J. Santoli, Esq.
Emma Rabideau, Esq.

ALBANY OFFICE

Jami Durante Rogowski, Esq.
George R. Slingerland, Esq.
Brittnay M. McMahon Esq.
Arthur A. Pasquariello, Esq. of Counsel

SYRACUSE OFFICE

Haley DeCarlo, Esq.

writer's email: mlongo@blockandlongo.com

February 27, 2020

Nathan T. Munley
Benchmark & Turnkey
2558 Hamburg Turnpike,
Suite 300
Buffalo, New York 14218

Re: 1200 Jefferson

Dear Mr. Munley:

The TP-584s completed by the seller's attorney, contained errors. Therefore, this letter is to confirm that the seller has no equity or other ownership interest in 1200 Jefferson Properties LLC.

Very truly yours,

Block Longo LaMarca & Brzezinski, P.C.



MJL/rmc

Chad Schuster

From: April Tompkins <tompkinsa@buffalolib.org>
Sent: Friday, February 15, 2019 4:01 PM
To: Chad Schuster
Subject: FW: Document Repository Request - 1200 Jefferson Avenue Site
Attachments: 1200 Jefferson - Document Repository Request.pdf

Good afternoon Chad,

Per your request, this is to inform you that the Buffalo and Erie County Public Library will be the repository for all document(s) submitted by your company for the Brownfield Cleanup Program at the 1200 Jefferson Avenue Site, Buffalo, New York. These documents will be made available for public review at the Central Library and/or any other library of your choice. Please refer to our procedure below.

We prefer that you do not take documents to individual libraries. Please bring or send your document(s) to the Central Library and we will process according to our procedure and distribute to the location of your choice.

Please keep the following in mind:

- Documents (including updates) for public review should be either brought in person (to my attention) to the Central Library's administrative reception desk located on the second floor or sent via mail carrier. Documents sent via e-mail will not be accepted. The mailing address is:

Attention: April Tompkins
Re: Repository Documents
Buffalo and Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

- Documents for the Central/Downtown library are made available on the first floor in the Information Services Department within a day or two after receipt. If received by Friday morning, they are usually made available the following Monday.
- If you would like the document(s) distributed at **libraries other than Central**, you will need to send or give us the appropriate quantity of copies with labels regarding their destination(s). We will distribution accordingly. We do not make copies for distribution.
- You have the choice regarding the format (hard copy print and / or disk) you wish to submit. If submitting in both formats, please be sure that they are titled/labeled accordingly. **If CD's are included, please secure to the corresponding printed document(s) to prevent it from getting lost or separated.** Although CD-ROMs cannot be used on public library computers, patrons may bring in their personal laptop to view the disc in-house. If optional, an alternative is the availability to go online using a provided link for patrons to read/review/print. Patrons are not allowed to take original repository documents out of the Library.

If you still have any questions/concerns, please feel free to contact me by replying to this e-mail or by phone at 716-858-7129. Thank you.

Regards,
April

April Tompkins, Sr. Library Clerk
Office of Chief Operating Officer & Technical Support
Buffalo and Erie County Public Library
1 Lafayette Square | Buffalo, NY 14203
Voice: 716-858-7129 | Fax: 716-858-6211
E-mail: tompkinsa@buffalolib.org

From: Chad Schuster <CSchuster@benchmarkturnkey.com>
Sent: Friday, February 15, 2019 2:00 PM
To: April Tompkins <tompkinsa@buffalolib.org>
Subject: Document Repository Request - 1200 Jefferson Avenue Site

Dear Ms. Tompkins:

Please find attached a letter of transmittal request the Buffalo and Erie County Library act as the document repository for the **1200 Jefferson Avenue Site**. Please respond at your earliest convenience and feel free to contact me if you have any questions.

Sincerely,

Chad M. Schuster
Environmental Scientist
cschuster@benchmarkturnkey.com

Benchmark Environmental Engineering & Science, PLLC
www.benchmarkturnkey.com
2558 Hamburg Turnpike, Suite 300, Buffalo, NY 14218
Phone: (716) 856-0635, Cell: (716) 346-2818, Facsimile: (716) 856-0583

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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. Buffalo & Erie County Public Libraries have more than 3.2 million materials - books, eBooks, DVDs, music & more. Free library cards (traditional and eLibrary) are available to Erie County, New York residents and to those who work and/or attend school in Erie County, NY. Follow the library on [Facebook](#), [Twitter](#), [Instagram](#), [Pinterest](#), [Flickr](#) and on our podcast [All Booked Up!](#)
Information: 716-858-8900 or <http://www.buffalolib.org>. **DISCLAIMERS:**

Confidentiality Notice: The information contained in this message is intended only for the use of the addressee,



February 15, 2019

Ms. April Tompkins
Repository Documents
Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

Re: Document Repository for Brownfield Cleanup Program
1200 Jefferson Avenue Site
Buffalo, New York

Dear Ms. Tompkins:

On behalf of our client, Benchmark Environmental Engineering & Science, PLLC would like to request the Buffalo & Erie County Public Library to act as the document repository for the above-referenced Site. In the future, we will be sending various documents relating to the Site that should be made available for public review upon request.

Please contact me if you have questions or require additional information.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC
TurnKey Environmental Restoration, LLC

A handwritten signature in blue ink that reads "Chad M. Schuster".

Chad M. Schuster
Environmental Scientist

File: 0239-018-001

www.benchmarkturnkey.com

2558 Hamburg Turnpike, Suite 300 | Buffalo, NY 14218
phone: (716) 856-0599 | fax: (716) 856-0583