

# NYSDEC BCP APPLICATION

## REVISION 17

# CURTISS MALT HOUSE PROJECT

1100, 1106, 1110, 1112 AND 1114 NIAGARA STREET  
BUFFALO, ERIE COUNTY, NEW YORK



Prepared for:

**Jenesis Development LLC**  
**One Robert Rich Way**  
**Buffalo, NY 14213**

Prepared by:



**960 Busti Ave Suite B-150**  
**Buffalo, New York, 14213**

March 2026

# Table of Contents

## **Brownfield Cleanup Program Application Form**

### **Figures**

Figure 1: Tax Maps

Figure 2: USGS 7.5-minute Quad Map

Figure 3: Site Survey

Figure 4: Site Map

Figure 5: Adjacent Owners Map

Figure 6: En-Zone Map

Figure 7: Disadvantaged Community Map

Figure 8: Zoning Map

Figure 9: Brownfield Opportunity Area (BOA) Map

Figure 10: Phase II ESA Sampling Locations (1100 Niagara Street – November 2012)

Figure 11: Phase II ESA Sampling Locations and Exceedances (1100 Niagara Street – June 2019)

Figure 12: Phase II ESA Sampling Locations and Exceedances (1106/1110 Niagara Street – March 2023)

Figure 13: Phase II ESA Soil Sampling Locations and Exceedances (1112/1114 Niagara Street – February 2025)

Figure 14: Phase II ESA Groundwater Sampling Locations and Exceedances (1112/1114 Niagara Street – February 2025)

Figure 15: SVI Locations and Exceedances (1112 and 1114 Niagara Street – February 2025)

Figure 16: Supplemental Groundwater Sampling Location and Exceedance (1112/1114 Niagara Street – March 2026)

Figure 17: Project Schedule

### **Tables**

Table 1.1: Analysis of Soil, Sediment and residue Samples (1100 Niagara Street – November 2012)

Table 1.2: Analysis of Mezzanine Sump Water Sample (1100 Niagara Street – November 2012)

Table 2.1: Soil Boring Sample Analytical Results Summary (1100 Niagara Street – June 2019)

Table 2.2: Groundwater Sample Analytical Results Summary (1100 Niagara Street – June 2019)

Table 3.1: Summary of Soil Analytical Results (1106 and 1110 Niagara Street – March 2023)

Table 3.2: Summary of Groundwater Results (1106 and 1110 Niagara Street – March 2023)

Table 4.1: Soil Analytical Results – Non-PFAS Analytes (1112 and 1114 Niagara Street – February 2025)

Table 4.2: Soil Analytical Results – PFAS Analytes (1112 and 1114 Niagara Street – February 2025)

Table 4.3: Groundwater Analytical Results – VOCs (1112 and 1114 Niagara Street – February 2025)

Table 4.4: Groundwater Analytical Results – SVOCs, Metals and Cyanide (1112 and 1114 Niagara Street – February 2025)

Table 4.5: Groundwater Analytical Results – 1,4-Dioxane (1112 and 1114 Niagara Street – February 2025)

Table 5: Analytical Results Summary – Sub-Slab Vapor and Indoor Air Sampling (1112 and 1114 Niagara Street – February 2025)

Table 6: Groundwater Analytical Results (1112 and 1114 Niagara Street – March 2026)

Table 7: Summary of Soil Analytical Results Exceeding Restricted Residential SCOs

Table 8: Summary of Groundwater Analytical Results Exceeding TOGS

## **Appendices**

Appendix A. Section I: Property Information

Appendix B. Section II: Project Description

Appendix C. Section IV: Land Use Factors

Appendix D. Section V: Current Property Owner and Operator Information

Appendix E. Section VI: Property's Environmental History

Appendix F. Section VII: Requestor Information

Appendix G. Section X: Requestor Eligibility

Appendix H. Section XII: Site Contact List

## **Previous Environmental Reports (separate submittal)**

Phase I ESA – 1100 Niagara Street – October 2012

Phase II ESA – 1100 Niagara Street – November 2012

Phase II ESA – 1100 Niagara Street – June 2019

Phase II ESA – 1106 and 1110 Niagara Street – March 2023

Phase I ESA – 1112 and 1114 Niagara Street – December 2024

Phase II ESA – 1112 and 1114 Niagara Street – February 2025

SVI Investigation – 1112 and 1114 Niagara Street – February 2025

Supplemental Groundwater Sampling Data – 1112 and 1114 Niagara Street – March 2026



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: Curtiss Malt House Project, and two questions about BCA amendments and revised submissions, each with Yes/No radio buttons.



# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME <b>Curtiss Malt House Project</b>						
ADDRESS/LOCATION <b>1100 Niagara Street</b>						
CITY/TOWN <b>Buffalo</b>				ZIP CODE <b>14213</b>		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) <b>Buffalo</b>						
COUNTY <b>Erie</b>				SITE SIZE (ACRES) <b>2.726</b>		
LATITUDE			LONGITUDE			
42	°	54	′	48.03	″	
78	°	54	′	2.13	″	
Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column. <b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b> See Figures 1 and 2						
Parcel Address		Section	Block	Lot	Acreage	
Please see attached.						
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. See Figure 3					Y <input checked="" type="radio"/>	N <input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) See Figures 4 and 5					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) See Figure 6 If yes, identify census tract: <u>61</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%					<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See Figure 7 See application instructions for additional information.					<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. See Figure 9					<input checked="" type="radio"/>	<input type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>



**SECTION II: Project Description**

1. The project will be starting at:  Investigation  Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?  
 Yes  No  N/A

3. Have any draft work plans been submitted with the application (select all that apply)?  
 RIWP  RAWP  IRM  No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).  
 Is this information attached? [See Appendix B and Figure 17](#)  Yes  No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.  
 Is this information clearly identified in the BCP project schedule?  Yes  No  N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. [See Appendix B](#)  
 Is this information attached?  Yes  No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?  
 Yes  No

**SECTION III: Ecological Concerns**

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. [FWRIA will be submitted as part of the Remedial Investigation Report](#)

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>N-1S (Secondary Employment Center)</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? <i>See Figure 8</i>		
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>		
3. Current use (select all that apply):		
Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide 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 by which the site became vacant. <i>See Appendix C</i> Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):		
Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
If residential, does it qualify as single-family housing?	N/A <input type="radio"/>	<input type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? <i>See Appendix C</i>	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use? <i>See Appendix C</i>	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? <i>See Appendix C</i> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? <i>See Appendix C</i> Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information <i>See Appendix D</i>		
CURRENT OWNER Jenesis Development LLC		
CONTACT NAME William Grieshober		
ADDRESS One Robert Rich Way		
CITY Buffalo	STATE NY	ZIP CODE 14213
PHONE (716) 481-8910	EMAIL wgrieshober@rich.com	
OWNERSHIP START DATE Various		
CURRENT OPERATOR Same as current owner		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

**SECTION VI: Property's Environmental History** See Appendix E

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit 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). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:
  - Sample location
  - Date of sampling event
  - Key contaminants and concentration detected
  - For soil, highlight exceedances of reasonably anticipated use
  - For groundwater, highlight exceedances of 6 NYCRR part 703.5
  - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? See Figures 10-16  YES  NO

- 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 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: Brewery

SECTION VII: Requestor Information				
NAME Jenesis Development LLC				
ADDRESS One Robert Rich Way				
CITY/TOWN Buffalo		STATE NY	ZIP CODE 14213	
PHONE (716) 481-8910	EMAIL wgrieshober@rich.com			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? <a href="#">See Appendix F</a>			<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <a href="#">See Appendix F</a> <b>Documents that are not properly certified will not be approved under the BCP.</b>			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Scott Peterson			
ADDRESS One Robert Rich Way			
CITY Buffalo		STATE NY	ZIP CODE 14213
PHONE (716) 878-8719	EMAIL speterson@rich.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Jason Brydges			
COMPANY BE3			
ADDRESS 960 Busti Ave, Suite B-150			
CITY Buffalo		STATE NY	ZIP CODE 14213
PHONE (716) 249-6880	EMAIL jbrydges@be3corp.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Luke Donigan			
COMPANY Phillips Lytle LLP			
ADDRESS 125 Main Street			
CITY Buffalo		STATE NY	ZIP CODE 14203
PHONE (716) 847-7033	EMAIL ldonigan@phillipslytle.com		

<b>SECTION IX: Program Fee</b>		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.		
	<b>Y</b>	<b>N</b>
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application?	N/A <input checked="" type="radio"/>	<input type="radio"/>

<b>SECTION X: Requestor Eligibility</b>		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	<b>Y</b>	<b>N</b>
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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="radio"/>	<input checked="" type="radio"/>
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 or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved 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?	<input type="radio"/>	<input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input checked="" type="radio"/>	<input type="radio"/>

**SECTION X: Requestor Eligibility (continued)**

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

**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 selecting this option, 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; and, (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.**



13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? [See Appendix G](#)

Yes

No

N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

Previous Owner  Current Owner  Potential/Future Purchaser  Other: \_\_\_\_\_

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?

Yes

No

N/A

**Note:** A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____  Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.  <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following: <a href="#">See Appendix H</a></p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul>

**SECTION XIII: 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 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 Chief Legal Officer (title) of Jenesis Development LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 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.

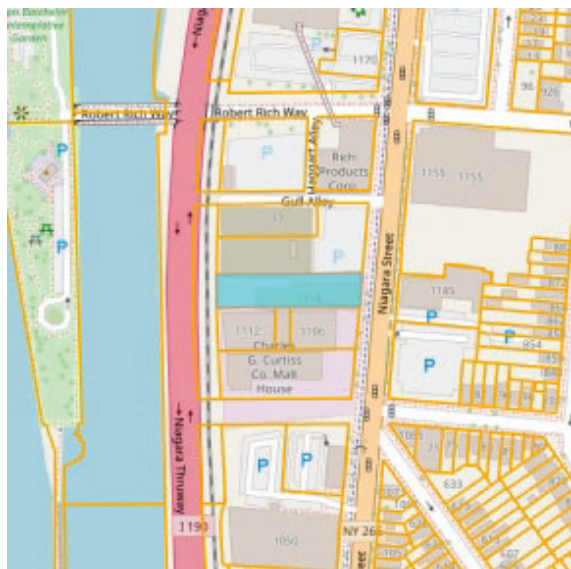
Date: 3/6/26 Signature: William Grieshaber

Print Name: William Grieshaber

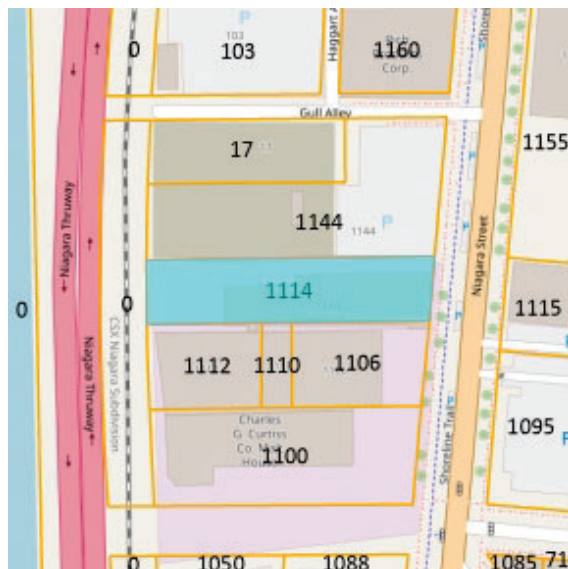
**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

## Figures

## Figure 1 Tax Maps



Parcel Overview Map



Parcel Detail Map

**PIN:** 1402000994100001013000

**SBL:** 99.41-1-13

**Address:** 1114 NIAGARA

**Owner 1:** JENESIS DEVELOPMENT LLC

**Owner 2:**

**Mailing Address:** 1114 NIAGARA

**City/Zip:** BUFFALO NY 14213

**Municipality:** City of Buffalo

**Property Class:** 710

**Class Description:** C - Manufacture

**Front:** 85

**Depth:** 0

**Deed Roll:** 1

**Deed Book:** 11386

**Deed Page:** 95

**Deed Date:**

**Acreage:** 0.73758714

**Total Assessment:** \$692,000

**Land Assessment:** \$189,200

**County Taxes:** \$692,000

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** CITY OF BUFFALO

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

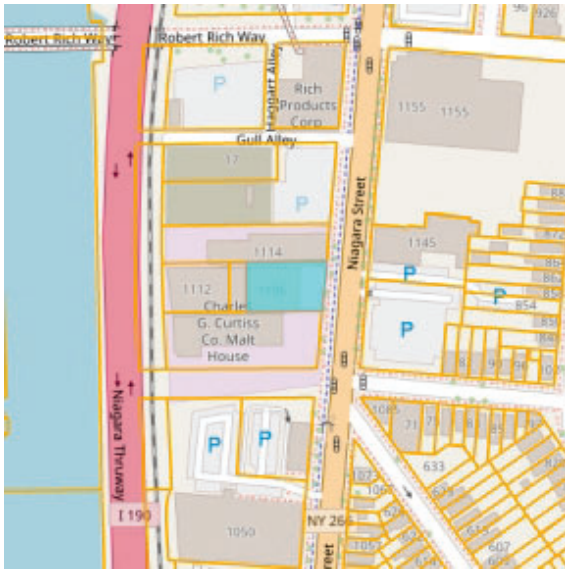
**Heating:** 0

**Basement:** 0

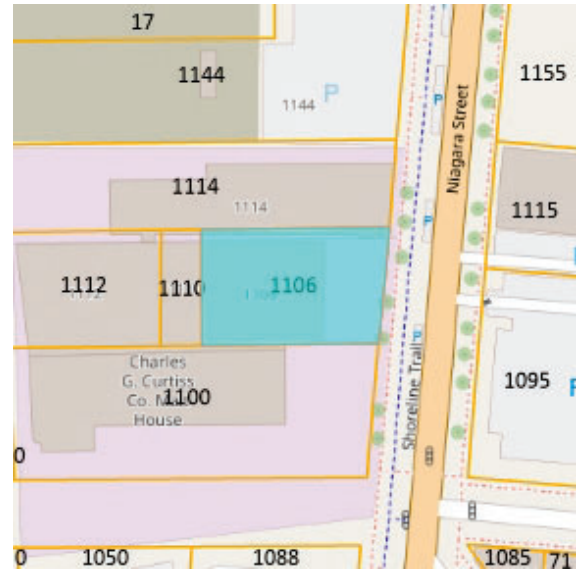
**Fireplace:** 0

**Beds:** 0

**Baths:** 0



Parcel Overview Map



Parcel Detail Map

**PIN:** 1402000994100001014200

**SBL:** 99.41-1-14.2

**Address:** 1106 NIAGARA

**Owner 1:** JEMAL'S CURTIS MALTING LLC

**Owner 2:** C/O ATTN: ACCOUNTS PAYABLE

**Mailing Address:** 1 SENECA ST

**City/Zip:** BUFFALO NY 14203

**Municipality:** City of Buffalo

**Property Class:** 710

**Class Description:** C - Manufacture

**Front:** 112.5

**Depth:** 173.27

**Deed Roll:** 1

**Deed Book:** 11415

**Deed Page:** 7939

**Deed Date:**

**Acreage:** 0.45694912

**Total Assessment:** \$331,000

**Land Assessment:** \$127,300

**County Taxes:** \$331,000

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** CITY OF BUFFALO

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

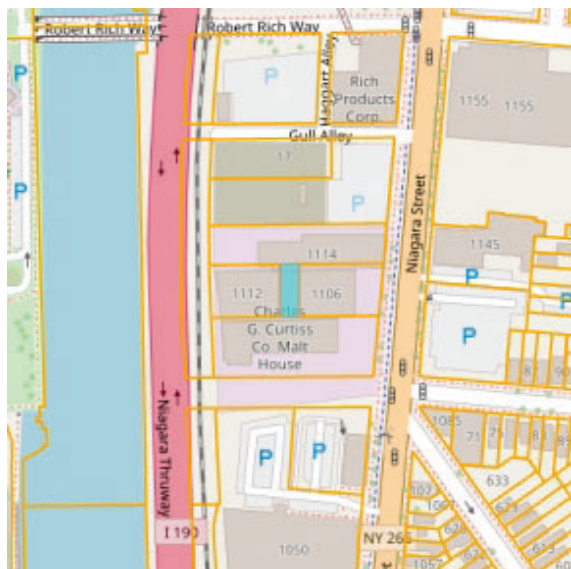
**Heating:** 0

**Basement:** 0

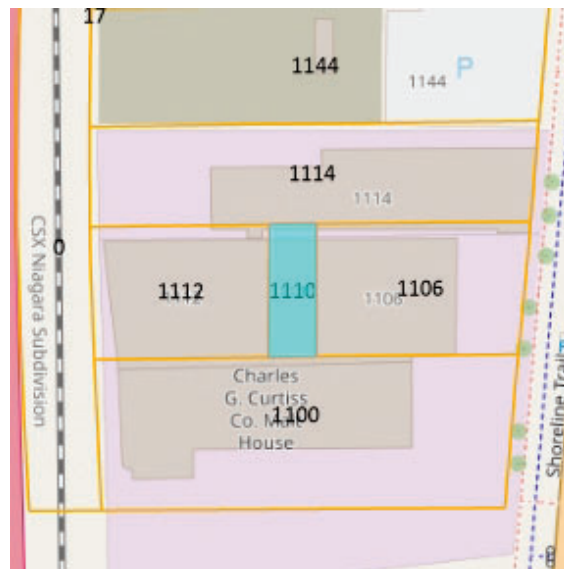
**Fireplace:** 0

**Beds:** 0

**Baths:** 0



Parcel Overview Map



Parcel Detail Map

**PIN:** 1402000994100001014120

**SBL:** 99.41-1-14.12

**Address:** 1110 NIAGARA

**Owner 1:** JEMAL'S CURTIS MALTING LLC

**Owner 2:** C/O ATTN: ACCOUNTS PAYABLE

**Mailing Address:** 1 SENECA ST

**City/Zip:** BUFFALO NY 14203

**Municipality:** City of Buffalo

**Property Class:** 710

**Class Description:** C - Manufacture

**Front:** 113.37

**Depth:** 40

**Deed Roll:** 1

**Deed Book:** 11415

**Deed Page:** 7939

**Deed Date:**

**Acreage:** 0.10210345

**Total Assessment:** \$125,000

**Land Assessment:** \$31,400

**County Taxes:** \$125,000

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** CITY OF BUFFALO

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

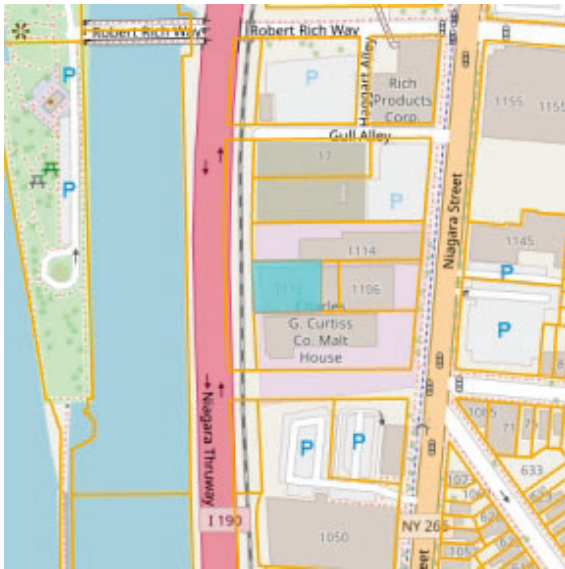
**Heating:** 0

**Basement:** 0

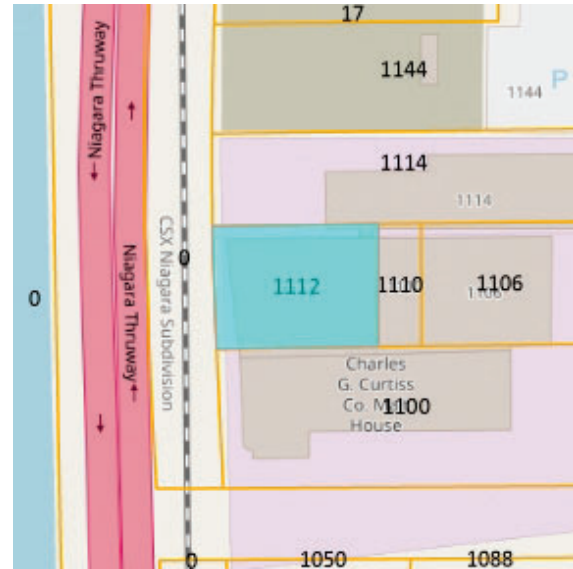
**Fireplace:** 0

**Beds:** 0

**Baths:** 0



Parcel Overview Map



Parcel Detail Map

**PIN:** 1402000994100001014112

**SBL:** 99.41-1-14.112

**Address:** 1112 NIAGARA

**Owner 1:** JENESIS DEVELOPMENT LLC

**Owner 2:**

**Mailing Address:** 1114 NIAGARA

**City/Zip:** BUFFALO NY 14213

**Municipality:** City of Buffalo

**Property Class:** 710

**Class Description:** C - Manufacture

**Front:** 113

**Depth:** 150

**Deed Roll:** 1

**Deed Book:** 11386

**Deed Page:** 95

**Deed Date:**

**Acreage:** 0.38849037

**Total Assessment:** \$526,000

**Land Assessment:** \$113,200

**County Taxes:** \$526,000

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** CITY OF BUFFALO

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

**Heating:** 0

**Basement:** 0

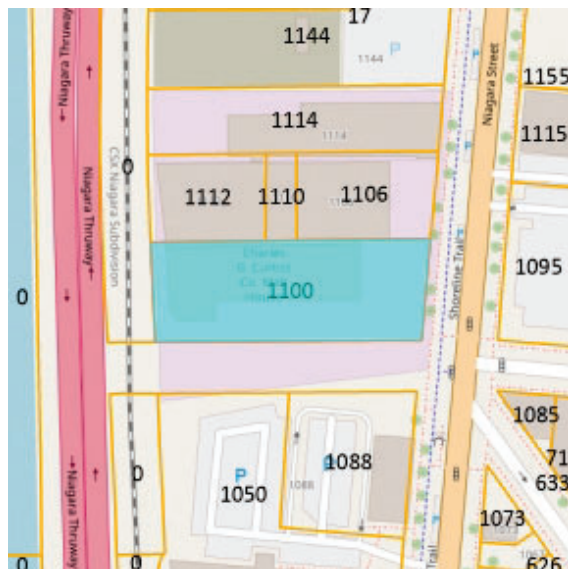
**Fireplace:** 0

**Beds:** 0

**Baths:** 0



Parcel Overview Map



Parcel Detail Map

**PIN:** 1402000994100001014111

**SBL:** 99.41-1-14.111

**Address:** 1100 NIAGARA

**Owner 1:** JEMAL'S CURTIS MALTING LLC

**Owner 2:** C/O ATTN: ACCOUNTS PAYABLE

**Mailing Address:** 1 SENECA ST

**City/Zip:** BUFFALO NY 14203

**Municipality:** City of Buffalo

**Property Class:** 710

**Class Description:** C - Manufacture

**Front:** 121.83

**Depth:** 340.97

**Deed Roll:** 1

**Deed Book:** 11408

**Deed Page:** 255

**Deed Date:**

**Acreeage:** 1.03998787

**Total Assessment:** \$694,000

**Land Assessment:** \$223,800

**County Taxes:** \$694,000

**Town Taxes:** \$0

**School Taxes:** \$0

**Village Taxes:** \$0

**School District:** CITY OF BUFFALO

**Year Built:** 0

**Sqft Living Area:** 0

**Condition:** 0

**Heating:** 0

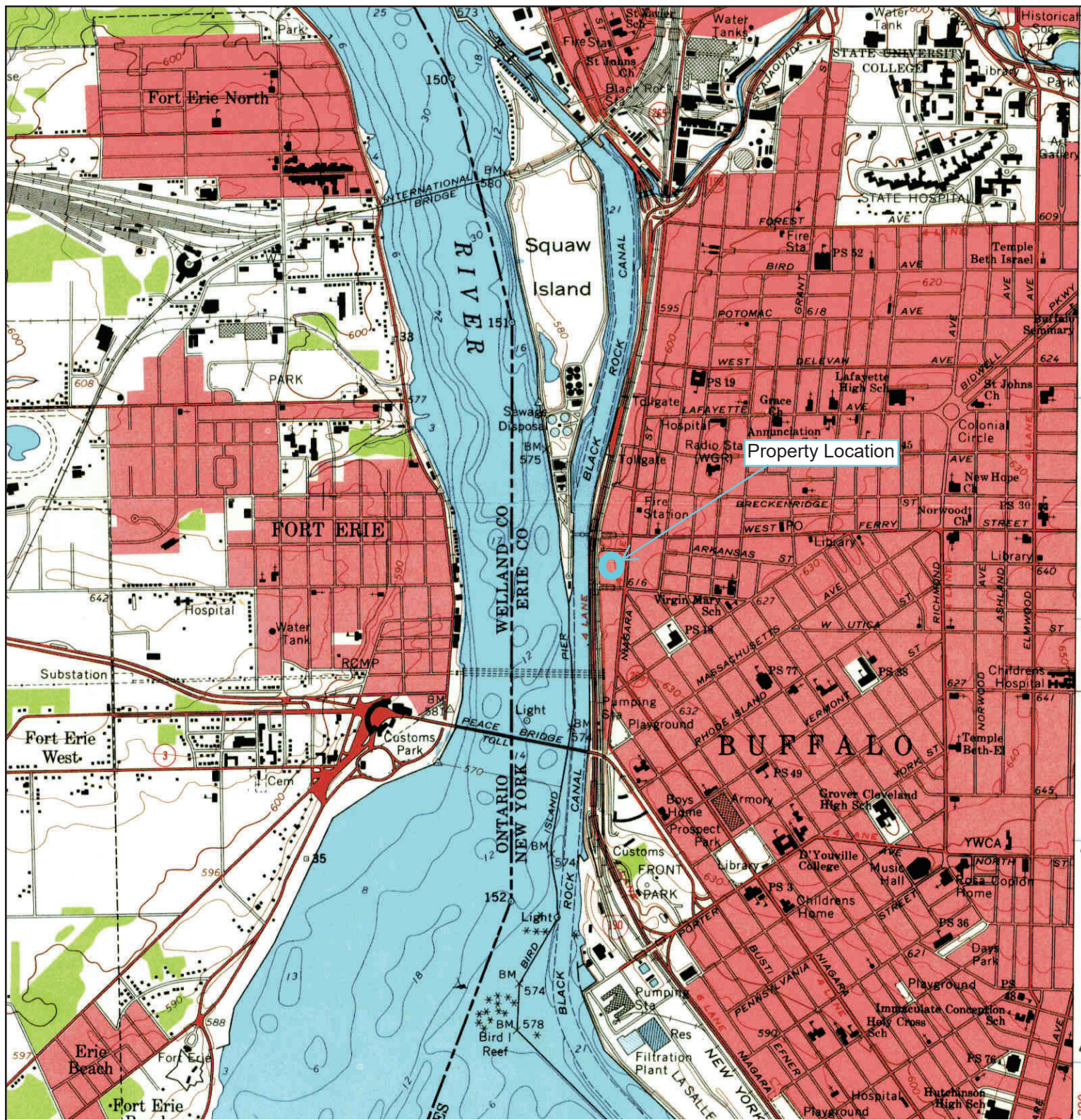
**Basement:** 0

**Fireplace:** 0

**Beds:** 0

**Baths:** 0

Figure 2: USGS 7.5-minute Quad Map



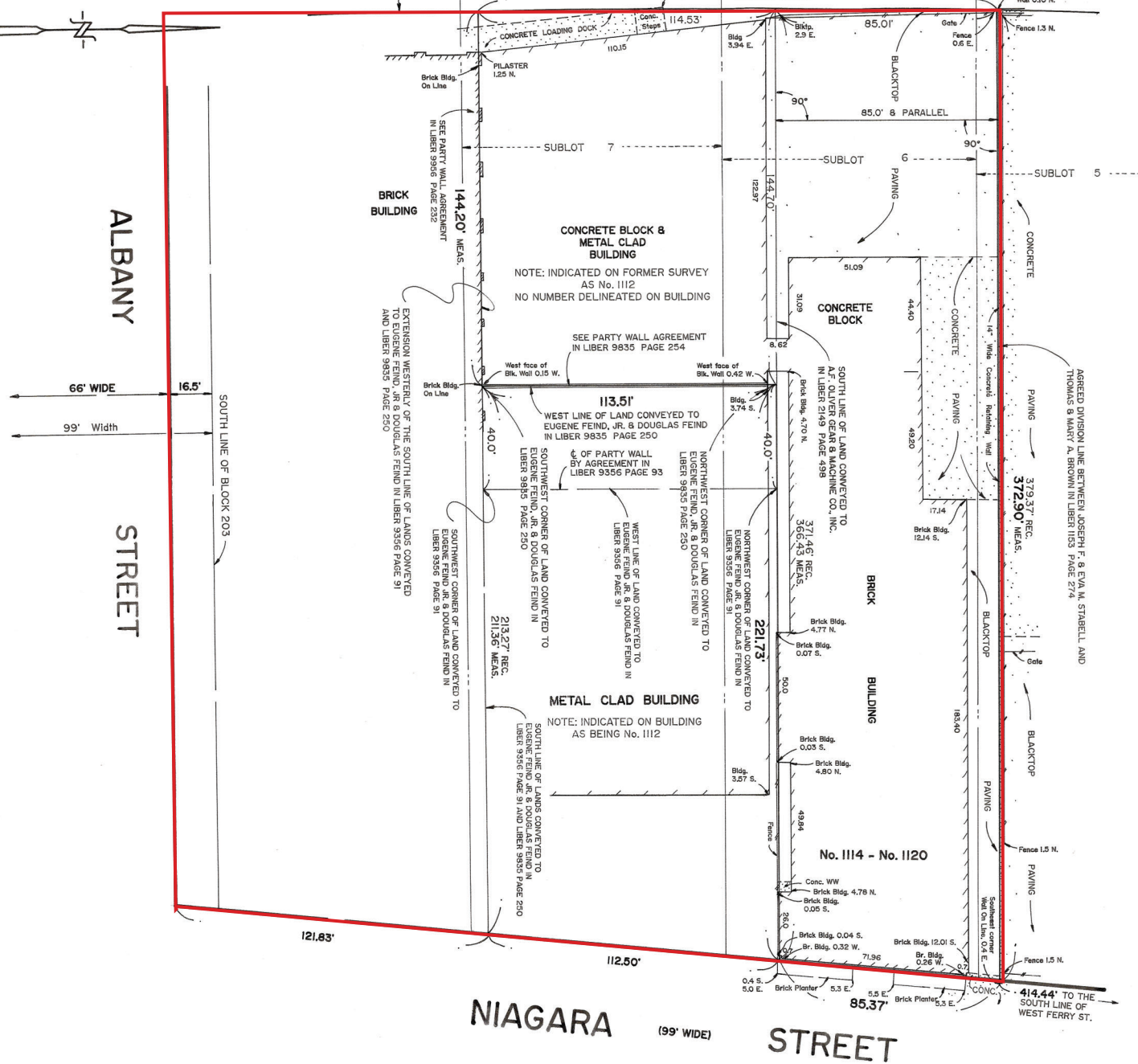
<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: BUFFALO NW                  MAP YEAR: 1965</p>	<p><b>SITE NAME:</b> 1106-1110 Niagara Street  <b>ADDRESS:</b> 1106-1110 Niagara Street                  Buffalo, NY 14213  <b>LAT/LONG:</b> 42.9136 / -78.9003</p>	<p><b>CLIENT:</b> Panamerican Environmental, Inc  <b>CONTACT:</b> Peter J Gorton  <b>INQUIRY#:</b> 4098441.4  <b>RESEARCH DATE:</b> 10/07/2014</p>
	<p><b>SERIES:</b> 7.5  <b>SCALE:</b> 1:24000</p>		

NO INVESTIGATION MADE FOR SUBSURFACE UTILITY LINES, SEWER, DRAINS, CONDUITS, ETC.

CONRAIL (NEW YORK CENTRAL & HUDSON RIVER RAILROAD) (PENN-CENTRAL)

Figure 3: Site Survey

— BCP Site Boundary



ALBANY STREET

STREET

NIAGARA STREET (99' WIDE)

PART OF SUBLOTS 5, 6 & 7  
MAP COVER 42  
PART OF BLOCK 203  
CITY OF BUFFALO  
ERIE COUNTY, NEW YORK

SONNENBERGER LAND SURVEYING  
2238 WILLIAM STREET  
BUFFALO, NEW YORK 14206  
(716) 854-0159  
SonnenbergerLandSurveying.com

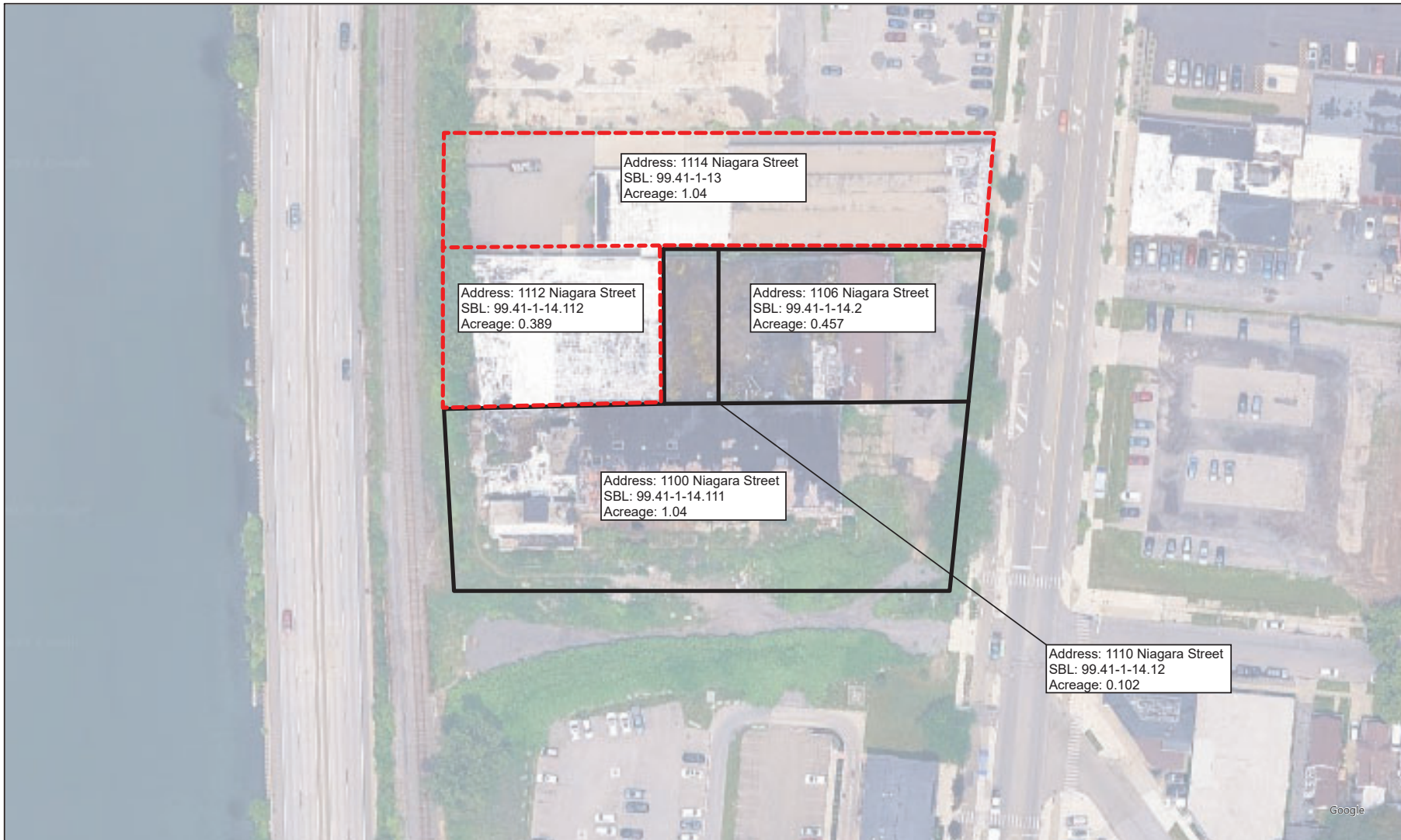
SCALE: 1" = 30'  
DATE: MAY 15, 2021  
SHEET: 57169 No. : 21-65

*J. J. ...*  
Francis X. Marzotta  
State of New York

This map void unless EMBOSSED with New York State Licensed Land Surveyor's Seal No. 049989

Altering any item on this map is in violation of the law, excepting as provided in Section 7209, Part 2 of the New York State Education Law.

COPYRIGHT 2021 SONNENBERGER LAND SURVEYING

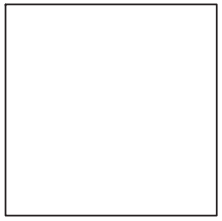


**LEGEND**

- Existing BCP Parcel
- - - Proposed Additions to BCP Site

**NOTES**

1. Basemap adopted from Google Maps.



960 Busti Avenue  
Buffalo, NY 14213  
716.249.6880  
jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

Figure 4  
Site Map

Curtiss Malt House Project  
1100 Niagara Street  
Buffalo, NY 14213



DATE ISSUED:  
February 25, 2026

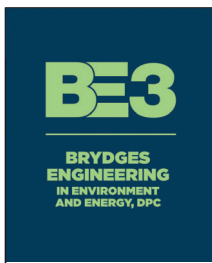
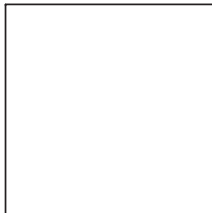
△

SCALE: 1:1,100



**LEGEND**  
 — BCP Site Boundary  
 — Adjacent Parcel Boundary

**NOTES**  
 1. Imagery adopted from City of Buffalo Explorer



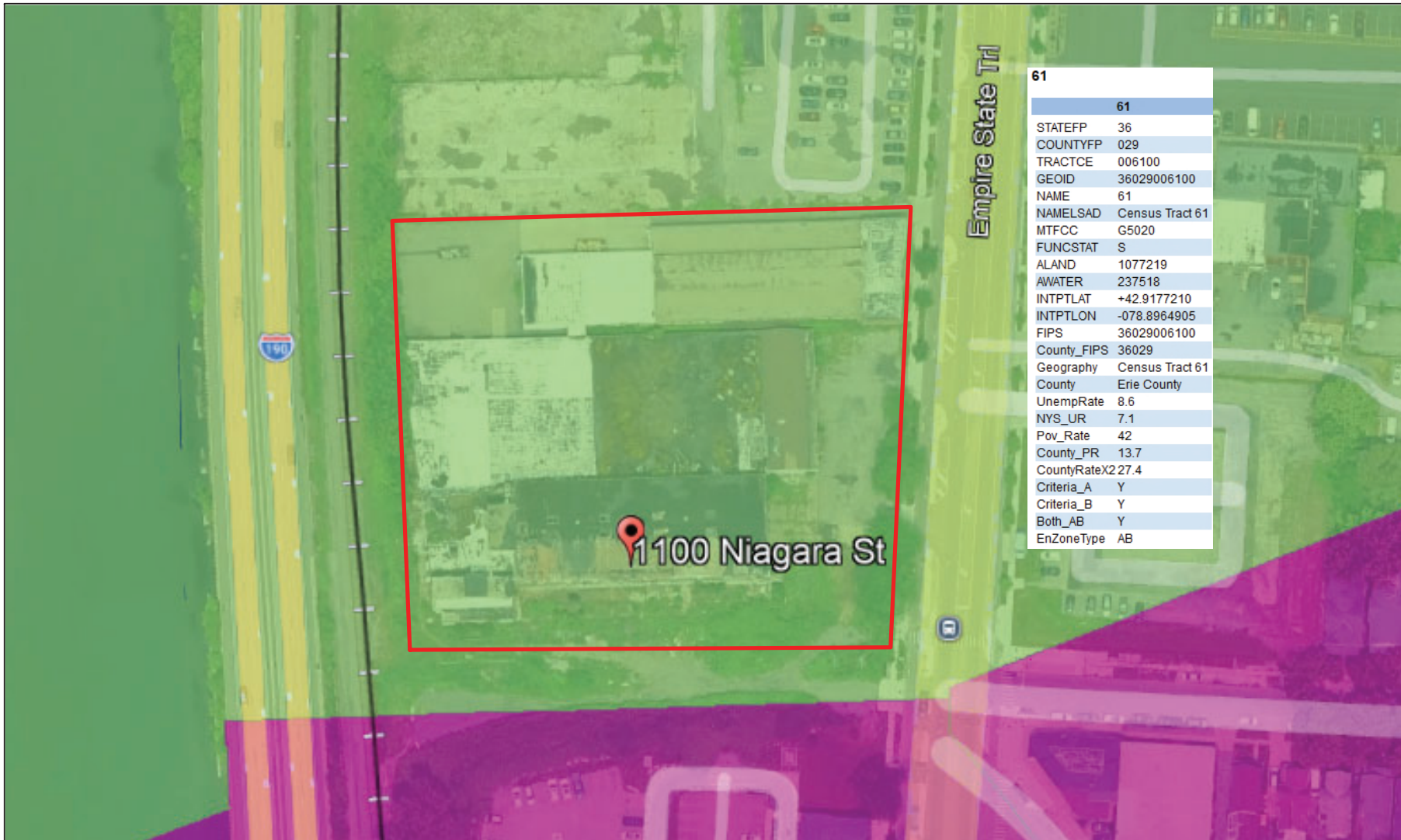
960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrdydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC  
 Figure 5  
 Adjacent Owners Map  
 Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 19, 2026  
 Δ

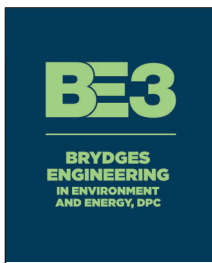
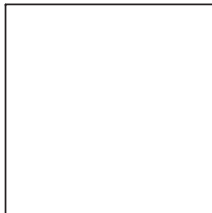
SCALE: 1:2,181



**LEGEND**  
 — BCP Site Boundary

**NOTES**

- (1) The BCP Site is located in Census Tract 61 which is an EnZone Type AB.
- (2) Imagery adopted from Google Earth.
- (3) Overlay and data adopted from NYSDEC En-Zone Boundary file.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

Figure 6  
 En-Zone Map

Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 19, 2026

△

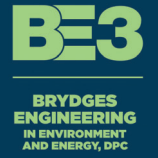
SCALE: 1:853



**LEGEND**  
 — BCP Site Boundary

**NOTES**

- (1) The entire BCP Site is located in a potential environmental justice area and disadvantaged community (DAC).
- (2) Imagery adopted from NYSDEC DECinfo Locator.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

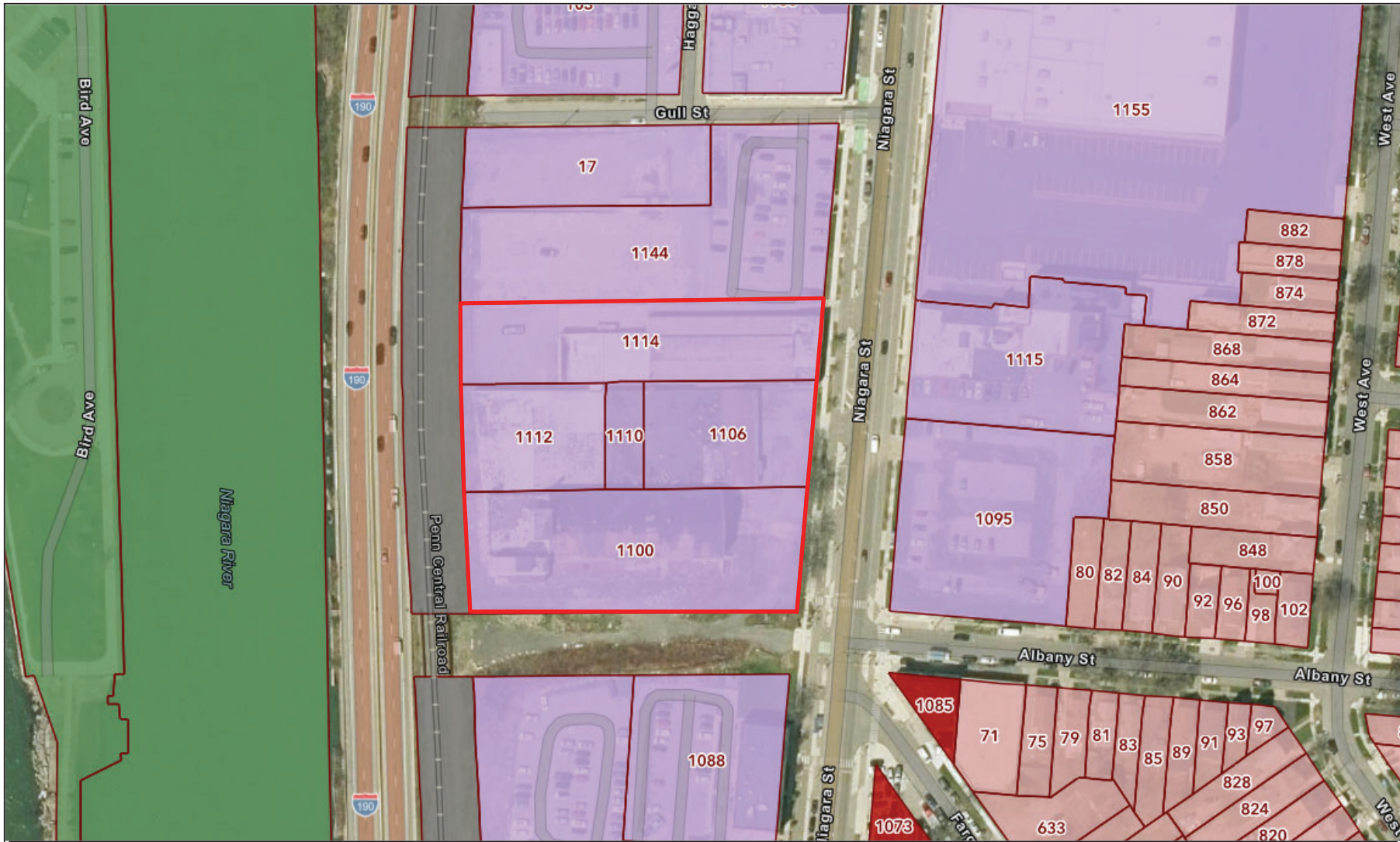
CLIENT: JENESIS DEVELOPMENT LLC

Figure 7  
 Disadvantaged Community Map  
 Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 23, 2026  
 Δ

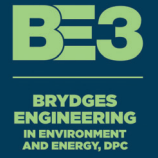
SCALE: 1:964



- LEGEND**
- BCP Site Boundary
  - N-1S Zoning
  - N-2C Zoning
  - N-2R Zoning

**NOTES**

- (1) The entire BCP Site is zoned N-1S (Secondary Employment Center).
- (2) Imagery adopted from City of Buffalo Explorer.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

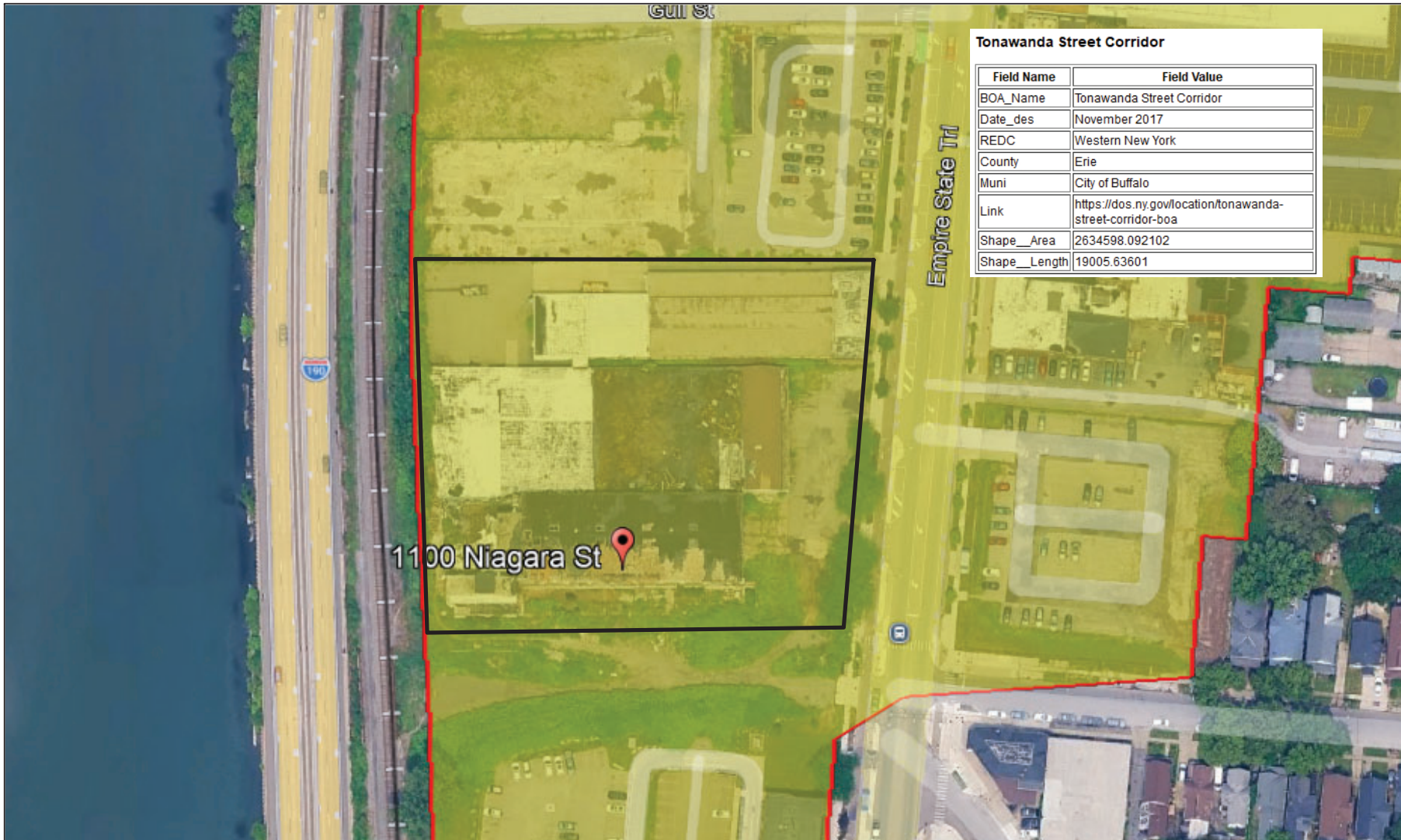
Figure 8  
 Zoning Map  
 Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 23, 2026



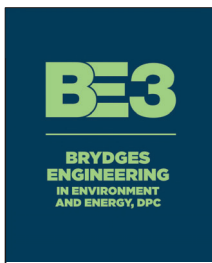
SCALE: 1:1,267



**LEGEND**  
 — BCP Site Boundary  
 ■ Tonawanda Street Corridor

**NOTES**

- (1) The entire BCP Site is located in the Tonawanda Street Corridor Brownfield Opportunity Map (BOA).
- (2) Imagery adopted from Google Earth.
- (3) Overlay and data adopted from NYSDEC BOA Designations as Polygons file.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC  
 Figure 9  
 BOA Map  
 Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 23, 2026  
 △

SCALE: 1:950





**Figure 11: Location of Soil Borings (SB) and Temporary Monitoring Wells with Analytical Results**  
**Notes: Red- Greater than restricted residential SCOs or TOGs; Blue - greater than unrestricted & Residential SCOs**

Figure 12: 1106-1110 Niagara Street Phase II Boring Locations with Results

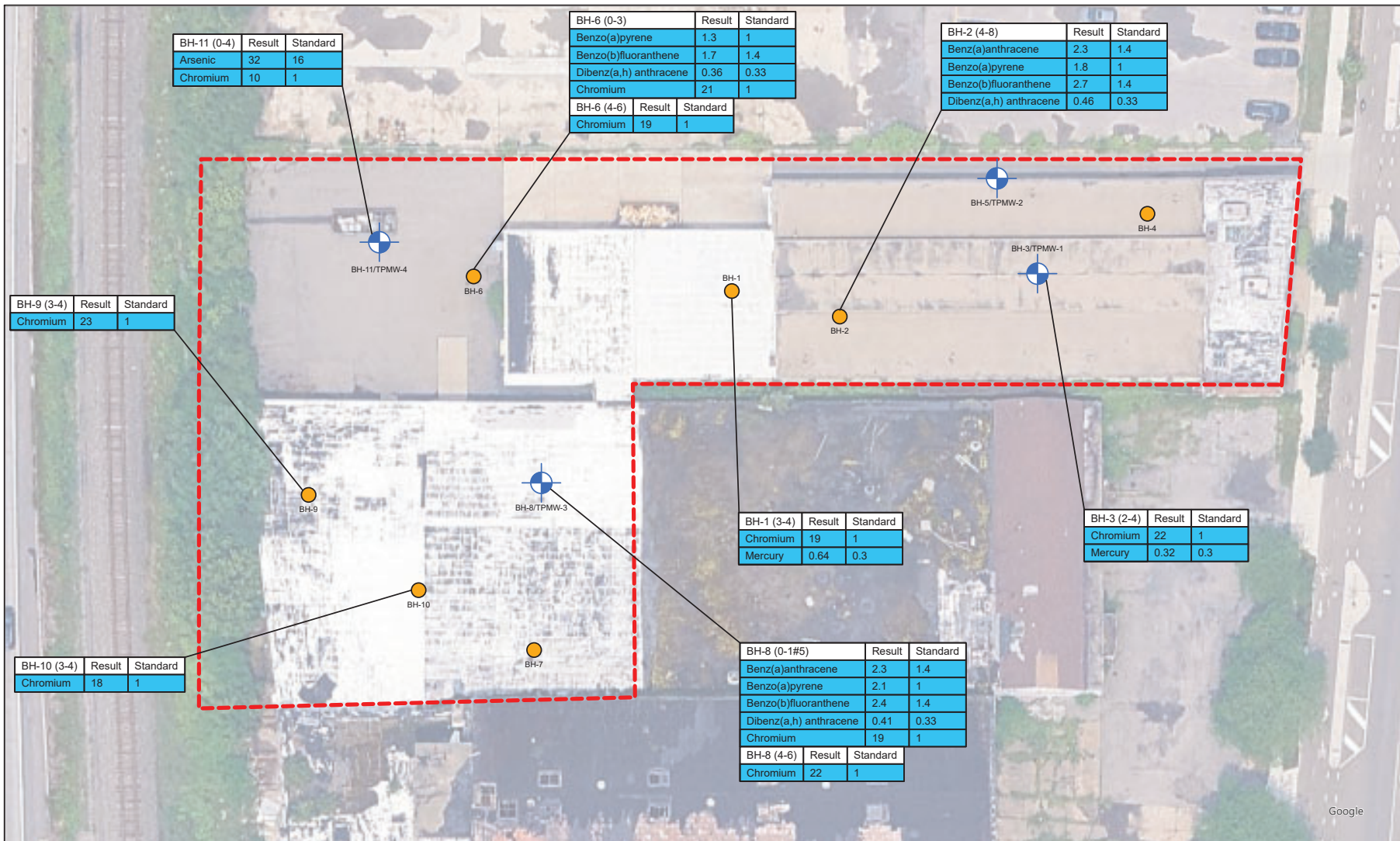


Figure 12: 1106-1110 Niagara Street Phase II Boring Locations with Results

1106-1110 Niagara Street  
 Buffalo, New York

3/1/2023  
 Douglas Development






**LEGEND**

- Proposed Addition to BCP Site Boundary
- ⊕ Boring/Temporary Monitoring Well Location
- Boring Location

**NOTES**

1. Basemap adopted from Google Maps.
2. Information adopted from February 2025 Phase II ESA performed by GHD.
3. All values are provided in parts per million (ppm).
4. Standard values represent restricted residential Soil Cleanup Objectives (SCOs).



**BRIDGES ENGINEERING**  
IN ENVIRONMENT AND ENERGY, DPC

960 Busti Avenue  
Buffalo, NY 14213  
716.249.6880  
jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

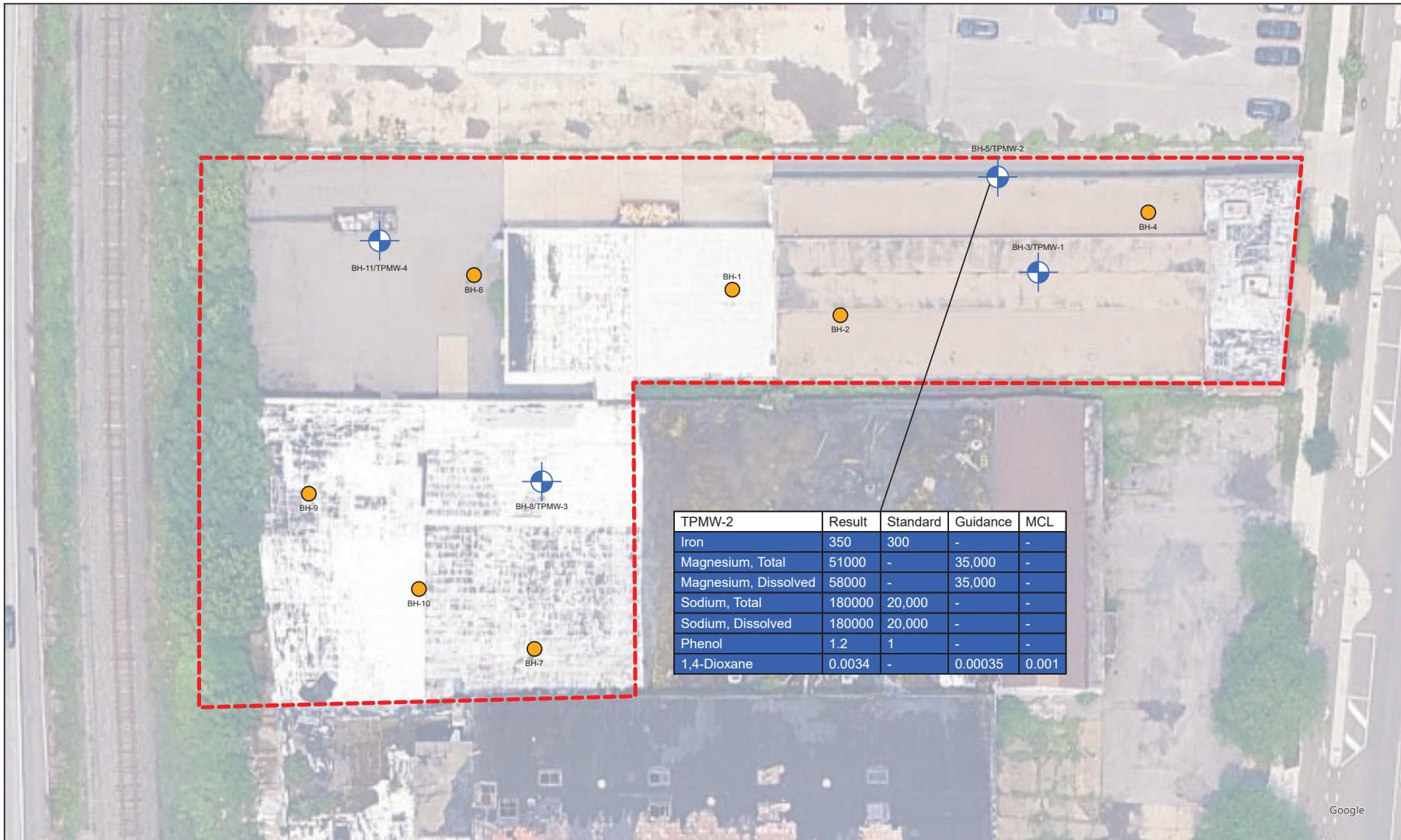
Figure 13  
Phase II ESA  
Sampling Locations and Exceedances

Curtiss Malt House Project  
1100 Niagara Street  
Buffalo, NY 14213



DATE ISSUED:  
February 29, 2026

SCALE: 1:550

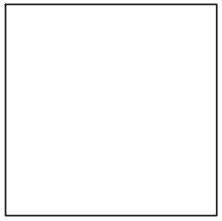


**LEGEND**

- Proposed Addition to BCP Site Boundary
- Boring/Temporary Monitoring Well Location
- Boring Location

**NOTES**

1. Basemap adopted from Google Maps.
2. Information adopted from February 2025 Phase II ESA performed by GHD.
3. All values are provided in parts per million (ppm).
4. Standard represents the NYSDEC Class GA Standard Value.
5. Guidance represents the NYSDEC Class GA Guidance Value.
6. MCL represents the NYS Maximum Contaminant Level.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

Figure 14  
 Phase II ESA - Groundwater  
 Sampling Locations and Exceedances

Curtiss Malt House Project  
 1100 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 February 29, 2026

SCALE: 1:550

OA-001

LOCATION 3  
IA-006, SS-007

LOCATION 1  
IA-002, SS-003

LOCATION 6  
IA-012, SS-013

MAIN WAREHOUSE

LOCATION 2  
IA-004, SS-005

EAST OFFICE AREA

LOCATION 4  
IA-008, SS-009

SHIPPING



GARAGE

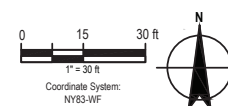
LOCATION 3  
IA-010, SS-011

Sub-Slab Results Warranting Mitigation:  
1,1-dichloroethene: 110,000 ug/m<sup>3</sup>  
Cis-1,2-dichloroethene: 4,200 ug/m<sup>3</sup>  
Trichloroethene: 10,000 ug/m<sup>3</sup>  
1,1,1-Trichloroethane: 320,000 ug/m<sup>3</sup>  
Vinyl Chloride: 12,000 ug/m<sup>3</sup>

NOTE: Only results warranting mitigation are listed

LEGEND

-  SUB-SLAB SOIL VAPOR AND INDOOR AIR SAMPLE LOCATIONS
-  OUTDOOR AIR SAMPLE LOCATION



OLIVER GEAR  
1120 NIAGARA STREET, BUFFALO, NY 14213

Project No. 12656942  
Date January 2025

2024 SUB-SLAB SOIL VAPOR, INDOOR  
AIR, AND OUTDOOR AIR SAMPLE  
LOCATIONS

FIGURE 15

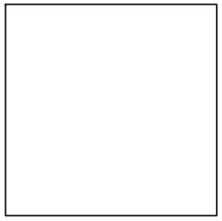


**LEGEND**

- - Site Boundary
- Bedrock Well Location

**NOTES**

1. Basemap adopted from Google Maps.
2. Sampling was conducted 3/13/2026.
3. All values are provided in parts per billion (ppb).
4. Standard represents the NYSDEC Class GA Standard Value.



960 Busti Avenue  
 Buffalo, NY 14213  
 716.249.6880  
 jbrydges@be3corp.com

CLIENT: JENESIS DEVELOPMENT LLC

Figure 16  
 Supplemental Groundwater  
 Sampling Locations and Exceedances

Curtiss Malt House Project  
 1110 Niagara Street  
 Buffalo, NY 14213



DATE ISSUED:  
 March 25, 2026

SCALE: 1:550



## Tables

**Table 1.1: Analysis of Soil, Sediment and residue Samples  
1100 Niagara Street  
Buffalo, New York**

Sample Name	**6 NYCRR Part 375 Soil Cleanup Objectives Restricted Residential	SC - 1	SC - 2	SC - 3	SC - 4	MSS-5	RS - 7
Sample Type		Soil	Soil	Soil	Soil	Sediment	Residue
Sample Depth		0-6"	0-6"	0-6"	0-6"	0-1"	Surf
Date		10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012	10/11/2012
PID Reading (ppmv)		0.0	0.0	0.0	0.0	0.0	0.0
<b>Metals (mg/kg)</b>							
ALUMINUM	NS	9500	8700	7200	5500	5600	1500
ARSENIC	16	11	ND	8.5	4.5	9.7	66
BARIUM	400	210	150	160	130	260	640
BERYLLIUM	72	ND	1.3	ND	ND	ND	ND
CADMIUM	4.3	ND	1	ND	ND	3.6	230
CALCIUM	NS	30000	41000	72000	76000	74000	42000
CHROMIUM, TOTAL	290	19	16	12	12	43	11
COBALT	NS	7.7	6.6	4.2	3.3	ND	ND
COPPER	270	59	26	28	170	460	31
IRON	NS	18000	17000	13000	11000	34000	9400
LEAD	400	690	220	590	120	2200	58000
MAGNESIUM	NS	9600	12000	17000	20000	7300	8200
MANGANESE	2,000	380	400	510	430	360	1100
NICKEL	310	17	16	12	11	61	6.1
POTASSIUM	NS	1400	1300	1400	1400	950	590
SELENIUM	180	ND	ND	ND	ND	ND	35
SODIUM	NS	180	90	390	130	1200	10000
VANADIUM	NS	22	21	23	13	ND	34
ZINC	10,000	390	190	310	220	1400	40000
MERCURY	0.81	0.225	0.108	0.111	1.57	12.6	6.91
<b>Pesticides/Polychlorinated Biphenyls (mg/kg)</b>							
PCBs	1	ND	ND	ND	ND	ND	ND
4,4'-DDD	13	ND	ND	0.042	ND	0.240	NA
4,4'-DDE	8.9	ND	ND	ND	ND	1.500	NA
4,4'-DDT	7.9	ND	ND	0.140	0.057	3.600	NA
alpha-Chlordane	4.2	ND	ND	0.034	ND	ND	NA
gamma-Chlordane	NS	ND	ND	0.039	ND	ND	NA
Methoxychlor	NS	ND	ND	0.310	0.200	0.990	NA
Dieldrin	0.2	ND	ND	ND	1.000	12.000	NA
<b>Volatile Organic Compounds (mg/kg)</b>							
METHYLENE CHLORIDE	100	ND	ND	ND	ND	0.015	NA
						0.015	
<b>Semi-Volatile Organic Compounds (mg/kg)</b>							
2,4-DIMETHYLPHENOL	NS	ND	ND	ND	ND	9.70	ND
2-METHYLNAPHTHALENE	NS	ND	ND	ND	ND	83.00	ND
ACENAPHTHENE	100	ND	ND	1.80	0.81	120.00	ND
ACENAPHTHYLENE	100	ND	ND	0.25	ND	ND	ND
ANTHRACENE	100	ND	ND	4.20	1.90	200.00	ND
BENZO(A)ANTHRACENE	1.0	0.31	0.91	12.00	6.40	250.00	ND
BENZO(A)PYRENE	1.0	0.25	0.72	8.00	4.60	170.00	ND
BENZO(B)FLUORANTHENE	1.0	ND	1.20	15.00	8.60	240.00	ND
BENZO(G,H,I)PERYLENE	100	ND	ND	2.80	1.70	ND	ND
BENZO(K)FLUORANTHENE	3.9	ND	0.53	4.10	2.70	110.00	ND
BIPHENYL (DIPHENYL)	NS	ND	ND	ND	ND	19.00	ND
CARBAZOLE	NS	ND	0.72	2.50	0.98	80.00	ND
CHRYSENE	3.9	0.26	ND	8.20	4.70	170.00	ND
DIBENZ(A,H)ANTHRACENE	0.33	ND	ND	ND	0.56	20.00	ND
FLUORANTHENE	100	0.45	1.60	19.00	1.10	460.00	ND
FLUORENE	100	ND	ND	1.90	0.94	150.00	ND
INDENO(1,2,3-C,D)PYRENE	0.5	ND	ND	3.60	2.20	76.00	ND
NAPHTHALENE	100	ND	ND	0.60	0.25	200.00	ND
PHENANTHRENE	100	ND	1.00	16.00	8.20	800.00	ND
PYRENE	100	0.36	1.30	27.00	16.00	610.00	ND
		1.63	7.98	126.95	61.64	3767.7	0

All soil cleanup objectives are in mg/kg  
All analytical results are in mg/kg

NS = Not Specified  
ND = Not Detected  
NA = Not Analyzed for

**Table 1.2: Analysis of Mezzanine Sump Water Sample  
1100 Niagara Street  
Buffalo, New York**

Sample Name		NYSDEC TOGS 1.1.1 Groundwater Standards	MSW-6
Sample Type			Surface Water
Sample Date			10/11/2012
Depth to Water (ft below TOC)			Surface Water
<b>Metals (ug/L)</b>			
	BARIUM	2,000	1
	CALCIUM	NS	310
	LEAD	50	0.014
	MAGNESIUM	35,000	95
	MANGANESE	NS	0.15
	POTASSIUM	NS	7.4
	SODIUM	NS	240
<b>Pesticides/Polychlorinated Biphenyls (ug/L)</b>			
	PCBs	0.09	ND
	DIELDRIN	0.004	0.51
<b>Volatile Organic Compounds (ug/L)</b>			
	ACETONE	50	93
<b>Semi-Volatile Organic Compounds (ug/L)</b>			ND

**Notes:**

U = below laboratory detection limits

ug/L = micrograms per liter

\* TOGS 1.1.1 - 1 ug/L standard applies to total chlorinated Phenols

NR=Not Regulated by TOGS 1.1.1

**TABLE 2.1**  
**1100 NIAGARA STREET - SOIL BORING SAMPLE ANALYTICAL RESULTS SUMMARY**

Revised 6/17/19

Contaminants	Sample Identification				Date Sampled: 5/16/19				Residential	Restricted Residential
	SB-01 (0-1')	SB-02 (0-1')	SB-03 (0-1')	SB-04 (0-1')	SB-05 (0-1')	SB-06 (0-1')	SB-07 (0-1')			
<b>METALS</b>										
Arsenic	10.90	41.60	8.25	6.07	9.31	6.36	3.40	16	16	
Barium	141	200.0	101.0	34.1	309.0	93.9	122.0	350	400	
Beryllium	0.668	0.720	0.760	ND	0.430	0.650	0.620	14	72	
Cadmium	2.900	6.830	2.290	1.930	2.37	2.130	1.840	2.5	4.3	
Chromium	17.8	24.6	13.6	5.7	17.4	20.2	20.9	36	180	
Copper	79.6	219.0	58.5	10.0	47.7	21.3	24.4	270	270	
Lead	217.0	997.0	189.0	166.0	765.0	104.0	22.3	400	400	
Manganese	472	453	499	941	500	390	281	2,000	2,000	
Total Mercury	0.967	2.95	4.25	0.13	0.97	0.098	0.091	0.81	0.81	
Nickel	20.0	52.7	11.5	5.3	13	18.6	18.5	140	310	
Selenium	1.54	2.86	1.43	ND	ND	ND	ND	36	180	
Silver	2.040	3.97	0.77	ND	1.5	1.58	1.32	36	180	
Tot Cyanide	ND	ND	ND	ND	ND	ND	ND	27	27	
Zinc	292	1490	240	4.23	413	125	88.6	2200	10,000	
<b>PCBs</b>										
PCB-1254	ND	ND	ND	ND	ND	ND	ND	1	1	
PCB-1260	ND	0.1	ND	ND	ND	ND	ND	1	1	
<b>PESTICIDES</b>										
4,4-DDT	0.006	ND	ND	0.013	0.012	0.004	0.004	1.7	7.9	
4,4-DDE	ND	ND	ND	ND	0.032	0.003	ND	1.8	8.9	
4,4-DDD	ND	ND	ND	0.005	0.005	ND	ND	2.6	13	
beta-BHC	ND	ND	ND	ND	ND	0.006	ND	0.072	0.36	
Delta-BHC	0.009	ND	0.12	0.013	ND	ND	ND	100	100	
Endosulfan Sulfate	ND	ND	ND	0.008	ND	ND	0.004	4.8	24	
Endrin	ND	ND	ND	0.006	ND	ND	ND	2.2	11	
Endrin Ketone	ND	ND	ND	0.006	ND	ND	0.005	NA	NA	
Dieldrin	0.019	0.96	0.44	0.007	0.009	0.004	ND	0.039	0.2	
Aldin	ND	ND	ND	ND	ND	ND	ND	0.019	0.097	
Heptachlor	ND	ND	ND	ND	ND	ND	ND	0.42	2.1	
<b>SEMIVOLATILE ORGANIC COMPOUNDS</b>										
Acenaphthene	ND	ND	0.46	ND	ND	ND	ND	100	100	
Acenaphthylene	ND	0.44	0.82	ND	ND	ND	0.45	100	100	
Anthracene	ND	0.77	2.12	3.06	0.36	ND	0.73	100	100	
Benz(a)anthracene	0.330	1.99	4.22	6.82	1.13	0.42	1.39	1	1	
Benzo(a)pyrene	0.350	1.79	3.45	6.77	1.16	0.48	1.11	1	1	
Benzo(b)fluoranthene	0.390	2.49	3.73	6.57	1.15	0.54	1.08	1	1	
Benzo(g,h,i)perylene	0.330	1.14	2.07	4.17	0.78	0.39	0.62	100	100	
Benzo(k)fluoranthene	ND	1.61	2.56	5.9	1	0.4	1.01	1	3.9	
Chrysene	0.360	2.34	3.75	6.42	1.17	0.5	1.23	1	3.9	
Dibenz(a,h)anthracene	ND	0.43	0.8	1.43	ND	ND	ND	0.33	0.33	
Fluoranthene	0.64	3.99	8.61	13.8	2.37	0.89	3.04	100	100	
Fluorene	ND	ND	0.64	ND	ND	ND	0.41	100	100	
Naphthalene	ND	1.09	0.34	ND	ND	ND	ND	100	100	
Indeno(1,2,3-cd)pyrene	ND	1.21	2.24	4.46	0.91	0.38	0.73	0.5	0.5	
Phenanthrene	0.400	2.96	6.57	8.8	1.22	0.5	2.83	100	100	
Pyrene	0.560	3.43	7.12	11.3	1.95	0.72	2.37	100	100	
<b>Volatile Organic Compounds</b>										
Acetone	ND	ND	ND	ND	ND	ND	ND	100	100	
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	59	100	
m,p-Xylene	ND	ND	ND	ND	ND	ND	ND	100	100	
TCE	ND	ND	ND	ND	ND	ND	0.009	10	21	

ND - Non-Detect NA - Not Applicable All Data is Validated J - The analyte was positively identified; the associated numerical value is the approximate concentration of the analyte in ppm  
 >= to Residential/Restricted-Residential SCO and Unrestricted Use SCO  
 >Unrestricted Use & Residential SCO but <Restricted-Residential SCO

**TABLE 2.2**  
**1100 NIAGARA STREET - GW SAMPLE ANALYTICAL RESULTS SUMMARY**

Contaminants	Sample Identification		NYSDEC
	SB-07 GW	5-16-19	TOGS 1.1.1. GA (1)
<b>Volatile Organic Compounds</b>			
Acetone	17.2		50
1,1,1-Trichloroethane	<b>80.2</b>		5
1,1-Dichloroethane	<b>9.58</b>		5
1,1-Dichloroethene	<b>25.6</b>		5
cis-1,2-Dichloroethene	<b>13.4</b>		5
1,2,4-Trimethylbenzene	ND		5
1,3,5-Trimethylbenzene	ND		5
Trichloroethene	<b>98.8</b>		5

All values in ppb

N/A - Not Applicable ND - Non-detect

(1) - TOGs 1.1.1 GA - Technical and Operational Guidance Series (1.1.1) Source of Drinking Water (Groundwater

**Exceeds TOGs Guidance Value**

**TABLE 3.1  
SUMMARY OF SOIL ANALYTICAL RESULTS**

Parameter Tested	BE3 Phase II Report March 2023 - Sample Identification, Sample Depth in feet below ground surface (bgs), and Sample Date									NYSDEC Soil Cleanup Objectives (SCOs)				
	BH-1	BH-2	BH-3	BH-4	BH-5	BH-6	BHI-1	BHI-2	BHI-3	Unrestricted	Residential	Restricted Residential	Commercial	Industrial
	1-2	1-2	1-2	1-2	1-2	1-2	1-2	1-2	0-1					
3/1/2023														
<b>METALS/INORGANICS - mg/kg/ppm</b>														
Arsenic	4.6	5.9	4.9	15.7	10.5	7.6	6.1	10.3	8.7	13	16	16	16	16
Barium	76.9	50.0	74.1	223.0	158.0	353.0	154	157	134	410	410	410	410	10,000
Beryllium	1.2	0.42	0.70	4.80	2.00	3.70	1.20	0.87	0.81	4.4	8.8	43	670	750
Cadmium	0.15 J	0.87	0.085 J	0.21 J	1.4	0.13 J	0.11 J	1.10	1.10	2.5	2.5	2.5	3.7	4.4
Chromium	11.9	10.1	13.5	22.8	15.4	11.5	32.0	24.2	22.7	30	30	110	1,700	2,000
Copper	18.6	19.0	17.9	115.0	56.4	17.2 B	23.1	70.5 B	68.0	50	280	280	280	10,000
Lead	34	157	69.1	57.3	639.0	82.8	102	199	144	63	400	400	1,000	3,900
Manganese	1080 B	350 B	501 B	1830 B	741 B	1770 B	910 B	639 B	326 B	1,600	2,000	2,000	10,000	10,000
Mercury	0.013 J	0.19	0.290	0.011 J	0.48	0.62	0.29	0.35	0.28	0.18	0.26	0.26	1.1	1.1
Nickel	13.0 B	7.0 B	12.5 B	21.4	17.2 B	11.5	25.2	53.6	23.3 B	30	44	210	320	3,400
Selenium	ND	ND	0.58 J	ND	ND	1.0 J	1.20	1.4 J	ND	4	22	110	1,700	2,000
Silver	ND	ND	ND	ND	ND	ND	ND	0.46 J	ND	2	22	110	1,700	2,000
Zinc	98	164	70.4	118.0	787.0	65.8	118	205	461	109	1,300	6,600	10,000	10,000
<b>SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs) ppm</b>														
Acenaphthene	ND	ND	ND	4.3 J	ND	ND	ND	0.94 J	1.6 J	20	100	100	500	1,000
Acenaphthylene	0.72 J	ND	ND	7.7 J	ND	ND	ND	0.16 J	2 J	100	100	100	500	1,000
Anthracene	ND	ND	ND	19	ND	ND	ND	2.5	4.0	100	100	100	500	1,000
Benzo(a)anthracene	2.8 J	ND	0.12 J	35	ND	0.17 J	0.028	4.2	6.5	1	1	1.4	37	37
Benzo(a)pyrene	3.1 J	ND	0.14 J	37	ND	0.17 J	ND	4.0	6.3	1	1	1	3.7	3.7
Benzo(b)fluoranthene	3.5 J	ND	0.16 J	38	ND	0.19 J	ND	3.9	6.6	1	1	1.4	37	37
Benzo(g,h,i)perylene	1.7 J	ND	ND	20	ND	ND	ND	1.80	3.3	0.64	1.2	4.9	47	78
Benzo(k)fluoranthene	1.5 J	ND	ND	20	ND	ND	ND	2.20	3.5	0.8	1.2	4.9	47	78
Chrysene	2.8 J	ND	ND	37	ND	ND	ND	4.1	6.7	1	1.2	4.9	47	78
Dibenz(a,h)anthracene	ND	ND	ND	5.2 J	ND	ND	ND	0.59 J	0.99	0.33	0.33	0.33	3.7	3.7
Dibenzofuran	ND	ND	ND	4.2 J	ND	ND	ND	0.55 J	2.0 J	2.1	4.2	18	180	290
Fluoranthene	6.5	ND	0.2 J	89	0.82 J	0.34 J	0.063	11.0	21	85	100	100	500	1,000
Fluorene	ND	ND	ND	4 J	ND	ND	ND	0.96	2.7	30	100	100	500	1,000
Indeno(1,2,3-cd)pyrene	1.7 J	ND	ND	17 J	ND	ND	ND	1.8	3.3	0.5	0.5	1.4	37	37
Naphthalene	ND	ND	ND	ND	ND	ND	ND	0.3 J	2.3	12	84	100	500	1,000
Phenanthrene	2.3 J	ND	ND	35	ND	0.23 J	0.06	10.0	21	1.1	1.2	4.9	47	78
Pyrene	4.5	ND	0.15	71	0.64 J	0.25 J	0.065	8.1	13	64	100	100	500	1,000
<b>VOLATILE ORGANIC COMPOUNDS (VOCs)</b>														
Acetone	-	-	-	-	-	-	0.047 J	ND	ND	0.03	100	100	500	1,000
Chloroform	-	-	-	-	-	-	0.00049	0.00045 J B	0.00043 J B	0.37	4.8	24	180	180
Methylene Chloride	-	-	-	-	-	-	ND	ND	ND	0.05	17	81	500	1,000
2- Butanone (MEK)	-	-	-	-	-	-	0.0073 J	ND	ND	0.12	100	100	500	1,000
Trichloroethene	-	-	-	-	-	-	ND	ND	ND	0.47	1.7	6.4	54	54

ND Analyte not detected  
 - Not Applicable or sample not tested for this analyte  
 J Estimated Concentration  
 B Analyte detected in method blank  
 K Result is reported as Benzo(b)fluoranthene  
 E Results exceeded calibration range  
 T Result is Tentatively Identifies Compound and an estimated value

Analyte detected  
 Reported concentration greater than or equal to the NYSDEC Unrestricted SCO  
 Reported concentration greater than or equal to the NYSDEC Residential SCO  
 Reported concentration greater than or equal to the NYSDEC Restricted Residential SCO  
 Reported concentration greater than or equal to the NYSDEC Commercial SCO  
 Reported concentration greater than or equal to the NYSDEC Industrial SCO

**TABLE 3.2  
SUMMARY OF GROUNDWATER RESULTS**

Parameter Tested	Sample Identification, Approximate Groundwater Depth Below Top of Casing, and Sample Date	NYSDEC TOGS 1.1.1 GA
	TWM-1	
	- 3/1/2023	
<b>Volatile Organic Compounds (VOCs)</b>		
Tetrachlorethylene	<b>0.79 J</b>	5

Notes: All units in micrograms per liter (µg/L)  
 NYSDEC New York State Department of Environmental Conservation  
 TOGS Technical and Operational Guidance Series

**500** Analyte exceeds NYSDEC TOGS guidance value

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:		BH-10	BH-10	BH-10	BH-11	BH-11	BH-11	BH-1	BH-2	BH-3	BH-3		
Sample ID:		SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP		
Sample Date:		121024-023	121024-010	121024-025	121024-026	121024-027	121024-009	121024-004	121024-003	121024-002	121024-013		
Sample Depth:		0-3 ft BGS	3-4 ft BGS	10-12 ft BGS	0-4 ft BGS	0-4 ft BGS	4-6 ft BGS	3-4 ft BGS	4-8 ft BGS	2-4 ft BGS	2-4 ft BGS		
Parameters	Units	NYSDEC Part 375 Soil Cleanup Objectives											
		Unrestricted a	Commercial b										
<b>General Chemistry</b>													
Cyanide (total)	mg/kg	27	27	-	R	-	0.48 U	-	-	0.48 U	-	0.48 U	-
<b>Herbicides</b>													
2,4,5-TP (Silvex)	mg/kg	3.8	500	0.006 U	-	-	-	0.006 U	-	-	-	-	0.006 U
2,4-Dichlorophenoxyacetic acid (2,4-D)	mg/kg	*	*	0.011 U	-	-	-	0.011 U	-	-	-	-	0.011 U
<b>Metals</b>													
Aluminum	mg/kg	*	*	-	15000	-	6900	-	-	17000	-	19000	-
Antimony	mg/kg	*	*	-	0.53 UJ	-	0.53 U	-	-	0.53 U	-	0.53 U	-
Arsenic	mg/kg	13	16	-	6.0	-	32 <sup>ab</sup>	-	-	9.8	-	5.2	-
Barium	mg/kg	350	400	-	97	-	140	-	-	160	-	170	-
Beryllium	mg/kg	7.2	590	-	0.73	-	0.89	-	-	0.62	-	0.77	-
Cadmium	mg/kg	2.5	9.3	-	0.62	-	0.17 J	-	-	0.23 J	-	0.19 J	-
Calcium	mg/kg	*	*	-	45000	-	33000	-	-	58000	-	41000	-
Chromium	mg/kg	(1/30) <sup>1</sup>	(400/1500) <sup>1</sup>	-	18	-	0.36 U	-	-	19	-	22	-
Cobalt	mg/kg	*	*	-	8.6	-	6.4	-	-	8.0	-	9.5	-
Copper	mg/kg	50	270	-	34	-	59 <sup>a</sup>	-	-	43	-	25	-
Iron	mg/kg	*	*	-	19000 J-	-	22000	-	-	18000	-	20000	-
Lead	mg/kg	63	1000	-	73 J <sup>+</sup> <sup>a</sup>	-	55	-	-	460 <sup>a</sup>	-	350 <sup>a</sup>	-
Magnesium	mg/kg	*	*	-	17000	-	5200	-	-	32000	-	14000	-
Manganese	mg/kg	1600	10000	-	440 J-	-	230	-	-	550	-	470	-
Mercury	mg/kg	0.18	2.8	-	0.082 J+	-	0.063	-	-	0.64 <sup>a</sup>	-	0.32 <sup>a</sup>	-
Nickel	mg/kg	30	310	-	20	-	21	-	-	16	-	20	-
Potassium	mg/kg	*	*	-	4000	-	850	-	-	4200	-	5200	-
Selenium	mg/kg	3.9	1500	-	0.80 U	-	0.80 U	-	-	0.80 U	-	0.80 U	-
Silver	mg/kg	2	1500	-	0.33 J	-	0.20 U	-	-	0.20 U	-	0.59 J	-
Sodium	mg/kg	*	*	-	1600	-	370	-	-	200	-	290	-
Thallium	mg/kg	*	*	-	0.76 U	-	0.76 U	-	-	0.76 U	-	0.76 U	-
Vanadium	mg/kg	*	*	-	28	-	15	-	-	30	-	34	-
Zinc	mg/kg	109	10000	-	150 J <sup>+</sup> <sup>a</sup>	-	48	-	-	100	-	110 <sup>a</sup>	-
<b>Pesticides</b>													
4,4'-DDD	mg/kg	0.0033	92	0.00032 U	-	-	-	0.00032 U	-	-	-	-	0.00032 U
4,4'-DDE	mg/kg	0.0033	62	0.0023	-	-	-	0.0065 <sup>a</sup>	-	-	-	-	0.00035 U
4,4'-DDT	mg/kg	0.0033	47	0.00039 U	-	-	-	0.00039 U	-	-	-	-	0.00039 U
Aldrin	mg/kg	0.005	0.68	0.00041 U	-	-	-	0.00041 U	-	-	-	-	0.00041 U
alpha-BHC	mg/kg	0.02	3.4	0.0003 U	-	-	-	0.0003 U	-	-	-	-	0.0003 U
alpha-Chlordane	mg/kg	0.094	24	0.00083 U	-	-	-	0.00083 U	-	-	-	-	0.00083 U
beta-BHC	mg/kg	0.036	3	0.0003 U	-	-	-	0.0003 U	-	-	-	-	0.0003 U
delta-BHC	mg/kg	0.04	500	0.00031 U	-	-	-	0.00031 U	-	-	-	-	0.00031 U
Dieldrin	mg/kg	0.005	1.4	0.044 J <sup>a</sup>	-	-	-	0.0004 U	-	-	-	-	0.0004 U
Endosulfan I	mg/kg	2.4	200	0.00032 U	-	-	-	0.00032 U	-	-	-	-	0.00032 U
Endosulfan II	mg/kg	2.4	200	0.0003 U	-	-	-	0.002	-	-	-	-	0.0003 U
Endosulfan sulfate	mg/kg	2.4	200	0.00031 U	-	-	-	0.00031 U	-	-	-	-	0.00031 U
Endrin	mg/kg	0.014	89	0.0012 J	-	-	-	0.018 <sup>a</sup>	-	-	-	-	0.00033 U
Endrin aldehyde	mg/kg	*	*	0.00043 U	-	-	-	0.00043 U	-	-	-	-	0.00043 U
Endrin ketone	mg/kg	*	*	0.00041 U	-	-	-	0.00065 J	-	-	-	-	0.00041 U
gamma-BHC (lindane)	mg/kg	0.1	9.2	0.00031 U	-	-	-	0.00031 U	-	-	-	-	0.00031 U
gamma-Chlordane	mg/kg	*	*	0.00053 U	-	-	-	0.00053 U	-	-	-	-	0.00053 U
Heptachlor	mg/kg	0.042	15	0.00036 U	-	-	-	0.00036 U	-	-	-	-	0.00036 U
Heptachlor epoxide	mg/kg	*	*	0.00043 U	-	-	-	0.00043 U	-	-	-	-	0.00043 U

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:		BH-10	BH-10	BH-10	BH-11	BH-11	BH-11	BH-1	BH-2	BH-3	BH-3
Sample ID:		SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP
Sample Date:		121024-023	121024-010	121024-025	121024-026	121024-027	121024-009	121024-004	121024-003	121024-002	121024-013
Sample Depth:		12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
	NYSDEC Part 375 Soil Cleanup Objectives	0-3 ft BGS	3-4 ft BGS	10-12 ft BGS	0-4 ft BGS	0-4 ft BGS	4-6 ft BGS	3-4 ft BGS	4-8 ft BGS	2-4 ft BGS	2-4 ft BGS
Parameters	Units	Unrestricted	Commercial								
Methoxychlor	mg/kg	*	*	0.0034 U	-	-	0.0043 J+	-	-	-	0.0034 U
Toxaphene	mg/kg	*	*	0.0097 U	-	-	0.0097 U	-	-	-	0.0097 U
<b>Polychlorinated Biphenyls (PCBs)</b>											
Aroclor-1016 (PCB-1016)	mg/kg	*	*	-	-	-	0.049 U	-	-	-	0.049 U
Aroclor-1221 (PCB-1221)	mg/kg	*	*	-	-	-	0.049 U	-	-	-	0.049 U
Aroclor-1232 (PCB-1232)	mg/kg	*	*	-	-	-	0.049 U	-	-	-	0.049 U
Aroclor-1242 (PCB-1242)	mg/kg	*	*	-	-	-	0.049 U	-	-	-	0.049 U
Aroclor-1248 (PCB-1248)	mg/kg	*	*	-	-	-	0.049 U	-	-	-	0.049 U
Aroclor-1254 (PCB-1254)	mg/kg	*	*	-	-	-	0.45	-	-	-	0.12 U
Aroclor-1260 (PCB-1260)	mg/kg	*	*	-	-	-	0.12 U	-	-	-	0.12 U
Total PCBs	mg/kg	0.1	1				0.45 <sup>a</sup>				ND
<b>Semi-volatile Organic Compounds (SVOCs)</b>											
1,4-Dioxane	mg/kg	0.1	130	-	-	0.055 U	-	0.055 U	-	0.055 U	-
2,2'-Oxybis(1-chloropropane) (bis(2-Chloroisopropyl) eth	mg/kg	*	*	-	-	0.034 U	-	0.034 U	-	0.034 U	-
2,4,5-Trichlorophenol	mg/kg	*	*	-	-	0.046 U	-	0.046 U	-	0.046 U	-
2,4,6-Trichlorophenol	mg/kg	*	*	-	-	0.034 U	-	0.034 U	-	0.034 U	-
2,4-Dichlorophenol	mg/kg	*	*	-	-	0.018 U	-	0.018 U	-	0.018 U	-
2,4-Dimethylphenol	mg/kg	*	*	-	-	0.041 U	-	0.041 U	-	0.041 U	-
2,4-Dinitrophenol	mg/kg	*	*	-	-	0.78 U	-	0.78 U	-	0.78 U	-
2,4-Dinitrotoluene	mg/kg	*	*	-	-	0.035 U	-	0.035 U	-	0.035 U	-
2,6-Dinitrotoluene	mg/kg	*	*	-	-	0.02 U	-	0.02 U	-	0.02 U	-
2-Chloronaphthalene	mg/kg	*	*	-	-	0.028 U	-	0.028 U	-	0.028 U	-
2-Chlorophenol	mg/kg	*	*	-	-	0.031 U	-	0.031 U	-	0.031 U	-
2-Methylnaphthalene	mg/kg	*	*	-	-	0.075 J	-	0.034 U	-	0.051 J	-
2-Methylphenol	mg/kg	0.33	500	-	-	0.02 U	-	0.02 U	-	0.02 U	-
2-Nitroaniline	mg/kg	*	*	-	-	0.025 U	-	0.025 U	-	0.025 U	-
2-Nitrophenol	mg/kg	*	*	-	-	0.048 U	-	0.048 U	-	0.048 U	-
3,3'-Dichlorobenzidine	mg/kg	*	*	-	-	0.2 U	-	0.2 U	-	0.2 U	-
3-Nitroaniline	mg/kg	*	*	-	-	0.047 U	-	0.047 U	-	0.047 U	-
4,6-Dinitro-2-methylphenol	mg/kg	*	*	-	-	0.17 U	-	0.17 U	-	0.17 U	-
4-Bromophenyl phenyl ether	mg/kg	*	*	-	-	0.024 U	-	0.024 U	-	0.024 U	-
4-Chloro-3-methylphenol	mg/kg	*	*	-	-	0.042 U	-	0.042 U	-	0.042 U	-
4-Chloroaniline	mg/kg	*	*	-	-	0.042 U	-	0.042 U	-	0.042 U	-
4-Chlorophenyl phenyl ether	mg/kg	*	*	-	-	0.021 U	-	0.021 U	-	0.021 U	-
4-Methylphenol	mg/kg	0.33	500	-	-	0.02 U	-	0.02 U	-	0.02 U	-
4-Nitroaniline	mg/kg	*	*	-	-	0.089 U	-	0.089 U	-	0.089 U	-
4-Nitrophenol	mg/kg	*	*	-	-	0.12 U	-	0.12 U	-	0.12 U	-
Acenaphthene	mg/kg	20	500	-	-	0.025 U	-	0.025 U	-	0.066 J	-
Acenaphthylene	mg/kg	100	500	-	-	0.022 U	-	0.022 U	-	0.31	-
Acetophenone	mg/kg	*	*	-	-	0.023 U	-	0.023 U	-	0.023 U	-
Anthracene	mg/kg	100	500	-	-	0.042 U	-	0.042 U	-	0.58	-
Atrazine	mg/kg	*	*	-	-	0.059 U	-	0.059 U	-	0.059 U	-
Benzaldehyde	mg/kg	*	*	-	-	0.14 U	-	0.14 U	-	0.14 U	-
Benzo(a)anthracene	mg/kg	1	5.6	-	-	0.24	-	0.017 U	-	2.3 <sup>a</sup>	-
Benzo(a)pyrene	mg/kg	1	1	-	-	0.27	-	0.025 U	-	1.8 <sup>ab</sup>	-
Benzo(b)fluoranthene	mg/kg	1	5.6	-	-	0.34	-	0.027 U	-	2.7 <sup>a</sup>	-
Benzo(g,h,i)perylene	mg/kg	100	500	-	-	0.2	-	0.018 U	-	1.3	-
Benzo(k)fluoranthene	mg/kg	0.8	56	-	-	0.15 J	-	0.022 U	-	1 <sup>a</sup>	-
Biphenyl (1,1-Biphenyl)	mg/kg	*	*	-	-	0.025 U	-	0.025 U	-	0.025 U	-
bis(2-Chloroethoxy)methane	mg/kg	*	*	-	-	0.036 U	-	0.036 U	-	0.036 U	-
bis(2-Chloroethyl)ether	mg/kg	*	*	-	-	0.022 U	-	0.022 U	-	0.022 U	-
bis(2-Ethylhexyl)phthalate (DEHP)	mg/kg	*	*	-	-	0.058 U	-	0.058 U	-	0.13 J	-

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:		BH-10	BH-10	BH-10	BH-11	BH-11	BH-11	BH-1	BH-2	BH-3	BH-3
Sample ID:		SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP
Sample Date:		12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
Sample Depth:	NYSDEC Part 375 Soil Cleanup Objectives	0-3 ft BGS	3-4 ft BGS	10-12 ft BGS	0-4 ft BGS	0-4 ft BGS	0-4 ft BGS	3-4 ft BGS	4-8 ft BGS	2-4 ft BGS	2-4 ft BGS
Parameters	Units	Unrestricted	Commercial								
Butyl benzylphthalate (BBP)	mg/kg	*	*	-	0.028 U	-	0.028 U	-	0.052 J	-	-
Caprolactam	mg/kg	*	*	-	0.051 U	-	0.051 U	-	0.051 U	-	-
Carbazole	mg/kg	*	*	-	0.02 U	-	0.02 U	-	0.49	-	-
Chrysene	mg/kg	1	56	-	0.25	-	0.038 U	-	2.5 <sup>a</sup>	-	-
Dibenz(a,h)anthracene	mg/kg	0.33	0.56	-	0.064 J	-	0.03 U	-	0.46 <sup>a</sup>	-	-
Dibenzofuran	mg/kg	7	350	-	0.03 J	-	0.02 U	-	0.077 J	-	-
Diethyl phthalate	mg/kg	*	*	-	0.022 U	-	0.022 U	-	0.022 U	-	-
Dimethyl phthalate	mg/kg	*	*	-	0.02 U	-	0.02 U	-	0.02 U	-	-
Di-n-butylphthalate (DBP)	mg/kg	*	*	-	0.029 U	-	0.029 U	-	0.029 U	-	-
Di-n-octyl phthalate (DnOP)	mg/kg	*	*	-	0.02 U	-	0.02 U	-	0.02 U	-	-
Fluoranthene	mg/kg	100	500	-	0.4	-	0.018 U	-	4.8	-	-
Fluorene	mg/kg	30	500	-	0.02 U	-	0.02 U	-	0.14 J	-	-
Hexachlorobenzene	mg/kg	0.33	6	-	0.023 U	-	0.023 U	-	0.023 U	-	-
Hexachlorobutadiene	mg/kg	*	*	-	0.025 U	-	0.025 U	-	0.025 U	-	-
Hexachlorocyclopentadiene	mg/kg	*	*	-	0.023 U	-	0.023 U	-	0.023 U	-	-
Hexachloroethane	mg/kg	*	*	-	0.022 U	-	0.022 U	-	0.022 U	-	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.5	5.6	-	0.17 J	-	0.021 U	-	1.2 <sup>a</sup>	-	-
Isophorone	mg/kg	*	*	-	0.036 U	-	0.036 U	-	0.036 U	-	-
Naphthalene	mg/kg	12	500	-	0.033 J	-	0.022 U	-	0.037 J	-	-
Nitrobenzene	mg/kg	*	*	-	0.019 U	-	0.019 U	-	0.019 U	-	-
N-Nitrosodi-n-propylamine	mg/kg	*	*	-	0.029 U	-	0.029 U	-	0.029 U	-	-
N-Nitrosodiphenylamine	mg/kg	*	*	-	0.14 U	-	0.14 U	-	0.14 U	-	-
Pentachlorophenol	mg/kg	0.8	6.7	-	0.17 U	-	0.17 U	-	0.17 U	-	-
Phenanthrene	mg/kg	100	500	-	0.24	-	0.025 U	-	2.4	-	-
Phenol	mg/kg	0.33	500	-	0.026 U	-	0.026 U	-	0.026 U	-	-
Pyrene	mg/kg	100	500	-	0.36	-	0.02 U	-	3.3	-	-
<b>Volatile Organic Compounds (VOCs)</b>											
1,1,1-Trichloroethane	mg/kg	0.68	500	-	0.00036 U	-	0.0008 J	-	0.00036 U	-	-
1,1,2,2-Tetrachloroethane	mg/kg	*	*	-	0.00081 U	-	0.00081 U	-	0.00081 U	-	-
1,1,2-Trichloroethane	mg/kg	*	*	-	0.00065 U	-	0.00065 U	-	0.00065 U	-	-
1,1-Dichloroethane	mg/kg	0.27	240	-	0.00061 U	-	0.00061 U	-	0.00061 U	-	-
1,1-Dichloroethene	mg/kg	0.33	500	-	0.00061 U	-	0.00061 U	-	0.00061 U	-	-
1,2,4-Trichlorobenzene	mg/kg	*	*	-	0.0003 U	-	0.0003 U	-	0.0003 U	-	-
1,2,4-Trimethylbenzene	mg/kg	3.6	190	-	0.00096 U	-	0.00096 U	-	0.00096 U	-	-
1,2-Dibromo-3-chloropropane (DBCP)	mg/kg	*	*	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-
1,2-Dibromoethane (Ethylene dibromide)	mg/kg	*	*	-	0.00064 U	-	0.00064 U	-	0.00064 U	-	-
1,2-Dichlorobenzene	mg/kg	1.1	500	-	0.00039 U	-	0.00039 U	-	0.00039 U	-	-
1,2-Dichloroethane	mg/kg	0.02	30	-	0.00025 U	-	0.00025 U	-	0.00025 U	-	-
1,2-Dichloropropane	mg/kg	*	*	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-
1,3,5-Trimethylbenzene	mg/kg	8.4	190	-	0.00032 U	-	0.00032 U	-	0.00032 U	-	-
1,3-Dichlorobenzene	mg/kg	2.4	280	-	0.00026 U	-	0.00026 U	-	0.00026 U	-	-
1,4-Dichlorobenzene	mg/kg	1.8	130	-	0.0007 U	-	0.0007 U	-	0.0007 U	-	-
2-Butanone (Methyl ethyl ketone) (MEK)	mg/kg	0.12	500	-	0.0018 U	-	0.0018 U	-	0.0018 U	-	-
2-Hexanone	mg/kg	*	*	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-
2-Phenylbutane (sec-Butylbenzene)	mg/kg	11	500	-	0.00044 U	-	0.00044 U	-	0.00044 U	-	-
4-Methyl-2-pentanone (Methyl isobutyl ketone) (MIBK)	mg/kg	*	*	-	0.0016 U	-	0.0016 U	-	0.0016 U	-	-
Acetone	mg/kg	0.05	500	-	0.0042 U	-	0.0042 U	-	0.012 J	-	-
Benzene	mg/kg	0.06	44	-	0.00025 U	-	0.00025 U	-	0.00018 J	-	-
Bromodichloromethane	mg/kg	*	*	-	0.00067 U	-	0.00067 U	-	0.00067 U	-	-
Bromoform	mg/kg	*	*	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-
Bromomethane (Methyl bromide)	mg/kg	*	*	-	0.00045 U	-	0.00045 U	-	0.00045 U	-	-
Carbon disulfide	mg/kg	*	*	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-
Carbon tetrachloride	mg/kg	0.76	22	-	0.00048 U	-	0.00048 U	-	0.00048 U	-	-

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:		BH-10	BH-10	BH-10	BH-11	BH-11	BH-11	BH-1	BH-2	BH-3	BH-3
Sample ID:		SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP	SO-12656942-KP
Sample Date:		121024-023	121024-010	121024-025	121024-026	121024-027	121024-009	121024-004	121024-003	121024-002	121024-013
Sample Depth:		12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/11/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
	NYSDEC Part 375 Soil Cleanup Objectives	0-3 ft BGS	3-4 ft BGS	10-12 ft BGS	0-4 ft BGS	0-4 ft BGS	4-6 ft BGS	3-4 ft BGS	4-8 ft BGS	2-4 ft BGS	2-4 ft BGS
Parameters	Units	Unrestricted	Commercial								
Chlorobenzene	mg/kg	1.1	500	-	0.00066 U	-	0.00066 U	-	0.00066 U	-	-
Chloroethane	mg/kg	*	*	-	0.0011 U	-	0.0011 U	-	0.0011 U	-	-
Chloroform (Trichloromethane)	mg/kg	0.37	350	-	0.00031 U	-	0.00031 U	-	0.00031 U	-	-
Chloromethane (Methyl chloride)	mg/kg	*	*	-	0.0003 U	-	0.0003 U	-	0.0003 U	-	-
cis-1,2-Dichloroethene	mg/kg	0.25	500	-	0.00064 U	-	0.00064 U	-	0.00064 U	-	-
cis-1,3-Dichloropropene	mg/kg	*	*	-	0.00072 U	-	0.00072 U	-	0.00072 U	-	-
Cyclohexane	mg/kg	*	*	-	0.0007 U	-	0.0007 U	-	0.0007 U	-	-
Cymene (p-Isopropyltoluene)	mg/kg	*	*	-	0.0004 U	-	0.0004 U	-	0.0004 U	-	-
Dibromochloromethane	mg/kg	*	*	-	0.00064 U	-	0.00064 U	-	0.00064 U	-	-
Dichlorodifluoromethane (CFC-12)	mg/kg	*	*	-	0.00041 U	-	0.00041 U	-	0.00041 U	-	-
Ethylbenzene	mg/kg	1	390	-	0.00035 U	-	0.00043 J	-	0.00035 U	-	-
Isopropyl benzene	mg/kg	*	*	-	0.00075 U	-	0.00075 U	-	0.00075 U	-	-
Methyl acetate	mg/kg	*	*	-	0.003 U	-	0.003 U	-	0.003 U	-	-
Methyl cyclohexane	mg/kg	*	*	-	0.00076 U	-	0.00076 U	-	0.00069 J	-	-
Methyl tert butyl ether (MTBE)	mg/kg	0.93	500	-	0.00049 U	-	0.00049 U	-	0.00049 U	-	-
Methylene chloride	mg/kg	0.05	500	-	0.0023 U	-	0.0023 U	-	0.0024 J	-	-
Naphthalene	mg/kg	12	500	-	0.00067 U	-	0.00067 U	-	0.00067 U	-	-
N-Butylbenzene	mg/kg	12	500	-	0.00044 U	-	0.00044 U	-	0.00044 U	-	-
N-Propylbenzene	mg/kg	3.9	500	-	0.0004 U	-	0.0004 U	-	0.0004 U	-	-
Styrene	mg/kg	*	*	-	0.00025 U	-	0.00025 U	-	0.00025 U	-	-
tert-Butylbenzene	mg/kg	5.9	500	-	0.00052 U	-	0.00052 U	-	0.00052 U	-	-
Tetrachloroethene	mg/kg	1.3	150	-	0.00067 U	-	0.00067 U	-	0.00091 J	-	-
Toluene	mg/kg	0.7	500	-	0.00038 U	-	0.00038 U	-	0.0008 J	-	-
trans-1,2-Dichloroethene	mg/kg	0.19	500	-	0.00052 U	-	0.00052 U	-	0.00052 U	-	-
trans-1,3-Dichloropropene	mg/kg	*	*	-	0.0022 U	-	0.0022 U	-	0.0022 U	-	-
Trichloroethene	mg/kg	0.47	200	-	0.0011 U	-	0.0011 U	-	0.0011 U	-	-
Trichlorofluoromethane (CFC-11)	mg/kg	*	*	-	0.00047 U	-	0.00047 U	-	0.00047 U	-	-
Trifluorotrichloroethane (CFC-113)	mg/kg	*	*	-	0.0011 U	-	0.0011 U	-	0.0011 U	-	-
Vinyl chloride	mg/kg	0.02	13	-	0.00061 U	-	0.00061 U	-	0.00061 U	-	-
Xylenes (total)	mg/kg	0.26	500	-	0.00084 U	-	0.0016 J	-	0.00084 U	-	-

Notes:

1.2 <sup>a</sup>	Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for unrestricted use
1.8 <sup>ab</sup>	Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for commercial use

Soil Cleanup Objectives - 6 NYCRR Part 375, Subpart 375-6, effective December 14, 2006.

New York State Department of Environmental Conservation.

mg/kg - Milligrams per kilogram

ND - Not detected

J - The result is an estimated value

J+ - The result is an estimated value; biased high

U - Not detected at the associated reporting limit

UJ - Not detected; associated reporting limit is estimated

R - Rejected

ft BGS - feet below ground surface

<sup>1</sup> - (hexavalent/trivalent)

\* - No criteria

-- Not analyzed

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:	BH-3	BH-4	BH-5	BH-5	BH-5	BH-6	BH-6	BH-6	BH-6	BH-7	BH-7	BH-8	
Sample ID:	SO-12656942-KP-121024-001	SO-12656942-KP-121024-019	SO-12656942-KP-121024-005	SO-12656942-KP-121024-029	SO-12656942-KP-121024-030	SO-12656942-KP-121024-017	SO-12656942-KP-121024-018	SO-12656942-KP-121024-006	SO-12656942-KP-121024-031	SO-12656942-KP-121024-015	SO-12656942-KP-121024-032	SO-12656942-KP-121024-022	
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	
Sample Depth:	8-10 ft BGS	0-4 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	0-3 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-1.5 ft BGS	
Parameters	Units												
<b>General Chemistry</b>													
Cyanide (total)	mg/kg	-	-	-	-	-	-	0.48 U	0.48 U	0.48 U	-	-	0.75 J
<b>Herbicides</b>													
2,4,5-TP (Silvex)	mg/kg	-	0.006 U	-	-	-	-	-	-	-	0.006 U	0.006 U	-
2,4-Dichlorophenoxyacetic acid (2,4-D)	mg/kg	-	0.011 U	-	-	-	-	-	-	-	0.011 U	0.011 U	-
<b>Metals</b>													
Aluminum	mg/kg	-	-	-	-	-	-	7700	15000	16000	-	-	13000
Antimony	mg/kg	-	-	-	-	-	-	0.53 U	0.53 U	0.53 U	-	-	0.53 U
Arsenic	mg/kg	-	-	-	-	-	-	7.1	3.8	3.2	-	-	6.9
Barium	mg/kg	-	-	-	-	-	-	63	82	73	-	-	110
Beryllium	mg/kg	-	-	-	-	-	-	0.58	0.61	0.64	-	-	0.66
Cadmium	mg/kg	-	-	-	-	-	-	0.18 J	0.34	0.20 J	-	-	0.69
Calcium	mg/kg	-	-	-	-	-	-	42000	26000	37000	-	-	37000
Chromium	mg/kg	-	-	-	-	-	-	21	18	19	-	-	19
Cobalt	mg/kg	-	-	-	-	-	-	4.9	10	7.8	-	-	5.9
Copper	mg/kg	-	-	-	-	-	-	60 <sup>a</sup>	20	19	-	-	56 <sup>a</sup>
Iron	mg/kg	-	-	-	-	-	-	60000	19000	18000	-	-	25000
Lead	mg/kg	-	-	-	-	-	-	130 <sup>a</sup>	16	16	-	-	110 <sup>a</sup>
Magnesium	mg/kg	-	-	-	-	-	-	13000	17000	23000	-	-	6800
Manganese	mg/kg	-	-	-	-	-	-	650	760 J	440 J	-	-	770
Mercury	mg/kg	-	-	-	-	-	-	0.062	0.019 J	0.033	-	-	0.093
Nickel	mg/kg	-	-	-	-	-	-	30	22	19	-	-	17
Potassium	mg/kg	-	-	-	-	-	-	1100	3900	4300	-	-	2400
Selenium	mg/kg	-	-	-	-	-	-	0.80 U	0.80 U	0.80 U	-	-	0.80 U
Silver	mg/kg	-	-	-	-	-	-	0.20 U	0.45 J	0.41 J	-	-	0.20 U
Sodium	mg/kg	-	-	-	-	-	-	210	340	320	-	-	1300
Thallium	mg/kg	-	-	-	-	-	-	0.76 U	0.76 U	0.76 U	-	-	0.88 J
Vanadium	mg/kg	-	-	-	-	-	-	22	30	31	-	-	23
Zinc	mg/kg	-	-	-	-	-	-	62	69	71	-	-	130 <sup>a</sup>
<b>Pesticides</b>													
4,4'-DDD	mg/kg	-	0.00032 U	-	-	-	-	-	-	-	0.00032 U	0.00032 U	-
4,4'-DDE	mg/kg	-	0.00035 U	-	-	-	-	-	-	-	0.00035 U	0.00035 U	-
4,4'-DDT	mg/kg	-	0.00039 U	-	-	-	-	-	-	-	0.00039 U	0.00039 U	-
Aldrin	mg/kg	-	0.00041 U	-	-	-	-	-	-	-	0.00041 U	0.00041 U	-
alpha-BHC	mg/kg	-	0.0003 U	-	-	-	-	-	-	-	0.0003 U	0.0003 U	-
alpha-Chlordane	mg/kg	-	0.00083 U	-	-	-	-	-	-	-	0.00083 U	0.00083 U	-
beta-BHC	mg/kg	-	0.0003 U	-	-	-	-	-	-	-	0.0003 U	0.0003 U	-
delta-BHC	mg/kg	-	0.00031 U	-	-	-	-	-	-	-	0.00031 U	0.00031 U	-
Dieldrin	mg/kg	-	0.0004 U	-	-	-	-	-	-	-	0.0004 U	0.0004 U	-
Endosulfan I	mg/kg	-	0.00032 U	-	-	-	-	-	-	-	0.00032 U	0.00032 U	-
Endosulfan II	mg/kg	-	0.0003 U	-	-	-	-	-	-	-	0.0003 U	0.0003 U	-
Endosulfan sulfate	mg/kg	-	0.00031 U	-	-	-	-	-	-	-	0.00031 U	0.00031 U	-
Endrin	mg/kg	-	0.00051 J	-	-	-	-	-	-	-	0.00051 J	0.00051 J	-
Endrin aldehyde	mg/kg	-	0.00043 U	-	-	-	-	-	-	-	0.00043 U	0.00043 U	-
Endrin ketone	mg/kg	-	0.00041 U	-	-	-	-	-	-	-	0.00041 U	0.00041 U	-
gamma-BHC (lindane)	mg/kg	-	0.00031 U	-	-	-	-	-	-	-	0.00031 U	0.00031 U	-
gamma-Chlordane	mg/kg	-	0.00053 U	-	-	-	-	-	-	-	0.00053 U	0.00053 U	-
Heptachlor	mg/kg	-	0.00036 U	-	-	-	-	-	-	-	0.00036 U	0.00036 U	-
Heptachlor epoxide	mg/kg	-	0.00043 U	-	-	-	-	-	-	-	0.00043 U	0.00043 U	-

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:	BH-3	BH-4	BH-5	BH-5	BH-5	BH-6	BH-6	BH-6	BH-6	BH-7	BH-7	BH-8
Sample ID:	SO-12656942-KP-121024-001	SO-12656942-KP-121024-019	SO-12656942-KP-121024-005	SO-12656942-KP-121024-029	SO-12656942-KP-121024-030	SO-12656942-KP-121024-017	SO-12656942-KP-121024-018	SO-12656942-KP-121024-006	SO-12656942-KP-121024-031	SO-12656942-KP-121024-015	SO-12656942-KP-121024-032	SO-12656942-KP-121024-022
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
Sample Depth:	8-10 ft BGS	0-4 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	0-3 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-1.5 ft BGS
Parameters	Units											
Methoxychlor	mg/kg	-	0.00034 U	-	-	-	-	-	-	0.00034 U	0.00034 U	-
Toxaphene	mg/kg	-	0.0097 U	-	-	-	-	-	-	0.0097 U	0.0097 U	-
<b>Polychlorinated Biphenyls (PCBs)</b>												
Aroclor-1016 (PCB-1016)	mg/kg	-	0.049 U	-	-	-	-	-	-	0.049 U	0.049 U	-
Aroclor-1221 (PCB-1221)	mg/kg	-	0.049 U	-	-	-	-	-	-	0.049 U	0.049 U	-
Aroclor-1232 (PCB-1232)	mg/kg	-	0.049 U	-	-	-	-	-	-	0.049 U	0.049 U	-
Aroclor-1242 (PCB-1242)	mg/kg	-	0.049 U	-	-	-	-	-	-	0.049 U	0.049 U	-
Aroclor-1248 (PCB-1248)	mg/kg	-	0.049 U	-	-	-	-	-	-	0.049 U	0.049 U	-
Aroclor-1254 (PCB-1254)	mg/kg	-	0.12 U	-	-	-	-	-	-	0.12 U	0.12 U	-
Aroclor-1260 (PCB-1260)	mg/kg	-	0.12 U	-	-	-	-	-	-	0.12 U	0.12 U	-
Total PCBs	mg/kg		ND							ND	ND	
<b>Semi-volatile Organic Compounds (SVOCs)</b>												
1,4-Dioxane	mg/kg	0.055 U	-	0.055 U	-	0.055 U	-	0.055 U	-	-	-	0.055 U
2,2'-Oxybis(1-chloropropane) (bis(2-Chloroisopropyl) eth	mg/kg	0.034 U	-	0.034 U	-	0.034 U	-	0.034 U	-	-	-	0.034 U
2,4,5-Trichlorophenol	mg/kg	0.046 U	-	0.046 U	-	0.046 U	-	0.046 U	-	-	-	0.046 U
2,4,6-Trichlorophenol	mg/kg	0.034 U	-	0.034 U	-	0.034 U	-	0.034 U	-	-	-	0.034 U
2,4-Dichlorophenol	mg/kg	0.018 U	-	0.018 U	-	0.018 U	-	0.018 U	-	-	-	0.018 U
2,4-Dimethylphenol	mg/kg	0.041 U	-	0.041 U	-	0.041 U	-	0.041 U	-	-	-	0.041 U
2,4-Dinitrophenol	mg/kg	0.78 U	-	0.78 U	-	0.78 U	-	0.78 U	-	-	-	0.78 U
2,4-Dinitrotoluene	mg/kg	0.035 U	-	0.035 U	-	0.035 U	-	0.035 U	-	-	-	0.035 U
2,6-Dinitrotoluene	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.02 U
2-Chloronaphthalene	mg/kg	0.028 U	-	0.028 U	-	0.028 U	-	0.028 U	-	-	-	0.028 U
2-Chlorophenol	mg/kg	0.031 U	-	0.031 U	-	0.031 U	-	0.031 U	-	-	-	0.031 U
2-Methylnaphthalene	mg/kg	0.034 U	-	0.034 U	-	0.034 U	-	0.034 U	-	-	-	0.034 U
2-Methylphenol	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.02 U
2-Nitroaniline	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	0.025 U	-	-	-	0.025 U
2-Nitrophenol	mg/kg	0.048 U	-	0.048 U	-	0.048 U	-	0.048 U	-	-	-	0.048 U
3,3'-Dichlorobenzidine	mg/kg	0.2 U	-	0.2 U	-	0.2 U	-	0.2 U	-	-	-	0.2 U
3-Nitroaniline	mg/kg	0.047 U	-	0.047 U	-	0.047 U	-	0.047 U	-	-	-	0.047 U
4,6-Dinitro-2-methylphenol	mg/kg	0.17 U	-	0.17 U	-	0.17 U	-	0.17 U	-	-	-	0.17 U
4-Bromophenyl phenyl ether	mg/kg	0.024 U	-	0.024 U	-	0.024 U	-	0.024 U	-	-	-	0.024 U
4-Chloro-3-methylphenol	mg/kg	0.042 U	-	0.042 U	-	0.042 U	-	0.042 U	-	-	-	0.042 U
4-Chloroaniline	mg/kg	0.042 U	-	0.042 U	-	0.042 U	-	0.042 U	-	-	-	0.042 U
4-Chlorophenyl phenyl ether	mg/kg	0.021 U	-	0.021 U	-	0.021 U	-	0.021 U	-	-	-	0.021 U
4-Methylphenol	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.02 U
4-Nitroaniline	mg/kg	0.089 U	-	0.089 U	-	0.089 U	-	0.089 U	-	-	-	0.089 U
4-Nitrophenol	mg/kg	0.12 U	-	0.12 U	-	0.12 U	-	0.12 U	-	-	-	0.12 U
Acenaphthene	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	0.025 U	-	-	-	0.27 J
Acenaphthylene	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.022 U	-	-	-	0.022 U
Acetophenone	mg/kg	0.023 U	-	0.023 U	-	0.023 U	-	0.023 U	-	-	-	0.023 U
Anthracene	mg/kg	0.042 U	-	0.042 U	-	0.042 U	-	0.042 U	-	-	-	1.1
Atrazine	mg/kg	0.059 U	-	0.059 U	-	0.059 U	-	0.059 U	-	-	-	0.059 U
Benzaldehyde	mg/kg	0.14 U	-	0.14 U	-	0.14 U	-	0.14 U	-	-	-	0.14 U
Benzo(a)anthracene	mg/kg	0.017 U	-	0.019 J	-	0.017 U	-	0.81 J	-	-	-	2.3 <sup>a</sup>
Benzo(a)pyrene	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	1.3 <sup>ab</sup>	-	-	-	2.1 <sup>ab</sup>
Benzo(b)fluoranthene	mg/kg	0.027 U	-	0.027 U	-	0.027 U	-	1.7 <sup>a</sup>	-	-	-	2.4 <sup>a</sup>
Benzo(g,h,i)perylene	mg/kg	0.018 U	-	0.018 U	-	0.018 U	-	1.1	-	-	-	1.3
Benzo(k)fluoranthene	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.71 J	-	-	-	1.2 <sup>a</sup>
Biphenyl (1,1-Biphenyl)	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	0.025 U	-	-	-	0.025 U
bis(2-Chloroethoxy)methane	mg/kg	0.036 U	-	0.036 U	-	0.036 U	-	0.036 U	-	-	-	0.036 U
bis(2-Chloroethyl)ether	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.022 U	-	-	-	0.022 U
bis(2-Ethylhexyl)phthalate (DEHP)	mg/kg	0.058 U	-	0.058 U	-	0.087 J	-	0.058 U	-	-	-	0.058 U

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:	BH-3	BH-4	BH-5	BH-5	BH-5	BH-6	BH-6	BH-6	BH-6	BH-7	BH-7	BH-8
Sample ID:	SO-12656942-KP-121024-001	SO-12656942-KP-121024-019	SO-12656942-KP-121024-005	SO-12656942-KP-121024-029	SO-12656942-KP-121024-030	SO-12656942-KP-121024-017	SO-12656942-KP-121024-018	SO-12656942-KP-121024-006	SO-12656942-KP-121024-031	SO-12656942-KP-121024-015	SO-12656942-KP-121024-032	SO-12656942-KP-121024-022
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
Sample Depth:	8-10 ft BGS	0-4 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	0-3 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-1.5 ft BGS
Parameters	Units			Duplicate	Duplicate					Duplicate		
Butyl benzylphthalate (BBP)	mg/kg	0.028 U	-	0.028 U	-	0.028 U	-	0.028 U	-	-	-	0.028 U
Caprolactam	mg/kg	0.051 U	-	0.051 U	-	0.051 U	-	0.051 U	-	-	-	0.051 U
Carbazole	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.41 J
Chrysene	mg/kg	0.038 U	-	0.038 U	-	0.038 U	-	1	-	-	-	2.3 <sup>a</sup>
Dibenz(a,h)anthracene	mg/kg	0.03 U	-	0.03 U	-	0.03 U	-	0.36 J <sup>a</sup>	-	-	-	0.41 J <sup>a</sup>
Dibenzofuran	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.19 J
Diethyl phthalate	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.022 U	-	-	-	0.022 U
Dimethyl phthalate	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.02 U
Di-n-butylphthalate (DBP)	mg/kg	0.029 U	-	0.029 U	-	0.029 U	-	0.029 U	-	-	-	0.029 U
Di-n-octyl phthalate (DnOP)	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.02 U
Fluoranthene	mg/kg	0.018 U	-	0.044 J	-	0.037 J	-	0.76 J	-	-	-	4.9
Fluorene	mg/kg	0.02 U	-	0.02 U	-	0.02 U	-	0.02 U	-	-	-	0.34 J
Hexachlorobenzene	mg/kg	0.023 U	-	0.023 U	-	0.023 U	-	0.023 U	-	-	-	0.023 U
Hexachlorobutadiene	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	0.025 U	-	-	-	0.025 U
Hexachlorocyclopentadiene	mg/kg	0.023 U	-	0.023 U	-	0.023 U	-	0.023 U	-	-	-	0.023 U
Hexachloroethane	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.022 U	-	-	-	0.022 U
Indeno(1,2,3-cd)pyrene	mg/kg	0.021 U	-	0.021 U	-	0.021 U	-	0.92 J <sup>a</sup>	-	-	-	1.1 <sup>a</sup>
Isophorone	mg/kg	0.036 U	-	0.036 U	-	0.036 U	-	0.036 U	-	-	-	0.036 U
Naphthalene	mg/kg	0.022 U	-	0.022 U	-	0.022 U	-	0.022 U	-	-	-	0.022 U
Nitrobenzene	mg/kg	0.019 U	-	0.019 U	-	0.019 U	-	0.019 U	-	-	-	0.019 U
N-Nitrosodi-n-propylamine	mg/kg	0.029 U	-	0.029 U	-	0.029 U	-	0.029 U	-	-	-	0.029 U
N-Nitrosodiphenylamine	mg/kg	0.14 U	-	0.14 U	-	0.14 U	-	0.14 U	-	-	-	0.14 U
Pentachlorophenol	mg/kg	0.17 U	-	0.17 U	-	0.17 U	-	0.17 U	-	-	-	0.17 U
Phenanthrene	mg/kg	0.025 U	-	0.025 U	-	0.025 U	-	0.17 J	-	-	-	3.9
Phenol	mg/kg	0.026 U	-	0.026 U	-	0.026 U	-	0.026 U	-	-	-	0.026 U
Pyrene	mg/kg	0.02 U	-	0.034 J	-	0.032 J	-	0.76 J	-	-	-	4
<b>Volatile Organic Compounds (VOCs)</b>												
1,1,1-Trichloroethane	mg/kg	0.00036 U	-	0.00036 U	-	0.00036 U	-	0.00036 U	-	-	-	-
1,1,2,2-Tetrachloroethane	mg/kg	0.00081 UJ	-	0.00081 U	-	0.00081 U	-	0.00081 U	-	-	-	-
1,1,2-Trichloroethane	mg/kg	0.00065 U	-	0.00065 U	-	0.00065 U	-	0.00065 U	-	-	-	-
1,1-Dichloroethane	mg/kg	0.00061 U	-	0.00061 U	-	0.00061 U	-	0.00061 U	-	-	-	-
1,1-Dichloroethene	mg/kg	0.00061 U	-	0.00061 U	-	0.00061 U	-	0.00061 U	-	-	-	-
1,2,4-Trichlorobenzene	mg/kg	0.0003 U	-	0.0003 U	-	0.0003 U	-	0.0003 U	-	-	-	-
1,2,4-Trimethylbenzene	mg/kg	0.00096 U	-	0.00096 U	-	0.00096 U	-	0.00096 U	-	-	-	-
1,2-Dibromo-3-chloropropane (DBCP)	mg/kg	0.0025 U	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-	-	-
1,2-Dibromoethane (Ethylene dibromide)	mg/kg	0.00064 U	-	0.00064 U	-	0.00064 U	-	0.00064 U	-	-	-	-
1,2-Dichlorobenzene	mg/kg	0.00039 U	-	0.00039 U	-	0.00039 U	-	0.00039 U	-	-	-	-
1,2-Dichloroethane	mg/kg	0.00025 U	-	0.00025 U	-	0.00025 U	-	0.00025 U	-	-	-	-
1,2-Dichloropropane	mg/kg	0.0025 U	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-	-	-
1,3,5-Trimethylbenzene	mg/kg	0.00032 U	-	0.00032 U	-	0.00032 U	-	0.00032 U	-	-	-	-
1,3-Dichlorobenzene	mg/kg	0.00026 U	-	0.00026 U	-	0.00026 U	-	0.00026 U	-	-	-	-
1,4-Dichlorobenzene	mg/kg	0.0007 U	-	0.0007 U	-	0.0007 U	-	0.0007 U	-	-	-	-
2-Butanone (Methyl ethyl ketone) (MEK)	mg/kg	0.0018 UJ	-	0.0018 U	-	0.0018 U	-	0.0067 J	-	-	-	-
2-Hexanone	mg/kg	0.0025 U	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-	-	-
2-Phenylbutane (sec-Butylbenzene)	mg/kg	0.00044 U	-	0.00044 U	-	0.00044 U	-	0.00044 U	-	-	-	-
4-Methyl-2-pentanone (Methyl isobutyl ketone) (MIBK)	mg/kg	0.0016 U	-	0.0016 U	-	0.0016 U	-	0.0016 U	-	-	-	-
Acetone	mg/kg	0.0042 U	-	0.0029 J	-	0.0045 J	-	0.0042 U	-	-	-	-
Benzene	mg/kg	0.00025 U	-	0.00025 U	-	0.00025 U	-	0.0011 J	-	-	-	-
Bromodichloromethane	mg/kg	0.00067 U	-	0.00067 U	-	0.00067 U	-	0.00067 U	-	-	-	-
Bromoform	mg/kg	0.0025 U	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-	-	-
Bromomethane (Methyl bromide)	mg/kg	0.00045 U	-	0.00045 U	-	0.00045 U	-	0.00045 U	-	-	-	-
Carbon disulfide	mg/kg	0.0025 U	-	0.0025 U	-	0.0025 U	-	0.0025 U	-	-	-	-
Carbon tetrachloride	mg/kg	0.00048 U	-	0.00048 U	-	0.00048 U	-	0.00048 U	-	-	-	-

Table 4.1

Soil Analytical Results - Non-PFAS Analytes  
1112 and 1114 Niagara Street  
Buffalo, New York

Sample Location:	BH-3	BH-4	BH-5	BH-5	BH-5	BH-6	BH-6	BH-6	BH-6	BH-7	BH-7	BH-8
Sample ID:	SO-12656942-KP-121024-001	SO-12656942-KP-121024-019	SO-12656942-KP-121024-005	SO-12656942-KP-121024-029	SO-12656942-KP-121024-030	SO-12656942-KP-121024-017	SO-12656942-KP-121024-018	SO-12656942-KP-121024-006	SO-12656942-KP-121024-031	SO-12656942-KP-121024-015	SO-12656942-KP-121024-032	SO-12656942-KP-121024-022
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024
Sample Depth:	8-10 ft BGS	0-4 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	0-3 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	4-6 ft BGS	0-1.5 ft BGS
Parameters	Units											
Chlorobenzene	mg/kg	0.00066 U	-	0.00066 U	0.00066 U	-	0.00066 U	-	-	-	-	-
Chloroethane	mg/kg	0.0011 U	-	0.0011 U	0.0011 U	-	0.0011 U	-	-	-	-	-
Chloroform (Trichloromethane)	mg/kg	0.00031 U	-	0.00031 U	0.00031 U	-	0.00031 U	-	-	-	-	-
Chloromethane (Methyl chloride)	mg/kg	0.0003 U	-	0.0003 U	0.0003 U	-	0.0003 U	-	-	-	-	-
cis-1,2-Dichloroethene	mg/kg	0.00064 U	-	0.00064 U	0.00064 U	-	0.00064 U	-	-	-	-	-
cis-1,3-Dichloropropene	mg/kg	0.00072 U	-	0.00072 U	0.00072 U	-	0.00072 U	-	-	-	-	-
Cyclohexane	mg/kg	0.0007 U	-	0.0007 U	0.0007 U	-	0.0007 U	-	-	-	-	-
Cymene (p-Isopropyltoluene)	mg/kg	0.0004 U	-	0.0004 U	0.0004 U	-	0.0004 U	-	-	-	-	-
Dibromochloromethane	mg/kg	0.00064 U	-	0.00064 U	0.00064 U	-	0.00064 U	-	-	-	-	-
Dichlorodifluoromethane (CFC-12)	mg/kg	0.00041 U	-	0.00041 U	0.00041 U	-	0.00041 U	-	-	-	-	-
Ethylbenzene	mg/kg	0.00035 U	-	0.00035 U	0.00035 U	-	0.0015 J	-	-	-	-	-
Isopropyl benzene	mg/kg	0.00075 U	-	0.00075 U	0.00075 U	-	0.00075 U	-	-	-	-	-
Methyl acetate	mg/kg	0.003 U	-	0.003 U	0.003 U	-	0.003 U	-	-	-	-	-
Methyl cyclohexane	mg/kg	0.00076 U	-	0.00076 U	0.00076 U	-	0.00076 U	-	-	-	-	-
Methyl tert butyl ether (MTBE)	mg/kg	0.00049 U	-	0.00049 U	0.00049 U	-	0.00049 U	-	-	-	-	-
Methylene chloride	mg/kg	0.002 J	-	0.0023 U	0.0016 J	-	0.0048	-	-	-	-	-
Naphthalene	mg/kg	0.00067 U	-	0.00067 U	0.00067 U	-	0.00067 U	-	-	-	-	-
N-Butylbenzene	mg/kg	0.00044 U	-	0.00044 U	0.00044 U	-	0.00043 J	-	-	-	-	-
N-Propylbenzene	mg/kg	0.0004 U	-	0.0004 U	0.0004 U	-	0.0011 J	-	-	-	-	-
Styrene	mg/kg	0.00025 U	-	0.00025 U	0.00025 U	-	0.00025 U	-	-	-	-	-
tert-Butylbenzene	mg/kg	0.00052 U	-	0.00052 U	0.00052 U	-	0.00052 U	-	-	-	-	-
Tetrachloroethene	mg/kg	0.00067 U	-	0.00067 U	0.00067 U	-	0.00067 U	-	-	-	-	-
Toluene	mg/kg	0.00038 U	-	0.00038 U	0.00038 U	-	0.0022 J	-	-	-	-	-
trans-1,2-Dichloroethene	mg/kg	0.00052 U	-	0.00052 U	0.00052 U	-	0.00052 U	-	-	-	-	-
trans-1,3-Dichloropropene	mg/kg	0.0022 U	-	0.0022 U	0.0022 U	-	0.0022 U	-	-	-	-	-
Trichloroethene	mg/kg	0.0011 U	-	0.0011 U	0.0011 U	-	0.0011 U	-	-	-	-	-
Trichlorofluoromethane (CFC-11)	mg/kg	0.00047 U	-	0.00047 U	0.00047 U	-	0.00047 U	-	-	-	-	-
Trifluorotrichloroethane (CFC-113)	mg/kg	0.0011 U	-	0.0011 U	0.0011 U	-	0.0011 U	-	-	-	-	-
Vinyl chloride	mg/kg	0.00061 U	-	0.00061 U	0.00061 U	-	0.00061 U	-	-	-	-	-
Xylenes (total)	mg/kg	0.00084 U	-	0.00084 U	0.00084 U	-	0.0016 J	-	-	-	-	-

Notes:

1.2<sup>a</sup> Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for unrestricted use  
 1.8<sup>ab</sup> Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for commercial use

Soil Cleanup Objectives - 6 NYCRR Part 375, Subpart 375-6, effective December 14, 2006.

New York State Department of Environmental Conservation.

mg/kg - Milligrams per kilogram

ND - Not detected

J - The result is an estimated value

J+ - The result is an estimated value; biased high

U - Not detected at the associated reporting limit

UJ - Not detected; associated reporting limit is estimated

R - Rejected

ft BGS - feet below ground surface

<sup>1</sup> - (hexavalent/trivalent)

\* - No criteria

-- Not analyzed

**Table 4.1**  
**Soil Analytical Results - Non-PFAS Analytes**  
**1112 and 1114 Niagara Street**  
**Buffalo, New York**

Sample Location:	BH-8	BH-8	BH-8	BH-9	BH-9	BH-9	
Sample ID:	SO-12656942-KP-121024-021	SO-12656942-KP-121024-007	SO-12656942-KP-121024-008	SO-12656942-KP-121024-040	SO-12656942-KP-121024-011	SO-12656942-KP-121024-012	
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/11/2024	12/11/2024	12/11/2024	
Sample Depth:	1.5-2.5 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	3-4 ft BGS	3-4 ft BGS	
Parameters	Units						
<b>General Chemistry</b>							
Cyanide (total)	mg/kg	-	-	0.48 UJ	-	-	0.48 U
<b>Herbicides</b>							
2,4,5-TP (Silvex)	mg/kg	-	-	-	-	-	-
2,4-Dichlorophenoxyacetic acid (2,4-D)	mg/kg	-	-	-	-	-	-
<b>Metals</b>							
Aluminum	mg/kg	-	-	19000	-	-	20000
Antimony	mg/kg	-	-	0.53 U	-	-	0.53 U
Arsenic	mg/kg	-	-	8.0	-	-	9.5
Barium	mg/kg	-	-	120	-	-	120
Beryllium	mg/kg	-	-	0.81	-	-	0.89
Cadmium	mg/kg	-	-	0.74	-	-	0.53
Calcium	mg/kg	-	-	24000	-	-	7500
Chromium	mg/kg	-	-	22	-	-	23
Cobalt	mg/kg	-	-	12	-	-	11
Copper	mg/kg	-	-	46	-	-	84 <sup>a</sup>
Iron	mg/kg	-	-	31000	-	-	25000
Lead	mg/kg	-	-	150 <sup>a</sup>	-	-	150 <sup>a</sup>
Magnesium	mg/kg	-	-	12000	-	-	5500
Manganese	mg/kg	-	-	2400 <sup>a</sup>	-	-	540
Mercury	mg/kg	-	-	0.17	-	-	0.17
Nickel	mg/kg	-	-	19	-	-	23
Potassium	mg/kg	-	-	3900	-	-	4000
Selenium	mg/kg	-	-	1.7 J	-	-	1.2 J
Silver	mg/kg	-	-	0.50 J	-	-	0.20 U
Sodium	mg/kg	-	-	1600	-	-	270
Thallium	mg/kg	-	-	1.0 J	-	-	0.76 U
Vanadium	mg/kg	-	-	37	-	-	38
Zinc	mg/kg	-	-	200 <sup>a</sup>	-	-	230 <sup>a</sup>
<b>Pesticides</b>							
4,4'-DDD	mg/kg	-	-	-	-	-	-
4,4'-DDE	mg/kg	-	-	-	-	-	-
4,4'-DDT	mg/kg	-	-	-	-	-	-
Aldrin	mg/kg	-	-	-	-	-	-
alpha-BHC	mg/kg	-	-	-	-	-	-
alpha-Chlordane	mg/kg	-	-	-	-	-	-
beta-BHC	mg/kg	-	-	-	-	-	-
delta-BHC	mg/kg	-	-	-	-	-	-
Dieldrin	mg/kg	-	-	-	-	-	-
Endosulfan I	mg/kg	-	-	-	-	-	-
Endosulfan II	mg/kg	-	-	-	-	-	-
Endosulfan sulfate	mg/kg	-	-	-	-	-	-
Endrin	mg/kg	-	-	-	-	-	-
Endrin aldehyde	mg/kg	-	-	-	-	-	-
Endrin ketone	mg/kg	-	-	-	-	-	-
gamma-BHC (lindane)	mg/kg	-	-	-	-	-	-
gamma-Chlordane	mg/kg	-	-	-	-	-	-
Heptachlor	mg/kg	-	-	-	-	-	-
Heptachlor epoxide	mg/kg	-	-	-	-	-	-

**Table 4.1**  
**Soil Analytical Results - Non-PFAS Analytes**  
**1112 and 1114 Niagara Street**  
**Buffalo, New York**

Sample Location:	BH-8	BH-8	BH-8	BH-9	BH-9	BH-9
Sample ID:	SO-12656942-KP-121024-021	SO-12656942-KP-121024-007	SO-12656942-KP-121024-008	SO-12656942-KP-121024-040	SO-12656942-KP-121024-011	SO-12656942-KP-121024-012
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/11/2024	12/11/2024	12/11/2024
Sample Depth:	1.5-2.5 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	3-4 ft BGS	3-4 ft BGS
<b>Parameters</b>						
Methoxychlor	mg/kg	-	-	-	-	-
Toxaphene	mg/kg	-	-	-	-	-
<b>Polychlorinated Biphenyls (PCBs)</b>						
Aroclor-1016 (PCB-1016)	mg/kg	-	-	0.049 U	-	-
Aroclor-1221 (PCB-1221)	mg/kg	-	-	0.049 U	-	-
Aroclor-1232 (PCB-1232)	mg/kg	-	-	0.049 U	-	-
Aroclor-1242 (PCB-1242)	mg/kg	-	-	0.049 U	-	-
Aroclor-1248 (PCB-1248)	mg/kg	-	-	0.049 U	-	-
Aroclor-1254 (PCB-1254)	mg/kg	-	-	0.12 U	-	-
Aroclor-1260 (PCB-1260)	mg/kg	-	-	0.12 U	-	-
Total PCBs	mg/kg			ND		
<b>Semi-volatile Organic Compounds (SVOCs)</b>						
1,4-Dioxane	mg/kg	-	0.055 U	-	0.055 U	-
2,2'-Oxybis(1-chloropropane) (bis(2-Chloroisopropyl) eth	mg/kg	-	0.034 U	-	0.034 U	-
2,4,5-Trichlorophenol	mg/kg	-	0.046 U	-	0.046 U	-
2,4,6-Trichlorophenol	mg/kg	-	0.034 U	-	0.034 U	-
2,4-Dichlorophenol	mg/kg	-	0.018 U	-	0.018 U	-
2,4-Dimethylphenol	mg/kg	-	0.041 U	-	0.041 U	-
2,4-Dinitrophenol	mg/kg	-	0.78 U	-	0.78 U	-
2,4-Dinitrotoluene	mg/kg	-	0.035 U	-	0.035 U	-
2,6-Dinitrotoluene	mg/kg	-	0.02 U	-	0.02 U	-
2-Chloronaphthalene	mg/kg	-	0.028 U	-	0.028 U	-
2-Chlorophenol	mg/kg	-	0.031 U	-	0.031 U	-
2-Methylnaphthalene	mg/kg	-	0.034 U	-	0.084 J	-
2-Methylphenol	mg/kg	-	0.02 U	-	0.02 U	-
2-Nitroaniline	mg/kg	-	0.025 U	-	0.025 U	-
2-Nitrophenol	mg/kg	-	0.048 U	-	0.048 U	-
3,3'-Dichlorobenzidine	mg/kg	-	0.2 U	-	0.2 U	-
3-Nitroaniline	mg/kg	-	0.047 U	-	0.047 U	-
4,6-Dinitro-2-methylphenol	mg/kg	-	0.17 U	-	0.17 U	-
4-Bromophenyl phenyl ether	mg/kg	-	0.024 U	-	0.024 U	-
4-Chloro-3-methylphenol	mg/kg	-	0.042 U	-	0.042 U	-
4-Chloroaniline	mg/kg	-	0.042 U	-	0.042 U	-
4-Chlorophenyl phenyl ether	mg/kg	-	0.021 U	-	0.021 U	-
4-Methylphenol	mg/kg	-	0.02 U	-	0.02 U	-
4-Nitroaniline	mg/kg	-	0.089 U	-	0.089 U	-
4-Nitrophenol	mg/kg	-	0.12 U	-	0.12 U	-
Acenaphthene	mg/kg	-	0.025 U	-	0.025 U	-
Acenaphthylene	mg/kg	-	0.054 J	-	0.022 U	-
Acetophenone	mg/kg	-	0.023 U	-	0.023 U	-
Anthracene	mg/kg	-	0.12 J	-	0.042 U	-
Atrazine	mg/kg	-	0.059 U	-	0.059 U	-
Benzaldehyde	mg/kg	-	0.14 U	-	0.14 U	-
Benzo(a)anthracene	mg/kg	-	0.54	-	0.15 J	-
Benzo(a)pyrene	mg/kg	-	0.31	-	0.15 J	-
Benzo(b)fluoranthene	mg/kg	-	0.43	-	0.2 J	-
Benzo(g,h,i)perylene	mg/kg	-	0.18 J	-	0.13 J	-
Benzo(k)fluoranthene	mg/kg	-	0.24	-	0.084 J	-
Biphenyl (1,1-Biphenyl)	mg/kg	-	0.025 U	-	0.025 U	-
bis(2-Chloroethoxy)methane	mg/kg	-	0.036 U	-	0.036 U	-
bis(2-Chloroethyl)ether	mg/kg	-	0.022 U	-	0.022 U	-
bis(2-Ethylhexyl)phthalate (DEHP)	mg/kg	-	0.058 U	-	0.058 U	-

**Table 4.1**  
**Soil Analytical Results - Non-PFAS Analytes**  
**1112 and 1114 Niagara Street**  
**Buffalo, New York**

Sample Location:	BH-8	BH-8	BH-8	BH-9	BH-9	BH-9
Sample ID:	SO-12656942-KP-121024-021	SO-12656942-KP-121024-007	SO-12656942-KP-121024-008	SO-12656942-KP-121024-040	SO-12656942-KP-121024-011	SO-12656942-KP-121024-012
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/11/2024	12/11/2024	12/11/2024
Sample Depth:	1.5-2.5 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	3-4 ft BGS	3-4 ft BGS
<b>Parameters</b>	<b>Units</b>					
Butyl benzylphthalate (BBP)	mg/kg	-	0.028 U	-	-	0.028 U
Caprolactam	mg/kg	-	0.051 U	-	-	0.051 U
Carbazole	mg/kg	-	0.082 J	-	-	0.02 U
Chrysene	mg/kg	-	0.5	-	-	0.17 J
Dibenz(a,h)anthracene	mg/kg	-	0.047 J	-	-	0.039 J
Dibenzofuran	mg/kg	-	0.02 U	-	-	0.033 J
Diethyl phthalate	mg/kg	-	0.022 U	-	-	0.022 U
Dimethyl phthalate	mg/kg	-	0.02 U	-	-	0.02 U
Di-n-butylphthalate (DBP)	mg/kg	-	0.029 U	-	-	0.029 U
Di-n-octyl phthalate (DnOP)	mg/kg	-	0.02 U	-	-	0.02 U
Fluoranthene	mg/kg	-	1.3	-	-	0.28
Fluorene	mg/kg	-	0.03 J	-	-	0.02 U
Hexachlorobenzene	mg/kg	-	0.023 U	-	-	0.023 U
Hexachlorobutadiene	mg/kg	-	0.025 U	-	-	0.025 U
Hexachlorocyclopentadiene	mg/kg	-	0.023 U	-	-	0.023 U
Hexachloroethane	mg/kg	-	0.022 U	-	-	0.022 U
Indeno(1,2,3-cd)pyrene	mg/kg	-	0.15 J	-	-	0.097 J
Isophorone	mg/kg	-	0.036 U	-	-	0.036 U
Naphthalene	mg/kg	-	0.04 J	-	-	0.04 J
Nitrobenzene	mg/kg	-	0.019 U	-	-	0.019 U
N-Nitrosodi-n-propylamine	mg/kg	-	0.029 U	-	-	0.029 U
N-Nitrosodiphenylamine	mg/kg	-	0.14 U	-	-	0.14 U
Pentachlorophenol	mg/kg	-	0.17 U	-	-	0.17 U
Phenanthrene	mg/kg	-	0.41	-	-	0.21
Phenol	mg/kg	-	0.026 U	-	-	0.026 U
Pyrene	mg/kg	-	1	-	-	0.24
<b>Volatile Organic Compounds (VOCs)</b>						
1,1,1-Trichloroethane	mg/kg	0.00036 U	0.00036 U	-	-	0.00036 U
1,1,2,2-Tetrachloroethane	mg/kg	0.00081 U	0.00081 U	-	-	0.00081 U
1,1,2-Trichloroethane	mg/kg	0.00065 U	0.00065 U	-	-	0.00065 U
1,1-Dichloroethane	mg/kg	0.00061 U	0.00061 U	-	-	0.00061 U
1,1-Dichloroethene	mg/kg	0.00061 U	0.00061 U	-	-	0.00061 U
1,2,4-Trichlorobenzene	mg/kg	0.0003 U	0.0003 U	-	-	0.0003 U
1,2,4-Trimethylbenzene	mg/kg	0.00096 U	0.00096 U	-	-	0.00096 U
1,2-Dibromo-3-chloropropane (DBCP)	mg/kg	0.0025 U	0.0025 U	-	-	0.0025 U
1,2-Dibromoethane (Ethylene dibromide)	mg/kg	0.00064 U	0.00064 U	-	-	0.00064 U
1,2-Dichlorobenzene	mg/kg	0.00039 U	0.00039 U	-	-	0.00039 U
1,2-Dichloroethane	mg/kg	0.00025 U	0.00025 U	-	-	0.00025 U
1,2-Dichloropropane	mg/kg	0.0025 U	0.0025 U	-	-	0.0025 U
1,3,5-Trimethylbenzene	mg/kg	0.00032 U	0.00032 U	-	-	0.00032 U
1,3-Dichlorobenzene	mg/kg	0.00026 U	0.00026 U	-	-	0.00026 U
1,4-Dichlorobenzene	mg/kg	0.0007 U	0.0007 U	-	-	0.0007 U
2-Butanone (Methyl ethyl ketone) (MEK)	mg/kg	0.0018 U	0.027	-	-	0.0018 U
2-Hexanone	mg/kg	0.0025 U	0.0025 U	-	-	0.0025 U
2-Phenylbutane (sec-Butylbenzene)	mg/kg	0.00044 U	0.00044 U	-	-	0.00044 U
4-Methyl-2-pentanone (Methyl isobutyl ketone) (MIBK)	mg/kg	0.0016 U	0.0016 U	-	-	0.0016 U
Acetone	mg/kg	0.04	0.14 <sup>a</sup>	-	-	0.0042 U
Benzene	mg/kg	0.00025 U	0.00025 U	-	-	0.00025 U
Bromodichloromethane	mg/kg	0.00067 U	0.00067 U	-	-	0.00067 U
Bromoform	mg/kg	0.0025 U	0.0025 U	-	-	0.0025 U
Bromomethane (Methyl bromide)	mg/kg	0.00045 U	0.00045 U	-	-	0.00045 U
Carbon disulfide	mg/kg	0.0025 U	0.0025 U	-	-	0.0025 U
Carbon tetrachloride	mg/kg	0.00048 U	0.00048 U	-	-	0.00048 U

**Table 4.1**  
**Soil Analytical Results - Non-PFAS Analytes**  
**1112 and 1114 Niagara Street**  
**Buffalo, New York**

Sample Location:	BH-8	BH-8	BH-8	BH-9	BH-9	BH-9
Sample ID:	SO-12656942-KP-121024-021	SO-12656942-KP-121024-007	SO-12656942-KP-121024-008	SO-12656942-KP-121024-040	SO-12656942-KP-121024-011	SO-12656942-KP-121024-012
Sample Date:	12/10/2024	12/10/2024	12/10/2024	12/11/2024	12/11/2024	12/11/2024
Sample Depth:	1.5-2.5 ft BGS	4-6 ft BGS	4-6 ft BGS	0-3 ft BGS	3-4 ft BGS	3-4 ft BGS
Parameters	Units					
Chlorobenzene	mg/kg	0.00066 U	0.00066 U	-	-	0.00066 U
Chloroethane	mg/kg	0.0011 U	0.0011 U	-	-	0.0011 U
Chloroform (Trichloromethane)	mg/kg	0.00031 U	0.00031 U	-	-	0.00031 U
Chloromethane (Methyl chloride)	mg/kg	0.0003 U	0.0003 U	-	-	0.0003 U
cis-1,2-Dichloroethene	mg/kg	0.00064 U	0.00064 U	-	-	0.00064 U
cis-1,3-Dichloropropene	mg/kg	0.00072 U	0.00072 U	-	-	0.00072 U
Cyclohexane	mg/kg	0.0007 U	0.0007 U	-	-	0.0007 U
Cymene (p-Isopropyltoluene)	mg/kg	0.0004 U	0.0003 J	-	-	0.0004 U
Dibromochloromethane	mg/kg	0.00064 U	0.00064 U	-	-	0.00064 U
Dichlorodifluoromethane (CFC-12)	mg/kg	0.00041 U	0.00041 U	-	-	0.00041 U
Ethylbenzene	mg/kg	0.00035 U	0.00035 U	-	-	0.00035 U
Isopropyl benzene	mg/kg	0.00075 U	0.00075 U	-	-	0.00075 U
Methyl acetate	mg/kg	0.003 U	0.003 U	-	-	0.003 U
Methyl cyclohexane	mg/kg	0.00076 U	0.00076 U	-	-	0.00076 U
Methyl tert butyl ether (MTBE)	mg/kg	0.00049 U	0.00049 U	-	-	0.00049 U
Methylene chloride	mg/kg	0.0023 U	0.0019 J	-	-	0.0023 U
Naphthalene	mg/kg	0.00067 U	0.00067 U	-	-	0.00067 U
N-Butylbenzene	mg/kg	0.00044 U	0.00044 U	-	-	0.00044 U
N-Propylbenzene	mg/kg	0.0004 U	0.0004 U	-	-	0.0004 U
Styrene	mg/kg	0.00025 U	0.00025 U	-	-	0.00025 U
tert-Butylbenzene	mg/kg	0.00052 U	0.00052 U	-	-	0.00052 U
Tetrachloroethene	mg/kg	0.00067 U	0.00067 U	-	-	0.00067 U
Toluene	mg/kg	0.00038 U	0.00038 U	-	-	0.00038 U
trans-1,2-Dichloroethene	mg/kg	0.00052 U	0.00052 U	-	-	0.00052 U
trans-1,3-Dichloropropene	mg/kg	0.0022 U	0.0022 U	-	-	0.0022 U
Trichloroethene	mg/kg	0.0011 U	0.0011 U	-	-	0.0011 U
Trichlorofluoromethane (CFC-11)	mg/kg	0.00047 U	0.00047 U	-	-	0.00047 U
Trifluorotrichloroethane (CFC-113)	mg/kg	0.0011 U	0.0011 U	-	-	0.0011 U
Vinyl chloride	mg/kg	0.00061 U	0.00061 U	-	-	0.00061 U
Xylenes (total)	mg/kg	0.00084 U	0.00084 U	-	-	0.00084 U

Notes:

1.2 <sup>a</sup>	Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for unrestricted use
1.8 <sup>ab</sup>	Detected concentration exceeds NYSDEC Part 375 Soil Cleanup Objective for commercial use

Soil Cleanup Objectives - 6 NYCRR Part 375, Subpart 375-6, effective December 14, 2006.

New York State Department of Environmental Conservation.

mg/kg - Milligrams per kilogram

ND - Not detected

J - The result is an estimated value

J+ - The result is an estimated value; biased high

U - Not detected at the associated reporting limit

UJ - Not detected; associated reporting limit is estimated

R - Rejected

ft BGS - feet below ground surface

<sup>1</sup> - (hexavalent/trivalent)

\* - No criteria

-- Not analyzed

**Table 4.2**  
**Soil Analytical Results - PFAS Analytes**  
**1112 and 1114 Niagara Street**  
**Buffalo, New York**

Sample Location:		BH-11	BH-3	BH-5	BH-5	BH-7	BH-9
Sample ID:		SO-12656942-KP-121024-028	SO-12656942-KP-121024-020	SO-12656942-KP-121024-014	SO-12656942-KP-121024-033	SO-12656942-KP-121024-016	SO-12656942-KP-121024-024
Sample Date:		12/11/2024	12/10/2024	12/10/2024	12/10/2024	12/10/2024	12/11/2024
Sample Depth:		0-4 ft BGS	1-2 ft BGS	3-4 ft BGS	3-4 ft BGS	4-6 ft BGS	0-3 ft BGS
Sample Depth:	Guidance Values for Anticipated Site Use	0-4 ft BGS	1-2 ft BGS	3-4 ft BGS	Duplicate 3-4 ft BGS	4-6 ft BGS	0-3 ft BGS
Parameters	Units	Use					
		Unrestricted	Commercial				
<b>PFAS</b>		a	b				
11-Chloroeicosafuoro-3-oxaundecane-1-sulfonic acid	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
2,2,3-Trifluoro-3-[1,1,2,2,3,3-hexafluoro-3-(trifluoromethoxy)propoxy]-propanoic acid (DONA)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
2H,2H,3H,3H-Perfluorodecanoic acid (7:3 FTCA)	ug/kg	*	*	1.3 U	1.3 U	1.3 U	1.3 U
2H,2H,3H,3H-Perfluorohexanoic acid (3:3 FTCA)	ug/kg	*	*	0.25 U	0.25 U	0.25 U	0.25 U
2H,2H,3H,3H-Perfluorooctanoic acid (5:3 FTCA)	ug/kg	*	*	1.3 U	1.3 U	1.3 U	1.3 U
9-Chlorohexadecafluoro-3-oxanone-1-sulfonic acid	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
Fluorotelomer sulfonic acid (4:2)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
Fluorotelomer sulfonic acid (6:2)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
Fluorotelomer sulfonic acid (8:2)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
Hexafluoropropylene oxide dimer acid (HFPO-DA)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
N-Ethyl perfluorooctane sulfonamide (EtFOSE)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
N-Ethyl perfluorooctane sulfonamide acetic acid (N-EtFOSAA)	ug/kg	*	*	0.050 UJ	0.050 U	0.050 UJ	0.050 U
N-Ethyl perfluorooctane sulfonamide ethanol (N-EtFOSE)	ug/kg	*	*	0.50 U	0.50 U	0.50 U	0.50 U
N-Methyl perfluorooctane sulfonamide acetic acid	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
N-Methyl perfluorooctane sulfonamide ethanol (MeFOSE)	ug/kg	*	*	0.50 U	0.50 U	0.50 U	0.50 U
N-Methyl-perfluorooctane sulfonamide	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Nonafluoro-3,6-dioxahexanoic acid (NFDHA)	ug/kg	*	*	0.10 U	0.10 U	0.10 U	0.10 U
Perfluoro(2-ethoxyethane) sulfonic acid (PFEEA)	ug/kg	*	*	0.10 U	0.10 U	0.10 U	0.10 U
Perfluoro-3-methoxypropanoic acid (PFMPA)	ug/kg	*	*	0.10 U	0.10 U	0.10 U	0.10 U
Perfluoro-4-methoxybutanoic acid (PFMBA)	ug/kg	*	*	0.10 U	0.10 U	0.10 U	0.10 U
Perfluorobutane sulfonic acid (PFBS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorobutanoic acid (PFBA)	ug/kg	*	*	0.20 U	0.20 U	0.20 U	0.20 U
Perfluorodecanesulfonic acid (PFDS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorodecanoic acid (PFDA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorododecane sulfonic acid (PFDoDS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorododecanoic acid (PFDoDA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorohexane sulfonic acid (PFHxS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorohexanoic acid (PFHxA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorononane sulfonic acid (PFNS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorononanoic acid (PFNA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorooctane sulfonamide (FOSA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorooctane sulfonic acid (PFOS)	ug/kg	0.88	440	0.091 J	0.050 U	0.050 U	0.050 U
Perfluorooctanoic acid (PFOA)	ug/kg	0.66	500	0.050 U	0.050 U	0.050 U	0.050 U
Perfluoropentane sulfonic acid (PFPeS)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluoropentanoic acid (PFPeA)	ug/kg	*	*	0.10 U	0.10 U	0.10 U	0.10 U
Perfluorotetradecanoic acid (PFTeDA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluorotridecanoic acid (PFTrDA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U
Perfluoroundecanoic acid (PFUnA)	ug/kg	*	*	0.050 U	0.050 U	0.050 U	0.050 U

Notes:

Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (PFAS) Under NYSDEC's Part 375 Remedial Programs, effective April 2023.  
 New York State Department of Environmental Conservation.  
 ug/kg - Micrograms per kilogram  
 J - The result is an estimated value  
 U - Not detected at the associated reporting limit  
 UU - Not detected; associated reporting limit is estimated  
 ft BGS - feet below ground surface  
 \* - No criteria

Table 4.3

**Groundwater Analytical Results - VOCs  
1112 and 1114 Niagara Street  
Buffalo, New York**

Sample Location:				TPMW-1	TPMW-2	TPMW-4	
	Sample ID:	Class GA Criteria			GW-12656942-KP-121024-002	GW-12656942-KP-121024-001	GW-12656942-KP-121024-003
		Sample Date:				12/11/2024	12/11/2024
Parameters	Units		Standards				
		a	Guidance Values	b			
<b>Volatile Organic Compounds</b>							
1,1,1-Trichloroethane	ug/L	5	*	0.82 U	0.82 U	0.82 U	
1,1,2,2-Tetrachloroethane	ug/L	5	*	0.21 U	0.21 U	0.21 U	
1,1,2-Trichloroethane	ug/L	1	*	0.23 U	0.23 U	0.23 U	
1,1-Dichloroethane	ug/L	5	*	0.38 U	0.38 U	0.38 U	
1,1-Dichloroethene	ug/L	5	*	0.29 U	0.29 U	0.29 U	
1,2,4-Trichlorobenzene	ug/L	5	*	0.41 U	0.41 U	0.41 U	
1,2,4-Trimethylbenzene	ug/L	5	*	0.75 U	0.75 U	0.75 U	
1,2-Dibromo-3-chloropropane (DBCP)	ug/L	0.04	*	0.39 U	0.39 U	0.39 U	
1,2-Dibromoethane (Ethylene dibromide)	ug/L	0.0006	*	0.73 U	0.73 U	0.73 U	
1,2-Dichlorobenzene	ug/L	3	*	0.79 U	0.79 U	0.79 U	
1,2-Dichloroethane	ug/L	0.6	*	0.21 U	0.21 U	0.21 U	
1,2-Dichloropropane	ug/L	1	*	0.72 U	0.72 U	0.72 U	
1,3,5-Trimethylbenzene	ug/L	5	*	0.77 U	0.77 U	0.77 U	
1,3-Dichlorobenzene	ug/L	3	*	0.78 U	0.78 U	0.78 U	
1,4-Dichlorobenzene	ug/L	3	*	0.84 U	0.84 U	0.84 U	
2-Butanone (Methyl ethyl ketone) (MEK)	ug/L	*	50	3.1 J	1.3 U	1.3 U	
2-Hexanone	ug/L	*	50	1.2 U	1.2 U	1.2 U	
2-Phenylbutane (sec-Butylbenzene)	ug/L	5	*	0.75 U	0.75 U	0.75 U	
4-Methyl-2-pentanone (Methyl isobutyl ketone) (MIBK)	ug/L	*	*	2.1 U	2.1 U	2.1 U	
Acetone	ug/L	*	50	15 J	17 J	3.0 U	
Benzene	ug/L	1	*	0.41 U	0.41 U	0.41 U	
Bromodichloromethane	ug/L	*	50	0.39 U	0.39 U	0.39 U	
Bromoform	ug/L	*	50	0.26 U	0.26 U	0.26 U	
Bromomethane (Methyl bromide)	ug/L	5	-	0.69 U	0.69 U	0.69 U	
Carbon disulfide	ug/L	60	60	0.19 U	0.19 U	0.19 U	
Carbon tetrachloride	ug/L	5	*	0.27 U	0.27 U	0.27 U	
Chlorobenzene	ug/L	5	*	0.75 U	0.75 U	0.75 U	
Chloroethane	ug/L	5	*	0.32 U	0.32 U	0.32 U	
Chloroform (Trichloromethane)	ug/L	7	*	0.34 U	0.34 U	0.34 U	
Chloromethane (Methyl chloride)	ug/L	5	*	0.35 U	0.35 U	0.35 U	
cis-1,2-Dichloroethene	ug/L	5	*	0.81 U	0.81 U	0.81 U	
cis-1,3-Dichloropropene	ug/L	0.4	*	0.36 U	0.36 U	0.36 U	
Cyclohexane	ug/L	*	*	0.18 U	0.18 U	0.18 U	
Cymene (p-Isopropyltoluene)	ug/L	5	-	0.31 U	0.31 U	0.31 U	
Dibromochloromethane	ug/L	*	50	0.32 U	0.32 U	0.32 U	
Dichlorodifluoromethane (CFC-12)	ug/L	5	*	0.68 U	0.68 U	0.68 U	
Ethylbenzene	ug/L	5	*	0.74 U	0.74 U	0.74 U	
Isopropyl benzene	ug/L	5	*	0.79 U	0.79 U	0.79 U	
Methyl acetate	ug/L	*	*	1.3 U	1.3 U	1.3 U	
Methyl cyclohexane	ug/L	*	*	0.16 U	0.16 U	0.16 U	
Methyl tert butyl ether (MTBE)	ug/L	*	10	0.16 U	0.16 U	0.16 U	
Methylene chloride	ug/L	5	*	0.44 U	0.44 U	0.44 U	
Naphthalene	ug/L	*	10	0.43 U	0.43 U	0.43 U	
N-Butylbenzene	ug/L	5	*	0.64 U	0.64 U	0.64 U	
N-Propylbenzene	ug/L	5	*	0.69 U	0.69 U	0.69 U	
Styrene	ug/L	5	*	0.73 U	0.73 U	0.73 U	
tert-Butylbenzene	ug/L	5	*	0.81 U	0.81 U	0.81 U	
Tetrachloroethene	ug/L	5	*	0.36 U	0.36 U	0.36 U	
Toluene	ug/L	5	*	0.51 U	0.51 U	0.51 U	
trans-1,2-Dichloroethene	ug/L	5	*	0.90 U	0.90 U	0.90 U	
trans-1,3-Dichloropropene	ug/L	0.4	*	0.37 U	0.37 U	0.37 U	
Trichloroethene	ug/L	5	*	0.46 U	0.46 U	0.46 U	
Trichlorofluoromethane (CFC-11)	ug/L	5	*	0.88 U	0.88 U	0.88 U	
Trifluorotrchloroethane (CFC-113)	ug/L	5	*	0.31 U	0.31 U	0.31 U	
Vinyl chloride	ug/L	2	*	0.90 U	0.90 U	0.90 U	
Xylenes (total)	ug/L	5	*	0.66 U	0.66 U	0.66 U	

## Notes:

Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998), Table 1, and April 2000 Addendum.  
New York State Department of Environmental Conservation.

ug/L - Micrograms per liter

J - The result is an estimated value

U - Not detected at the associated reporting limit

\* - No criteria/not applicable

Table 4.4

**Groundwater Analytical Results - SVOCs, Metals and Cyanide  
1112 and 1114 Niagara Street  
Buffalo, New York**

Parameters	Units	Class GA Criteria		TPMW-2 GW-12656942-KP- 121024-001 12/11/2024
		Standards	Guidance Values	
		a	b	
<b>Metals, total</b>				
Aluminum	ug/L	*	*	510
Antimony	ug/L	3	*	6.8 U
Arsenic	ug/L	25	*	5.6 U
Barium	ug/L	1000	*	74
Beryllium	ug/L	*	3	0.3 U
Cadmium	ug/L	5	*	0.5 U
Calcium	ug/L	*	*	150000
Chromium	ug/L	50	*	1.1 J
Cobalt	ug/L	*	*	2.9 J
Copper	ug/L	200	*	1.6 U
Iron	ug/L	300	*	350 <sup>a</sup>
Lead	ug/L	25	*	3 U
Magnesium	ug/L	*	35000	51000 <sup>b</sup>
Manganese	ug/L	300	*	260
Mercury	ug/L	0.7	*	0.042 U
Nickel	ug/L	100	*	3.1 J
Potassium	ug/L	*	*	7100
Selenium	ug/L	10	*	8.7 U
Silver	ug/L	50	*	1.7 U
Sodium	ug/L	20000	*	180000 <sup>a</sup>
Thallium	ug/L	*	0.5	10 U
Vanadium	ug/L	*	*	1.5 U
Zinc	ug/L	*	2000	1.5 U
<b>Metals, dissolved</b>				
Aluminum (dissolved)	ug/L	*	*	60 U
Antimony (dissolved)	ug/L	3	*	6.8 U
Arsenic (dissolved)	ug/L	25	*	5.6 U
Barium (dissolved)	ug/L	1000	*	66
Beryllium (dissolved)	ug/L	*	3	0.3 U
Cadmium (dissolved)	ug/L	5	*	0.5 U
Calcium (dissolved)	ug/L	*	*	170000
Chromium (dissolved)	ug/L	50	*	1 U
Cobalt (dissolved)	ug/L	*	*	2.7 J
Copper (dissolved)	ug/L	200	*	1.6 U
Iron (dissolved)	ug/L	300	*	19 U
Lead (dissolved)	ug/L	25	*	3 U
Magnesium (dissolved)	ug/L	*	35000	58000 <sup>b</sup>
Manganese (dissolved)	ug/L	300	*	290
Mercury (dissolved)	ug/L	0.7	*	0.042 U
Nickel (dissolved)	ug/L	100	*	3.7 J
Potassium (dissolved)	ug/L	*	*	7000
Selenium (dissolved)	ug/L	10	*	8.7 U
Silver (dissolved)	ug/L	50	*	1.7 U
Sodium (dissolved)	ug/L	20000	*	180000 <sup>a</sup>
Thallium (dissolved)	ug/L	*	0.5	10 U
Vanadium (dissolved)	ug/L	*	*	1.5 U
Zinc (dissolved)	ug/L	*	2000	1.5 U
<b>Semivolatile Organic Compounds</b>				
2,2'-Oxybis(1-chloropropane) (bis(2-Chloroisopropyl) ether)	ug/L	5	*	0.52 U
2,4,5-Trichlorophenol	ug/L	1	*	0.48 U
2,4,6-Trichlorophenol	ug/L	1	*	0.61 U
2,4-Dichlorophenol	ug/L	5	*	0.51 U
2,4-Dimethylphenol	ug/L	1	50	0.50 U
2,4-Dinitrophenol	ug/L	1	10	2.2 U
2,4-Dinitrotoluene	ug/L	5	*	0.45 U
2,6-Dinitrotoluene	ug/L	5	*	0.40 U
2-Chloronaphthalene	ug/L	*	10	0.46 U
2-Chlorophenol	ug/L	1	*	0.53 U
2-Methylnaphthalene	ug/L	*	*	0.60 U

Table 4.4

**Groundwater Analytical Results - SVOCs, Metals and Cyanide  
1112 and 1114 Niagara Street  
Buffalo, New York**

Sample Location:	Sample ID:	Sample Date:	Class GA Criteria		TPMW-2 GW-12656942-KP- 121024-001 12/11/2024
			Standards	Guidance Values	
			a	b	
<b>Parameters</b>	<b>Units</b>				
2-Methylphenol	ug/L	1	*	0.40 U	
2-Nitroaniline	ug/L	5	*	0.42 U	
2-Nitrophenol	ug/L	1	*	0.48 U	
3,3'-Dichlorobenzidine	ug/L	5	*	0.40 U	
3-Nitroaniline	ug/L	5	*	0.48 U	
4,6-Dinitro-2-methylphenol	ug/L	1	*	2.2 U	
4-Bromophenyl phenyl ether	ug/L	*	*	0.45 U	
4-Chloro-3-methylphenol	ug/L	1	*	0.45 U	
4-Chloroaniline	ug/L	5	*	0.59 U	
4-Chlorophenyl phenyl ether	ug/L	*	*	0.35 U	
4-Methylphenol	ug/L	1	*	0.36 U	
4-Nitroaniline	ug/L	5	*	0.25 U	
4-Nitrophenol	ug/L	1	*	1.5 U	
Acenaphthene	ug/L	*	20	0.41 U	
Acenaphthylene	ug/L	*	*	0.38 U	
Acetophenone	ug/L	*	*	0.61 J+	
Anthracene	ug/L	*	50	0.28 U	
Atrazine	ug/L	7.5	*	0.46 U	
Benzaldehyde	ug/L	*	*	0.27 U	
Benzo(a)anthracene	ug/L	*	0.002	0.36 U	
Benzo(a)pyrene	ug/L	ND	*	0.47 U	
Benzo(b)fluoranthene	ug/L	*	0.002	0.34 U	
Benzo(g,h,i)perylene	ug/L	*	*	0.35 U	
Benzo(k)fluoranthene	ug/L	*	0.002	0.73 U	
Biphenyl (1,1-Biphenyl)	ug/L	5	*	0.65 U	
bis(2-Chloroethoxy)methane	ug/L	5	*	0.35 U	
bis(2-Chloroethyl)ether	ug/L	1	*	0.40 U	
bis(2-Ethylhexyl)phthalate (DEHP)	ug/L	5	*	2.2 U	
Butyl benzylphthalate (BBP)	ug/L	*	50	1.0 U	
Caprolactam	ug/L	*	*	2.8 J+	
Carbazole	ug/L	*	*	0.30 U	
Chrysene	ug/L	*	0.002	0.33 U	
Dibenz(a,h)anthracene	ug/L	*	*	0.42 U	
Dibenzofuran	ug/L	*	*	0.51 U	
Diethyl phthalate	ug/L	*	50	0.60 J+	
Dimethyl phthalate	ug/L	*	50	4.1 J+	
Di-n-butylphthalate (DBP)	ug/L	50	*	0.69 J+	
Di-n-octyl phthalate (DnOP)	ug/L	*	50	0.47 U	
Fluoranthene	ug/L	*	50	0.40 U	
Fluorene	ug/L	*	50	0.36 U	
Hexachlorobenzene	ug/L	0.04	*	0.51 U	
Hexachlorobutadiene	ug/L	0.5	*	0.68 U	
Hexachlorocyclopentadiene	ug/L	5	*	0.59 U	
Hexachloroethane	ug/L	5	*	0.59 U	
Indeno(1,2,3-cd)pyrene	ug/L	*	0.002	0.47 U	
Isophorone	ug/L	*	50	0.43 U	
Naphthalene	ug/L	*	10	0.76 U	
Nitrobenzene	ug/L	0.4	*	0.29 U	
N-Nitrosodi-n-propylamine	ug/L	*	*	0.54 U	
N-Nitrosodiphenylamine	ug/L	*	50	0.51 U	
Pentachlorophenol	ug/L	1	*	2.2 U	
Phenanthrene	ug/L	*	50	0.44 U	
Phenol	ug/L	1	*	1.2 J+ <sup>a</sup>	
Pyrene	ug/L	*	50	0.34 U	
<b>General Chemistry</b>					
Cyanide (total)	ug/L	200	*	4.1 U	

## Notes:

**350** Detected concentration exceeds Class GA Standard or Guidance Value  
Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (June 1998), Table 1, and April 2000 Addendum.  
New York State Department of Environmental Conservation.

µg/L - Micrograms per liter

ND - Non-detect

J - The result is an estimated value

J+ - The result is an estimated value; biased high

U - Not detected at the associated reporting limit

\* - No criteria/not applicable

Table 4.5

**Groundwater Analytical Results - 1,4-Dioxane  
1112 and 1114 Niagara Street  
Buffalo, New York**

Sample Location: TPMW-2  
 Sample ID: GW-12656942-KP-  
 Sample Date: 121024-011  
12/11/2024

Parameters	Units	NYS MCL		NYS Guidance Value	
		a	b		
SVOAsSIM					
1,4-Dioxane	ug/L	1	0.35		3.4 <sup>ab</sup>

Notes:

- 3.4<sup>a</sup>
- Detected concentration exceeds NYS MCL
- 3.4<sup>ab</sup>
- Detected concentration exceeds NYS MCL and NYS Guidance Values

New York State (NYS) Maximum Contaminant Level (MCL), effective 2020.

New York State (NYS) Class GA Groundwater Guidance Values, effective 2023. Amendment to 1998 Division of Water Technical and Operational Guidelines (TOGS) NO 1.1.1  
 µg/L - Micrograms per liter

Table 5  
 Analytical Results Summary - Sub-Slab Vapor and Indoor Air Sampling  
 2024 Sub-Slab Soil Vapor and Indoor Air Sampling Report  
 Oliver Gear Building - 1112 and 1114 Niagara Street  
 Buffalo, New York

SampleID SampleID Canister Date Time EMSL_SAMPLE_ID	Outdoor Air		Location 1				Location 2				Location 3				Location 4				Location 5				Location 6									
	OA-001 HD2140 12/19/2024 09:15 49016-01	IA-002 HD2182 12/19/2024 09:30 49016-02	SS-003 HD2699 12/19/2024 09:40 49016-03	IA-004 HD2751 12/19/2024 09:45 49016-04	SS-005 HD2790 12/19/2024 10:00 49016-05	IA-006 HD2870 12/19/2024 10:10 49016-06	SS-007 HD9545 12/19/2024 10:20 49016-07	IA-008 HD9557 12/19/2024 10:30 49016-08	SS-009 HD9562 12/19/2024 10:40 49016-09	IA-010 HD11722 12/19/2024 10:50 49016-10	SS-011 HD11725 12/19/2024 11:10 49016-11	IA-012 HD2272 12/19/2024 11:25 49016-12	SS-013 HD11714 12/19/2024 11:35 49016-13	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv
1,1,1-Trichloroethane	0.20 U	1.1 U	0.20 U	1.1 U	7.0	38	0.20 U	1.1 U	2.6	14	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.95	5.2	59000 D3	320000 D3		
1,1,2,2-Tetrachloroethane	0.20 U	1.4 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U	1.0 U	6.9 U	0.20 U	1.4 U
1,1,2-Trichloroethane	0.20 U	1.1 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U	1.0 U	5.5 U	0.20 U	1.1 U
1,1-Dichloroethane	0.20 U	0.81 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U
1,1-Dichloroethene	0.20 U	0.79 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.35	1.4	28000 D3	110000 D3		
1,2,4-Trichlorobenzene	0.20 U	1.5 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U	1.0 U	7.4 U	0.20 U	1.5 U
1,2,4-Trimethylbenzene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U
1,2-Dibromoethane (Ethylene dibromide)	0.20 U	1.5 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U
1,2-Dichlorobenzene	0.20 U	1.2 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U
1,2-Dichloroethane	0.20 U	0.81 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U	1.0 U	4.0 U	0.20 U	0.81 U
1,2-Dichloropropane	0.20 U	0.92 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U	1.0 U	4.6 U	0.20 U	0.92 U
1,2-Dichlorotetrafluoroethane (CFC 114)	0.20 U	1.4 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U	1.0 U	7.0 U	0.20 U	1.4 U
1,3,5-Trimethylbenzene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U
1,3-Butadiene	0.20 U	0.44 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U	1.0 U	2.2 U	0.20 U	0.44 U
1,3-Dichlorobenzene	0.20 U	1.2 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U
1,4-Dichlorobenzene	0.20 U	1.2 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U	1.0 U	6.0 U	0.20 U	1.2 U
1,4-Dioxane	0.20 U	0.72 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U
2,2,4-Trimethylpentane	0.20 U	0.93 U	0.34	1.6	1.0 U	4.7 U	0.22	1.1	1.0 U	4.7 U	0.20 U	0.93 U	1.0 U	4.7 U	0.20 U	0.93 U	1.0 U	4.7 U	0.20 U	0.93 U	1.0 U	4.7 U	0.20 U	0.93 U	1.0 U	4.7 U	0.20 U	0.93 U	1.0 U	4.7 U	0.20 U	0.93 U
2-Butanone (Methyl ethyl ketone) (MEK)	0.20 U	0.59 U	0.20 U	0.59 U	2.3	6.7	0.20 U	0.59 U	3.9	11	0.20 U	0.59 U	4.1	12	0.20 U	0.59 U	2.1	6.3	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.3	3.8	0.20 U	0.59 U
2-Chlorotoluene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U
2-Hexanone	0.20 U	0.82 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U
4-Ethyl toluene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U
4-Methyl-2-pentanone (Methyl isobutyl ketone) (MIBK)	0.20 U	0.82 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U
Acetone	1.2	2.9	2.6	6.1	24	56	2.8	6.6	31	73	2.0	4.7	31	74	2.1	4.9	61	150	2.8	6.7	13	30	2.2	5.2	13	30	2.2	5.2	13	30	2.2	5.2
Acetonitrile	0.20 U	0.34 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U
Acylationitrile	0.20 U	0.43 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U	1.0 U	2.2 U	0.20 U	0.43 U
Allyl chloride	0.20 U	0.63 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U	1.0 U	3.1 U	0.20 U	0.63 U
Benzene	0.20 U	0.64 U	0.37	1.2	1.0 U	3.2 U	0.24	0.77	1.0 U	3.2 U	0.20 U	0.64 U	1.1	3.5	0.20 U	0.64 U	1.1	3.6	0.20 U	0.64 U	1.0 U	3.2 U	0.20 U	0.64 U	1.0 U	3.2 U	0.20 U	0.64 U	41	130	0.20 U	0.64 U
Benzyl chloride	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U
Bromodichloromethane	0.20 U	1.3 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U	1.0 U	6.7 U	0.20 U	1.3 U
Bromoform	0.20 U	2.1 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U	1.0 U	10 U	0.20 U	2.1 U
Bromomethane (Methyl bromide)	0.20 U	0.78 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U	1.0 U	3.9 U	0.20 U	0.78 U
Butane	0.65	1.5	0.89	2.1	1.0 U	2.4 U	0.85	2.0	1.0 U</																							

Table 5  
 Analytical Results Summary - Sub-Slab Vapor and Indoor Air Sampling  
 2024 Sub-Slab Soil Vapor and Indoor Air Sampling Report  
 Oliver Gear Building - 1112 and 1114 Niagara Street  
 Buffalo, New York

SampleID	Outdoor Air		Location 1			Location 2			Location 3			Location 4			Location 5			Location 6								
	SampleID	Canister	IA-001	IA-002	SS-003	IA-004	SS-005	IA-006	SS-007	IA-008	SS-009	IA-010	SS-011	IA-012	SS-013											
Date	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024	12/19/2024											
Time	09:15	09:30	09:40	09:45	10:00	10:10	10:20	10:30	10:40	10:50	11:10	11:25	11:35	11:35												
EMSL_SAMPLE_ID	49016-01	49016-02	49016-03	49016-04	49016-05	49016-06	49016-07	49016-08	49016-09	49016-10	49016-11	49016-12	49016-13													
Target Compounds	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3	ppbv	ug/m3						
Isopropyl benzene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U	0.20 U	1.0 U	1.0 U	4.9 U				
Methyl methacrylate	0.20 U	0.82 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U				
Methyl tert butyl ether (MTBE)	0.20 U	0.72 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U	0.20 U	0.72 U	1.0 U	3.6 U				
Methylene chloride	0.20 U	0.69 U	0.20 U	0.69 U	1.0 U	3.5 U	0.20 U	0.69 U	1.0 U	3.5 U	0.20 U	0.69 U	1.0 U	3.5 U	0.20 U	0.69 U	1.0 U	3.5 U	0.20 U	0.69 U	1.0 U	3.5 U				
Naphthalene	0.20 U	1.0 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U	0.20 U	1.0 U	1.0 U	5.2 U				
N-Heptane	0.20 U	0.82 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U	0.20 U	0.82 U	1.0 U	4.1 U				
o-Xylene	0.20 U	0.87 U	0.20 U	0.87 U	1.0 U	4.3 U	0.20 U	0.87 U	1.0 U	4.3 U	0.20 U	0.87 U	1.0 U	4.3 U	0.20 U	0.87 U	1.0 U	4.3 U	0.20 U	0.87 U	1.0 U	4.3 U				
Propylene (propene)	0.20 U	0.34 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U	0.20 U	0.34 U	1.0 U	1.7 U				
Styrene	0.20 U	0.85 U	0.20 U	0.85 U	1.0 U	4.3 U	0.20 U	0.85 U	1.0 U	4.3 U	0.20 U	0.85 U	1.0 U	4.3 U	0.20 U	0.85 U	1.0 U	4.3 U	0.20 U	0.85 U	1.0 U	4.3 U				
tert-Butyl alcohol	0.20 U	0.61 U	0.20 U	0.61 U	1.4	4.4	0.20 U	0.61 U	1.0 U	3.0 U	0.20 U	0.61 U	1.0 U	3.0 U	0.20 U	0.61 U	1.0 U	3.0 U	0.20 U	0.61 U	1.0 U	3.0 U				
Tetrachloroethene	0.20 U	1.4 U	0.20 U	1.4 U	1.0 U	6.8 U	0.20 U	1.4 U	28	190	0.20 U	1.4 U	1.0 U	6.8 U	0.20 U	1.4 U	1.0 U	6.8 U	0.20 U	1.4 U	2.5	17				
Tetrahydrofuran	0.20 U	0.59 U	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.0 U	2.9 U	0.20 U	0.59 U	1.0 U	2.9 U				
Toluene	0.20 U	0.75 U	0.80	3.0	2.5	9.5	0.48	1.8	3.5	13	0.26	1.0	2.8	11	0.21	0.80	5.9	22	0.20 U	0.75 U	1.5	5.7	0.24	9.1	14	52
trans-1,2-Dichloroethene	0.20 U	0.79 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U	0.20 U	0.79 U	1.0 U	4.0 U				
trans-1,3-Dichloropropene	0.20 U	0.91 U	0.20 U	0.91 U	1.0 U	4.5 U	0.20 U	0.91 U	1.0 U	4.5 U	0.20 U	0.91 U	1.0 U	4.5 U	0.20 U	0.91 U	1.0 U	4.5 U	0.20 U	0.91 U	1.0 U	4.5 U				
Trichloroethene	0.20 U	1.1 U	0.20 U	1.1 U	1.0 U	5.4 U	0.20 U	1.1 U	1.0 U	5.4 U	0.20 U	1.1 U	1.0 U	5.4 U	0.20 U	1.1 U	1.0 U	5.4 U	0.20 U	1.1 U	1.0 U	5.4 U				
Trichlorofluoromethane (CFC-11)	0.20 U	1.1 U	0.21	1.2	1.0 U	5.6 U	0.20 U	1.1 U	1.0 U	5.6 U	0.20	1.1	1.0 U	5.6 U	0.20 U	1.1 U	1.0 U	5.6 U	0.20 U	1.1 U	1.0 U	5.6 U				
Trifluorotrchloroethane (CFC-113)	0.20 U	1.5 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U	0.20 U	1.5 U	1.0 U	7.7 U				
Vinyl acetate	0.20 U	0.70 U	0.20 U	0.70 U	1.0 U	3.5 U	0.20 U	0.70 U	1.0 U	3.5 U	0.20 U	0.70 U	1.0 U	3.5 U	0.20 U	0.70 U	1.0 U	3.5 U	0.20 U	0.70 U	1.0 U	3.5 U				
Vinyl bromide (Bromoethene)	0.20 U	0.87 U	0.20 U	0.87 U	1.0 U	4.4 U	0.20 U	0.87 U	1.0 U	4.4 U	0.20 U	0.87 U	1.0 U	4.4 U	0.20 U	0.87 U	1.0 U	4.4 U	0.20 U	0.87 U	1.0 U	4.4 U				
Vinyl chloride	0.20 U	0.51 U	0.20 U	0.51 U	1.0 U	2.6 U	0.20 U	0.51 U	1.0 U	2.6 U	0.20 U	0.51 U	1.0 U	2.6 U	0.20 U	0.51 U	1.0 U	2.6 U	0.20 U	0.51 U	1.0 U	2.6 U				
Xylenes (total)	0.40 U	1.7 U	0.40 U	1.7 U	2.0 U	8.7 U	0.40 U	1.7 U	76	330	0.51	2.2	420 D1	1800 D1	0.40 U	1.7 U	3.5	15	0.40 U	1.7 U	2.0 U	8.7 U	0.40 U	1.7 U	5.2	23
<b>TIC</b>																										
2-Methylbutane A	--	--	1.4 JN	4.2 JN	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
2-Methylpentane A	--	--	1.5 JN	5.4 JN	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Isobutylene A	--	--	--	--	--	--	--	--	--	--	82 JN	190 JN	--	--	--	--	--	--	--	--	--	--	--			
Methylcyclohexane A	--	--	--	--	--	--	--	--	--	--	--	--	7.1 JN	28 JN	--	--	--	--	--	--	--	--	--			
Pentane A	--	--	--	--	--	--	1.2 JN	3.6 JN	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--			
Propane A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1.5 JN	2.7 JN	--	--	5.0 JN	9.0 JN	--			
Unknown 1	--	--	--	--	--	--	--	--	--	--	23 JN	86 JN	--	--	--	--	--	--	--	--	--	--	--			
Unknown hydrocarbon 1	--	--	--	--	--	--	--	--	--	--	--	--	5.4 JN	20 JN	--	--	--	--	--	--	--	--	--			
Unknown hydrocarbon 2	--	--	--	--	--	--	--	--	--	--	--	--	5.5 JN	21 JN	--	--	--	--	--	--	--	--	--			

Notes:  
 U - Not detected at the associated reporting limit.  
 JN - Estimated value based on a 1:1 response to internal standard, presumptive evidence of compound based on library match.  
 D1 - Result reported from diluted analysis. Number represents dilution analysis round number.  
 PPBV - Parts per billion by volume.  
 UG/M<sup>3</sup> - micrograms per cubic meter.

**TABLE 6  
GROUNDWATER ANALYTICAL RESULTS**

Parameter Tested	Sample ID	NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1)
	RI-BRW-1A	
<b>METALS</b>		
Aluminum	240	NS
Barium	82	1000
Calcium	175000	NS
Chromium	2.3	50
Cobalt	0.69	NS
Copper	3.8	200
Iron	5,700	300
Magnesium	87,300	35,000
Manganese	160	300
Nickel	3.9	100
Potassium	26400	NS
Silver	4.1	50.0
Sodium	360,000	20,000
<b>SVOCs</b>		
Di-n-butyl phthalate	0.43	50
Total TICs	63.8	NS
<b>VOCS</b>		
1,1-Dichloroethane	320	5
Chloroform	6	7
1,1,1-Trichloroethane	44	5
Vinyl chloride	11	2
1,1-Dichloroethene	85	5
trans-1,2-Dichloroethene	6.5	5
Trichloroethene	21	5
cis-1,2-Dichloroethene	25	5
Cyclohexane	1.6	NS
Methyl cyclohexane	4.7	NS
<b>PFAS</b>		
1H,1H,2H,2H-Perfluorooctane sulfonic acid (6:2 FTS)	0.00073	ND
Perfluorobutanoic acid (PFBA)	0.0053	ND
Perfluoroheptanoic acid (PFHpA)	0.00096	ND
Perfluorohexanesulfonic acid (PFHxS)	0.00064	ND
Perfluorohexanoic acid (PFHxA)	0.0021	ND
Perfluorononanoic acid (PFNA)	0.00037	ND
Perfluorooctanoic acid (PFOA)	0.0017	0.0067
Perfluoropentanoic acid (PFPeA)	0.0018	ND
<b>ORGANOCHLORINE PESTICIDES</b>		
Endosulfan I	0.26	NS

Notes:

- (1) Sample was collected 3/13/2026.
- (2) All values are provided in parts per billion (ppb) or micrograms per liter (ug/L).
- ND Not Detected
- NS No Standard

NYSDEC New York State Department of Environmental Conservation

TICs Tentatively Identified Compounds

Exceeds TOGS standard

**TABLE 7**  
**Summary of Soil Analytical Results Exceeding Restricted Residential SCOs**

Analyte > SCOs	Detections > SCOs	Max. Detection (ppm)	Restricted Residential SCO (ppm)	Depth (ft bgs)
<b>METALS/INORGANICS</b>				
Arsenic	2	66	16	Surface
Barium	1	640	410	Surface
Cadmium	5	997	2.5	0.5-1
Chromium	9	23	110	0.5-1
Copper	1	460	280	0-1
Lead	6	58000	400	Surface
Manganese	1	1770	2,000	0.5-1
Mercury	13	12.6	0.3	0-0.0833
Zinc	2	40000	10,000	Surface
<b>PCBs/PESTICIDES</b>				
Dieldrin	4	12.0	0.0075	0.5-1
<b>SEMI-VOLATILE ORGANIC COMPOUNDS (SVOCs)</b>				
Acenaphthene	1	120	100	0-0.0833
Anthracene	1	200	100	0-0.0833
Benz(a)anthracene	14	250	1.4	0-0.0833
Benzo(a)pyrene	15	170	1	0-0.0833
Benzo(b)fluoranthene	16	240	1.4	0-0.0833
Benzo(g,h,i)perylene	2	20	4.9	0-4
Benzo(k)fluoranthene	5	110	4.9	0-0.0833
Chrysene	6	170	4.9	0-0.0833
Dibenz(a,h)anthracene	11	20	0.33	0-0.0833
Fluoranthene	1	460	100	0-0.0833
Fluorene	1	150	100	0-0.0833
Indeno(1,2,3-cd)pyrene	9	76	1.4	0-0.0833
Napthalene	1	200	100	0-0.0833
Phenanthrene	5	800	4.9	0-0.0833
Pyrene	1	610	100	0-0.0833

**TABLE 8****Summary of Groundwater Analytical Results Exceeding TOGS**

Analyte > SCOs	Detections > SCOs	Max. Detection (ug/L)	TOGS 1.1.1 Standard (ug/L)	TOGS 1.1.1 Guidance (ug/L)	Depth (ft bgs)
Acetone	1	93	-	25	Surface water
cis-1,2-Dichloroethene	2	25	5	-	11
Dieldrin	1	0.51	0.004	-	Surface water
Iron	2	5700	300	-	8
Magnesium, Total	2	87300	-	35000	8
Magnesium, Dissolved	1	58000	-	35000	8
Phenol	1	1.2	1	-	8
Sodium, Total	2	360000	20000	-	8
Sodium, Dissolved	1	180000	20000	-	8
Trichloroethene	2	98.8	5	-	11
1,1,1-Trichloroethane	2	80.2	5	-	11
1,1-Dichloroethane	2	320	5	-	11
1,1-Dichloroethene	2	85	5	0.7	11
trans-1,2-Dichloroethene	1	6.5	5	-	11
Vinyl chloride	1	11	2	-	11
1,4-Dioxane	1	0.0034	-	0.00035	8

## Appendices

## Appendix A

### Section I: Property Information

## Appendix A. Section I: Property Information

### *Location*

Under the current Brownfield Cleanup Agreement (BCA), the Curtiss Malt House Project (i.e., the Site) is composed of three parcels totaling approximately 1.599 acres. This major amendment application proposes to add 1.127 acres spanning across two additional parcels to the Site boundary. The revised Site boundary would encompass approximately 2.686 acres. The five parcels including address, SBL and acreage are further detailed below.

Parcel Address	Section	Block	Lot	Acreage
<b>Existing Parcels</b>				
1100 Niagara Street	99.41	1	14.111	1.04
1106 Niagara Street	99.41	1	14.2	0.457
1110 Niagara Street	99.41	1	14.12	0.102
<b>Proposed Parcels</b>				
1112 Niagara Street	99.41	1	14.112	0.389
1114 Niagara Street	99.41	1	13	0.738

Property information was obtained from the Erie County, New York Interactive Mapping Viewer and City of Buffalo Explorer.

The Site is located at the northwest corner of the intersection of Niagara Street and Albany Street and is bounded to the east by Niagara Street, the west by a railroad easement and Interstate 190, the north by a parking lot and the south by greenspace and asphalt parking. Refer to **Figures 1-4** for further Site location information.

The entire Site is zoned N-1S (Secondary Employment Center) and is in an area consisting primarily of commercial and industrial businesses along the east and west sides of Niagara Street. The Site is located within a Type AB En-Zone (Census Tract 61), a Brownfield Opportunity Area ([BOA] Tonawanda Street Corridor), a potential environmental justice area and disadvantaged community (DAC). See **Figures 6-9** for further information.

### *Current Site Features*

Generally, the majority of the Site currently contains several vacant abutting buildings with sections ranging from one to three stories in height. The most southern and eastern portion of the Site is composed of some greenspace and asphalt areas. A driveway traverses the northern border of the Site and a parking lot occupies the northwest corner.

1100 Niagara Street contains the former Curtiss Malt House which is a large two-story brick industrial building with a three-story brick addition in the rear. West of the building is greenspace and east and south a combination of unimproved grassy/weed covered areas along with some blacktop surface areas.

1106 Niagara Street primarily contains a vacant building (Modern Heat Building) formerly owned by Modern Heat Treating and Forging, Inc. East of the building is blacktop with some limited greenspace.

1110 Niagara Street contains the western portion of the former Modern Heat building.

1112 Niagara Street predominantly contains a one-story former industrial building that is part of the Modern Heat Building. A concrete block wall exists on the eastern end of the building which is likely a partition wall separating this portion of the building from the larger building. Some limited greenspace exists west of the building.

1114 Niagara Street is occupied by a one-story former industrial building which is currently vacant. The building is connected to the 1112 Niagara Street portion of the Modern Heat Building by a narrow corridor. A driveway traverses the northern border and a parking lot occupies the northwest corner with some limited greenspace furthest west. A small alleyway exists immediately south of the building.

#### *Current Zoning and Land Use*

The entire Site is currently zoned N-1S (Secondary Employment Center) and associated with property class 710 (Manufacturing and Processing). Refer to **Figure 8** for a zoning map.

#### *Past Use of the Site*

1100 Niagara Street was vacant until at least 1889. In 1899, the property was developed as the C.G. Curtiss Malting Drum House. By 1925 the property had been developed as the Co-Operative Grange League Federation Exchange, Inc. which consisted of a 190-foot high steel, brick, cement and wood building that was destroyed by fire in 1927. It was subsequently rebuilt using the existing foundations, concrete floors and masonry walls and was reconstructed entirely of fireproof steel at a greatly reduced height (present height). The property remained the Co-Operative Grange League Federation Exchange until at least 1981. By 1986, the property was vacant. An art gallery was located in the rear of the facility during the late 1980's, however, it is unknown when the building was permanently vacated.

1106, 1110 and 1112 Niagara Street were historically vacant until sometime between 1938 and 1951 when a warehouse owned by the Co-Operative GLF Mills Inc. was constructed. Sometime between 1981 and 1986 ownership was transferred to Modern Heat Treating and Forging, Inc.

1114 Niagara Street was occupied by a dwelling and stable circa 1889 which were subsequently demolished sometime between 1899 and 1925. By 1935, a machine shop under the ownership of Oliver Gear and Machine Co., Inc. was constructed on the eastern portion of the parcel. In 1983, the building was expanded west into the current configuration.

#### *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 slope westward towards the Niagara River, except in the immediate vicinity of major drainage ways. The surficial geology of the Lake Erie Plain consists of a thin glacial till, glacio-lacustrine deposits, recent alluvium, and the soils derived from these deposits. According to the United States Department of Agriculture (USDA) Web soil survey, soils are characterized as Urban Land (Ud). Soils within the City of Buffalo are characterized as urban land (Ud) with surfaces covered by asphalt, concrete, buildings, or other impervious structures. Regional groundwater generally flows west towards the Niagara River located approximately 600 feet west of the Site. Local groundwater flow, however, may be influenced by subsurface features, such as excavations, utilities, and localized fill-conditions.

## *Environmental Assessment*

### Phase I ESA – 1100 Niagara Street – October 2012

A Phase I Environmental Site Assessment (ESA) was conducted for 1100 Niagara Street in October 2012. The following Recognized Environmental Conditions (RECs) were identified in the building interior:

- There is a spill that occurred in the storage building from a leaking 55-gallon drum of oil. While the oil was cleaned up, the staining on the floor and wall remains.
- There are approximately a dozen fluorescent light ballasts in an electric/tool room located in an upstairs room to the left of the main building entry way.

The following RECs were found outside of the building on the property:

- Soil as well as construction and demolition debris have been dumped along the building between the south wall of the storage area and Albany Street. Used medical syringes were also observed scattered around the debris piles. The origin of this material is from off-site and it is unknown if this material may have contamination associated with it.
- There are two propane tanks on site near the front entry way to the building; a 20-pound cylinder just to the right of the entry way, and a 40-pound cylinder alongside of the office building near the entry way to the main building.

The following are Suspect Environmental Conditions (SECs) that were observed or discovered within the interior of the building during the completion of this Phase I ESA:

- The interior brick building walls are stained a dark brownish color. This could have been from the use of a coating to seal the brick through time, or could be related to past industrial practices that occurred within the building.
- Industrial cleaning fluids were reportedly within the building immediately to the right of the main building entry way.
- There are a number of sumps on the main floor of the building that have been filled in with either soil or concrete.
- There is a drain on the main floor of the building that may have historically received cleaning fluids from onsite industrial processes. It is unknown where this drain discharges.
- There is a sump under the mezzanine approximately two feet deep that is filled with sediment and water. The chemical nature of the sediment and water in this sump are unknown.
- There is a shaft under the grain elevators/bins with standing water, sediment and refuse in it. The chemical nature of sediment and water are unknown.
- There is a drain in the basement boiler room that likely received condensate from the boiler. It is unknown where this drain discharges.

The following SEC was found outside of the building on the property:

- There are pole mounted transformers along the electric right of way along the south property boundary with Albany Street.

The following SECs pertaining to adjacent/nearby properties were noted:

- To the east of Niagara Street, Keystone Chromium Corporation operated a chrome plating facility from before 1951 to after 1986. There may have been releases of heavy metals and/or solvents to soil that migrated down to the groundwater table. Since this facility was located upgradient of 1100 Niagara Street, any groundwater contamination that may have occurred as result of their manufacturing processes may have migrated through time downgradient onto the 1100 Niagara Street property.
- In addition, the industrial manufacturing processes used at Keystone Chromium Corporation may have caused releases of heavy metals to the environment via the air or soil routes in and around the location of the plant.
- Immediately south of the 1100 Niagara Street, an oil distribution facility was in place from before 1925 until after 1951. This facility reportedly had petroleum storage tanks on location, which may have leaked creating soil and groundwater contamination. Since this location is side gradient to general flow direction, it is unknown whether or not there are any impacts to soil and groundwater from industrial activities at this site, or whether or not potential impacts have effected soil and groundwater at 1100 Niagara Street.
- Immediately adjacent to the north, Modern Heat Treating and Fabricating has had a facility since before 1986 but after 1981. Modern treats metal products. There is a 1,500-gallon tank for methanol located on site. There is a potential for the release of heavy metals and/or solvents from this facility. It is unknown whether or not there have been any releases, or whether they would affect soil and groundwater quality at 1100 Niagara Street.
- Immediately west of 1100 Niagara Street is a railroad right of way. Historically, various chemical, petroleum and metal products and various other products are transported by rail. It is unknown if there have been any spills by rail transportation in the immediate vicinity of 1100 Niagara Street that may have impacted site soils or groundwater.

#### Phase II ESA – 1100 Niagara Street – November 2012

A preliminary Phase II ESA was subsequently completed at 1100 Niagara Street in November 2012. On October 11, 2012, the following samples were collected:

- Four soil samples from debris piles along the southern property boundary
- One water and sediment sample from the sump under the mezzanine
- One residue sample from the interior walls of the main room of the building

Analytical results for soil samples SC-1 through SC-4 show the presence of metals, a pesticide and semi-volatile organic compounds (SVOCs) above the restricted residential SCOs in the surface soils.

Sediment sample MSS-5 collected from the mezzanine sump significantly exceeded the restricted residential SCOs for several metals, a pesticide, and 14 SVOCs. This composite sample from the sump likely contains a mixture of materials that were used within the building including lead paint residue from the walls and burned wood debris that was present in the sump.

The wall residue sample is most likely not residue from manufacturing processes. The dark grey-brown coating on the interior walls of the main building is likely to be lead based paint (LBP) since there were significant concentrations of cadmium, lead, and zinc that are present in the sample. The origin of mercury in the sample is unknown.

The presence of dieldrin and acetone above Technical Operational Guidance Series (TOGS) 1.1.1 indicate the likely presence of pesticide use onsite as well as compounds containing volatile organic compounds (VOCs), possibly for cleaning purposes. See **Figure 10** for sampling locations and **Tables 1.1 and 1.2** for a summary of analytical results.

#### Phase I ESA – 1106 and 1110 Niagara Street – November 2014

A Phase I ESA was conducted for 1106 and 1110 Niagara Street in November 2014. The following RECs are associated with the property:

- The property has a history associated with heat treating for over 30 years. This includes the use of chemicals and materials associated with that industry including solvents, petroleum and plating chemicals.
- A 1,400-gallon methanol underground storage tank (UST) was and still may be located on the property. A 1,000-gallon oil tank may be located on the property or adjacent property.
- Numerous drums, containers, machines, furnaces and plating baths are located throughout the property and most contain products/oils/waste materials.
- The general area consists of commercial/manufacturing within the immediate area of the property and a number of adjacent facilities were small/large quantity generators of hazardous waste. Some adjacent or nearby petroleum and chemical use and storage exist/existed. Adjacent properties have a history of industrial operations associated with metal work, plating and machining which involves the use of solvents and petroleum compounds. The property to the south contained a historic gasoline service station.
- Surrounding properties are currently in the BCP.
- The property may have urban fill typical in urban areas.
- Potential vapor encroachment exists for the property due to its past use and adjacent uses including from solvent and petroleum use and storage.

#### Phase II ESA – 1100 Niagara Street – June 2019

An additional Phase II ESA was completed at 1100 Niagara Street in June 2019. On May 16, 2019, the following samples were collected:

- Seven subsurface soil samples
- One groundwater sample

Field observations and laboratory results indicate that there are urban fill conditions in the near-surface soil resulting in compounds above residential SCOs. Metal and SVOC exceedances were observed in 6 of the 7 samples collected and these represent areas across the property. The fill depth varied from 1 foot to 15 feet across the property and bedrock depth varied from 9 to almost 16 feet below ground surface (bgs). The one groundwater result indicates that groundwater upgradient of the property is impacted with chlorinated solvents above groundwater guidance. Immediately adjacent and nearby properties east and north of the property have the historical use potential for chlorinated solvents that could impact

groundwater. The overburden does not appear to be a source of a significant water bearing zone. See **Figure 11** for sampling locations and **Tables 2.1 and 2.2** for a summary of analytical results.

#### Phase II ESA – 1106 and 1110 Niagara Street – March 2023

A Phase II ESA was completed at 1106 and 1110 Niagara Street in March 2023. A geophysical survey was conducted based on the previously identified RECs. The survey entailed the use of a high-sensitive metal detector (i.e., Geonics EM61) instrument to survey the near surface for the presence of metallic or metal-containing objects. The investigation was conducted across the asphalt surface area east of the building. Anomalies that may be related to buried USTs, metal pipes, or metal fill material were recorded and annotated on a site map. The results of the survey suggested that a tank may be located in the northwest corner of the property adjacent to the building. On March 1, 2023, the following samples were collected:

- Six soil samples in the front parking area
- Three soil samples inside the building below the cement slab
- One groundwater sample

The laboratory results indicate that there are urban fill conditions existing at the property to at least 2 feet bgs resulting in target compounds (metals and SVOCs) above NYSDEC restricted residential SCOs. See **Figure 12** for sampling locations and **Tables 3.1 and 3.2** for a summary of analytical results.

#### Phase I ESA – 1112 and 1114 Niagara Street – December 2024

A Phase I ESA was conducted for 1112 and 1114 Niagara Street in November 2024. The following RECs were identified:

- **Likely Releases Related to Long-Term Industrial Site Operations:** The Site was utilized for industrial operations from the 1930s through the early 2000s, including gear manufacturing and heat treating and forging. These operations utilize significant quantities of petroleum products and hazardous substances and were primarily conducted prior to the promulgation of environmental regulations. The Site was listed as a former generator of hazardous waste including tetrachloroethene and trichloroethene. Moderate to heavy staining was observed on portions of the concrete floor throughout the Site building, although no significant cracks were observed in the concrete. A moderate petroleum odor was observed throughout the 1114 Niagara Street building. A small number of floor drains were observed and their discharge point is unknown. Based on the nature and amounts of petroleum products and hazardous substances used in machining and heat treating operations, typical chemical disposal and handling practices during the years of operation, the observed staining within the building, and the potential routes to the environment via floor drains and through concrete, a release of hazardous substances or petroleum products is likely. Likely releases associated with the historical Site use constitutes a REC.
- **Likely Impacts from Northern Adjoining Property:** The property located at 1144 Niagara Street, which adjoins the Site to the north, is identified as an “active” BROWNFIELDS site in the database. Impacts include petroleum compounds and chlorinated volatile organic compounds (VOCs) in groundwater. According to the database listing, “environmental sampling indicates soil vapor intrusion is a concern for off-site

buildings.” This property is also identified with a second “active” BROWNFIELDS listing for “investigation and possible remediation of contamination that may have migrated from that site.” Furthermore, this property is listed on the SPILLS database for identification of petroleum impacts, which reportedly could not be fully delineated due to the presence of the “Oliver Gear” driveway and foundation wall. Although this property appears to be cross-gradient of the Site to the north, based on reported potential vapor intrusion concerns at nearby properties and the identification of petroleum impacts at the Site boundary, adverse impact to the Site from this adjoining property is likely and constitutes a REC.

- **Likely Impacts from Southern Adjoining Property:** The property located at 1100 Niagara Street, which adjoins the Site to the south, and the portion of the 1106-1112 Niagara Street building located on the 1106 and 1110 Niagara Street parcels, which adjoins the Site to the south and east, is identified as an “active” BROWNFIELDS site in the database. According to the listing, “nominal” contamination of metals and semi-volatile organic compounds was identified in shallow fill and “nominal” VOC impacts were identified in groundwater. The listing states that the remedial investigation has not been completed and no remedial measures have been completed. Based on the historical shared operations of this property with the Site, the identification of soil and groundwater contamination at this property, and the location of a portion of this property upgradient of the Site, adverse impact to the Site from this adjoining property is likely and constitutes a REC.
- **Threat of Impact from Abandoned Drums:** Three 55-gallon drums were observed in the western portion of the 1114 Niagara Street building. One drum was labeled “waste paint” and the other drums were not labeled. Mr. Jack Kane was unaware of the contents and origins of these drums. Although no evidence of a release from these drums was observed, the drums appeared moderately rusted and the underlying concrete was cracked. No floor drains were observed proximate to these drums. Based on their observed condition, storage location, and contents likely consisting of hazardous substances, these drums pose a material threat of a future release to the environment and therefore constitute a REC.

#### Phase II ESA – 1112 and 1114 Niagara Street – February 2025

A Phase II ESA was subsequently completed at 1112 and 1114 Niagara Street in February 2025. On December 10 and 11, 2024, the following samples were collected:

- Seven near surface soil samples
- Six subsurface soil samples
- Three groundwater samples

The Phase II was conducted prior to the December 31, 2025, NYSDEC Part 375 revision and results compared to the commercial SCOs. As such, the data was reevaluated and compared to the updated restricted residential SCOs. Conclusions are as follows:

- With the exception of BH-2, fill materials were observed in all of the borings consisting primarily of silt sand, clay, gravel, brick, slag, organic material and cinders.
- Groundwater was encountered in soil borings BH-3, BH-5, and BH-11 at depths of approximately 7.5 feet bgs (BH-5) and 14 feet bgs (BH-3 and BH-11).
- Some metal (arsenic, mercury and potentially chromium) and SVOC exceedances were noted in Site soils. It is important to note that soil samples were analyzed for total

chromium, however, there is no corresponding guidance value. Results were compared to hexavalent chromium as this is the more conservative/stringent guidance values. Thus, although exceedances were noted, it cannot be confirmed which portion of the total chromium is hexavalent vs. trivalent, therefore exceedances cannot be confirmed.

- Some groundwater exceedances above Class GA standard/guidance values and the NYS Maximum Contaminant Level were noted.

See **Figures 13 and 14** for sampling locations and **Tables 4.1-4.5** for a summary of analytical results.

#### SVI Investigation – 1112 and 1114 Niagara Street – February 2025

A Soil Vapor Intrusion (SVI) Investigation was also completed at 1112 and 1114 Niagara Street in February 2025. On December 19, 2024, the following samples were collected:

- Six sub-slab/indoor air paired samples
- One outdoor air sample to assess background conditions.

Results were then compared to the decision matrices provided in NYSDOH SVI Guidance. Based on this comparison, no further action was required at Locations 1-5 (all on the main floor) and mitigation was required for Location 6 (eastern basement). The recommended action of mitigation is based on the following observed concentrations:

- 1,1-dichloroethene (Matrix A)
  - Sub-slab: 110,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: 1.4 ug/m<sup>3</sup>
  - Conclusion: Box 9 – Mitigate
- cis-1,2-dichloroethene (Matrix A)
  - Sub-slab: 4,200 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: non-detect (ND)
  - Conclusion: Box 7 – Mitigate
- Trichloroethene ([TCE] Matrix A)
  - Sub-slab: 10,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: ND
  - Conclusion: Box 7 – Mitigate
- 1,1,1-trichloroethane (Matrix B)
  - Sub-slab: 320,000 ug/m<sup>3</sup> (mitigation recommended above 1,000 ug/m<sup>3</sup>)
  - Indoor air: 5.2 ug/m<sup>3</sup>
  - Conclusion: Box 8 – Mitigate
- Vinyl chloride (Matrix C)
  - Sub-slab: 12,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: ND
  - Conclusion: Box 7 – Mitigate

It is important to note that the recommendation of mitigate is based primarily on sub-slab air concentrations. There did not appear to be a significant soil vapor intrusion concern at the time of sampling. Only one contaminant, 1,1-dichloroethene, slightly exceeded the maximum indoor air concentration of 1 ug/m<sup>3</sup>.

See **Figure 15** for sampling locations and **Table 5** for a summary of analytical results.

Supplemental Groundwater Sampling – 1112 and 1114 Niagara Street – March 2026

On March 13, 2026, one groundwater sample was collected from RI-BRW-1A and analyzed for metals, SVOCs, VOCs, PFAS and pesticides. The well was installed proximate to the elevated sub-slab air sample previously collected in the eastern basement. Conclusions are as follows:

- Three metals, iron, magnesium and sodium, were noted above guidance values.
- Seven SVOCs, 1,1-dichloroethane, 1,1,1-trichloroethane, vinyl chloride, 1,1-dichloroethene, trans-1,2-dichloroethene, TCE and cis-1,2-dichloroethene, were noted above guidance values.
- No SVOC, PFAS or pesticide exceedances were observed.

See **Figure 16** for the sampling location and exceedances and **Table 6** for a summary of analytical results.

These reports establish that contamination of environmental media exists on the Site. Soil, groundwater and vapor samples exceeded applicable Standards, Criteria, and Guidance (SCGs) based on the reasonably anticipated use of the Site. See **Tables 7 and 8** for data summary tables.

# Appendix B

## Section II: Project Description

## Appendix B. Section II: Project Description

### *Project Description*

Under the current Brownfield Cleanup Agreement (BCA), the Curtiss Malt House Project (i.e., the Site) is composed of the following three parcels totaling approximately 1.599 acres: 1100 Niagara Street (SBL No. 99.41-1-14.111), 1106 Niagara Street (SBL No. 99.41-1-14.2) and 1110 Niagara Street (SBL No. 99.41-1-14.12). This major amendment application proposes adding 1.127 acres spanning across the following two parcels to the Site boundary: 1112 Niagara Street (SBL No. 99.41-1-14.112) and 1114 Niagara Street (SBL No. 99.41-1-13). The revised Site boundary would encompass approximately 2.686 acres.

The proposed project involves the redevelopment of these parcels. ROAR Logistics, a subsidiary of Jenesis Development LLC, will occupy the existing buildings at 1112 and 1114 Niagara Street for office space, with parking located at 1106 and 1110 Niagara Street and along the perimeter of 1100 Niagara Street. The 1100 Niagara Street property will be redeveloped as a mixed-use facility incorporating event space and residential use. A preliminary concept plan is attached.

### *Green Remediation*

Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. All work plans and reports submitted for the Brownfield Cleanup Program (BCP) will address Green and Sustainable Remediation (GSR) and New York State Department of Environmental Conservation (NYSDEC) Department of Environmental Remediation (DER)-31.

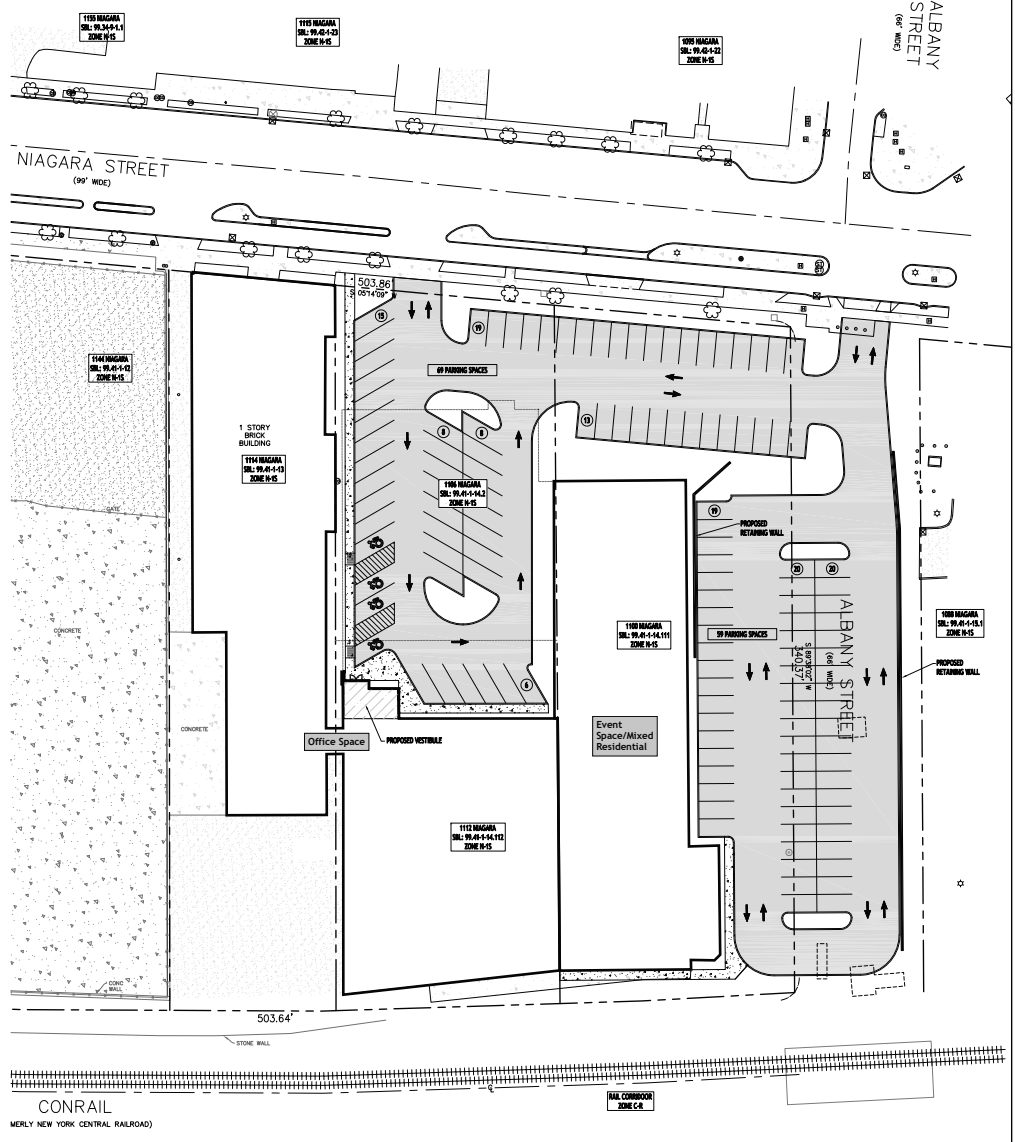
Applying green and sustainable principles and technologies to each program, consistent with each program's enabling legislation and regulations, will increase the long-term effectiveness, permanence and cost effectiveness of the cleanups and will minimize the overall environmental footprint of remediation. It is anticipated that, at a minimum, the following techniques will be used at the Site:

- During Remedial Investigation:
  - Consider impacts of climate change in the remedy selection process.
  - Design a comprehensive sampling plan with appropriate scope and equipment to ensure the collection of all necessary data to avoid the need to remobilize.
- During Remedial Design/Remedial Action:
  - Design cover systems, to the extent possible, to be usable for alternate uses such as habitat or passive recreation, require minimal maintenance (e.g. less mowing), allow for infiltration of storm water and/or be integrated with the next use of the site.
  - Reduce vehicle idling. All vehicles, both on and off road (including construction equipment) will be shut off when not in use for more than 5 minutes, consistent with 6 New York Codes, Rules and Regulations (NYCRR) Part 217 Motor Vehicle Emissions, Subpart 217-3 Idling Prohibition for Heavy Duty Vehicles.
  - Minimize hardscape cover systems as much as practical to reduce the carbon footprint and replace with natural vegetated green space.
  - Beneficially recycle/reuse materials that would otherwise be considered a waste. This may include as examples recycled crushed clean concrete as base or fill, scrape metal to metal recycler or recycling of used petroleum products.

- During Construction:
  - Minimize volumes going to hazardous waste landfills.
  - Minimize land disturbances to extent possible.
- During Site Management and reporting efforts:
  - Complete the Remedial Site Optimization Process, potentially combined with a footprint analysis, to identify opportunities to reduce energy and waste with existing systems or other remedial technologies that may be implemented.
- Reduce vehicle idling. All vehicles, both on and off road (including construction equipment) will be shut off when not in use for more than 5 minutes, consistent with 6 New York Codes, Rules and Regulations (NYCRR) Part 217 Motor Vehicle Emissions, Subpart 217-3 Idling Prohibition for Heavy Duty Vehicles.
- Design cover systems, to the extent possible, to be usable for alternate uses such as habitat or passive recreation, require minimal maintenance (e.g. less mowing), allow for infiltration of storm water and/or be integrated with the next use of the site.
- Minimize hardscape cover systems as much as practical to reduce the carbon footprint and replace with natural vegetated green space.
- Beneficially recycle/reuse materials that would otherwise be considered a waste. This may include as examples recycled crushed clean concrete as base or fill, scrape metal to metal recycler or recycling of used petroleum products.

Daily reports prepared by an environmental professional during remedial oversight will document all green remediation performed and will be summarized in the Final Engineering Report (FER).

This drawing is the property of Carmina Wood Design, Inc. and shall remain the property of Carmina Wood Design, Inc. It is to be used only for the project and site specifically identified herein. It is not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carmina Wood Design, Inc. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.



**Site Plan**  
SCALE: 1"=30'

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

REVISIONS:	DATE:
NO.	DESCRIPTION

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DRAWING NAME:  
**Site Plan Concept**

Date: 03.05.2023  
Drawn By: C. Wood  
Scale: As Noted

DRAWING NO.:

**C-100**

Project No: 24-1125

## Appendix C

### Section IV: Land Use Factors

## Appendix C. Section IV: Land Use Factors

### *Current Zoning*

The entire Site is zoned N-1S (Secondary Employment Center) which addresses mixed-use employment centers primarily located along the New York Central Belt Line, often defined by mid-rise and large-footprint industrial structures.

### *Current Use*

The Site is currently vacant.

### *Proposed Post-Remediation Use*

The proposed post-remediation use is mixed commercial/residential. The existing buildings at 1112–1114 Niagara Street will be retrofitted as commercial office space with parking located at 1106–1110 Niagara Street and along the perimeter of 1100 Niagara Street. The 1100 Niagara Street property will be redeveloped as a mixed-use facility incorporating event space and residential use.

### *Proposed Use & Zoning Consistency*

The proposed post-remediation use is consistent with the current zoning (see **Figure 9**).

### *Proposed Use & City Planning*

The proposed post-remediation use will comply with all applicable standards outlined in the Buffalo Green Code Unified Development Ordinance (Ordinance), adopted January 2017. The Ordinance was adopted in accordance with a comprehensive plan to promote the interest and welfare of the people of Buffalo. This is achieved through standards that address the orderly and compatible use of land, the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and type of blocks, thoroughfares, and open spaces.

The development was designed with respect to the form standards as well as any applicable standards outlined in the Ordinance. The 2023-2027 Four-Year Strategic Plan (Plan) serves as a roadmap for the City of Buffalo to achieve its strategic priorities and goals throughout this period. The Plan is centered around four priorities: thriving neighborhoods and people, economic opportunities and mobility, smart and sustainable infrastructure, and climate resilience.

## Appendix D

### Section V: Current Property Owner and Operator Information

Appendix D. Section V: Current Property Owner and Operator Information

Ownership Start Date	Previous Owner/Operator	Contact Information	Property Use	Requestor Relationship
<b>1100 Niagara Street</b>				
1898	Alexander Curtiss, Harlow Curtiss, Franklin D. Locke, Gustave Sobotka	Unknown	Commercial (malt house and brewery)	None
1911	Fleischmann Company	1900 Brand Avenue Baltimore, MD 21209 (410) 466-7317	Commercial (malt house)	None
1920	Co-Operative GLF Exchange, Inc.	1122 Osborn Avenue Riverhead, NY 11901 (631) 727-6677	Commercial (grain and seed storage)	None
1964	Agway	1122 Osborn Avenue Riverhead, NY 11901 (631) 727-6677	Commercial (grain and seed storage)	None
1988	Niagara View Properties, Inc.	140 North Street Buffalo, NY 14201 (716) 882-5777	Commercial (Nina Freudenheim Art Gallery)	None
1996	Erie County Foreclosure	N/A	Vacant	None
2012	1100 Niagara Street, LLC	266 Elmwood Avenue #281 Buffalo, NY 14222 (917) 213-2832	Vacant	None
9/7/2022	Jemal's Curtis Malting LLC	655 New York Ave NW Suite 830 Washington, DC 20001	Vacant	None
9/9/2025-present	Jenesis Development LLC	One Robert Rich Way Buffalo, NY 14213	Vacant	Owner
<b>1106 and 1110 Niagara Street</b>				
1925-1986	Co-Operative GLF Exchange, Inc.	1122 Osborn Avenue Riverhead, NY 11901 (631) 727-6677	Commercial (grain and seed storage)	None
1986-2005	Modern Heat Treating and Forging, Inc.	1112 Niagara Street Buffalo, NY 14213 (716) 884-2176	Industrial (metal coating, engraving and heat treating)	None
2005	1110 Niagara Street II LLC	680 New Babcock Street Buffalo, NY 14206	Vacant	None
9/7/2022	Jemal's Curtis Malting LLC	655 New York Ave NW Suite 830 Washington, DC 20001	Vacant	None
9/9/2025-present	Jenesis Development LLC	One Robert Rich Way Buffalo, NY 14213	Vacant	Owner
<b>1112 Niagara Street</b>				
Pre-1910	Louis, Emma and George Beyer	Unknown	Unknown	None

1910	Thomas Brown	Unknown	Unknown	None
1920	Co-Operative GLF Exchange, Inc.	1122 Osborn Avenue Riverhead, NY 11901 (631) 727-6677	Commercial (grain and seed storage)	None
1927	Producers' Warehouse and Elevator Company, Inc.	Unknown	Unknown	None
1931	A.F. Oliver Gear & Machine Company, Inc.	1120 Niagara Street Buffalo, NY 14213	Industrial (metal coating, engraving and heat treating)	None
1982	Gear Motions Inc.	Unknown	Industrial (metal coating, engraving and heat treating)	None
1988	Oliver Gear Inc.	1120 Niagara Street Buffalo, NY 14213	Industrial (metal coating, engraving and heat treating)	None
8/24/2021-Present	Jenesis Development LLC	One Robert Rich Way Buffalo, NY 14213	Vacant	Owner
<b>1114 Niagara Street</b>				
Pre-1910	Louis, Emma and George Beyer	Unknown	Unknown	None
1910	Thomas Brown	Unknown	Unknown	None
1920	Co-Operative GLF Exchange, Inc.	1122 Osborn Avenue Riverhead, NY 11901 (631) 727-6677	Commercial (grain and seed storage)	None
1927	Producers' Warehouse and Elevator Company, Inc.	Unknown	Unknown	None
1931	A.F. Oliver Gear & Machine Company, Inc. (changed name to Oliver Gear, Inc. in 1975)	1120 Niagara Street Buffalo, NY 14213	Industrial (metal coating, engraving and heat treating)	None
8/24/2021-Present	Jenesis Development LLC	One Robert Rich Way Buffalo, NY 14213	Vacant	Owner

## **Appendix E**

### **Section VI: Property's Environmental History**

## Appendix E. Section VI: Property's Environmental History

### Phase I ESA – 1100 Niagara Street – October 2012

A Phase I Environmental Site Assessment (ESA) was conducted for 1100 Niagara Street in October 2012. The following Recognized Environmental Conditions (RECs) were identified in the building interior:

- There is a spill that occurred in the storage building from a leaking 55-gallon drum of oil. While the oil was cleaned up, the staining on the floor and wall remains.
- There are approximately a dozen fluorescent light ballasts in an electric/tool room located in an upstairs room to the left of the main building entry way.

The following RECs were found outside of the building on the property:

- Soil as well as construction and demolition debris have been dumped along the building between the south wall of the storage area and Albany Street. Used medical syringes were also observed scattered around the debris piles. The origin of this material is from off-site and it is unknown if this material may have contamination associated with it.
- There are two propane tanks on site near the front entry way to the building; a 20-pound cylinder just to the right of the entry way, and a 40-pound cylinder alongside of the office building near the entry way to the main building.

The following are Suspect Environmental Conditions (SECs) that were observed or discovered within the interior of the building during the completion of this Phase I ESA:

- The interior brick building walls are stained a dark brownish color. This could have been from the use of a coating to seal the brick through time, or could be related to past industrial practices that occurred within the building.
- Industrial cleaning fluids were reportedly within the building immediately to the right of the main building entry way.
- There are a number of sumps on the main floor of the building that have been filled in with either soil or concrete.
- There is a drain on the main floor of the building that may have historically received cleaning fluids from onsite industrial processes. It is unknown where this drain discharges.
- There is a sump under the mezzanine approximately two feet deep that is filled with sediment and water. The chemical nature of the sediment and water in this sump are unknown
- There is a shaft under the grain elevators/bins with standing water, sediment and refuse in it. The chemical nature of sediment and water are unknown.
- There is a drain in the basement boiler room that likely received condensate from the boiler. It is unknown where this drain discharges.

The following SEC was found outside of the building on the property:

- There are pole mounted transformers along the electric right of way along the south property boundary with Albany Street.

The following SECs pertaining to adjacent/nearby properties were noted:

- To the east of Niagara Street, Keystone Chromium Corporation operated a chrome plating facility from before 1951 to after 1986. There may have been releases of heavy metals and/or solvents to soil that migrated down to the groundwater table. Since this facility was located upgradient of 1100 Niagara Street, any groundwater contamination that may have occurred as result of their manufacturing processes may have migrated through time downgradient onto the 1100 Niagara Street property.
- In addition, the industrial manufacturing processes used at Keystone Chromium Corporation may have caused releases of heavy metals to the environment via the air or soil routes in and around the location of the plant.
- Immediately south of the 1100 Niagara Street, an oil distribution facility was in place from before 1925 until after 1951. This facility reportedly had petroleum storage tanks on location, which may have leaked creating soil and groundwater contamination. Since this location is side gradient to general flow direction, it is unknown whether or not there are any impacts to soil and groundwater from industrial activities at this site, or whether or not potential impacts have effected soil and groundwater at 1100 Niagara Street.
- Immediately adjacent to the north, Modern Heat Treating and Fabricating has had a facility since before 1986 but after 1981. Modern treats metal products. There is a 1,500-gallon tank for methanol located on site. There is a potential for the release of heavy metals and/or solvents from this facility. It is unknown whether or not there have been any releases, or whether they would affect soil and groundwater quality at 1100 Niagara Street.
- Immediately west of 1100 Niagara Street is a railroad right of way. Historically, various chemical, petroleum and metal products and various other products are transported by rail. It is unknown if there have been any spills by rail transportation in the immediate vicinity of 1100 Niagara Street that may have impacted site soils or groundwater.

#### Phase II ESA – 1100 Niagara Street – November 2012

A preliminary Phase II ESA was subsequently completed at 1100 Niagara Street in November 2012. On October 11, 2012, the following samples were collected:

- Four soil samples from debris piles along the southern property boundary
- One water and sediment sample from the sump under the mezzanine
- One residue sample from the interior walls of the main room of the building

Analytical results for soil samples SC-1 through SC-4 show the presence of metals, a pesticide and semi-volatile organic compounds (SVOCs) above the restricted residential SCOs in the surface soils.

Sediment sample MSS-5 collected from the mezzanine sump significantly exceeded the restricted residential SCOs for several metals, a pesticide, and 14 SVOCs. This composite sample from the sump likely contains a mixture of materials that were used within the building including lead paint residue from the walls and burned wood debris that was present in the sump.

The wall residue sample is most likely not residue from manufacturing processes. The dark grey-brown coating on the interior walls of the main building is likely to be lead based paint (LBP) since there were significant concentrations of cadmium, lead, and zinc that are present in the sample. The origin of mercury in the sample is unknown.

The presence of dieldrin and acetone above Technical Operational Guidance Series (TOGS) 1.1.1 indicate the likely presence of pesticide use onsite as well as compounds containing volatile organic compounds (VOCs), possibly for cleaning purposes. See **Figure 10** for sampling locations and **Tables 1.1 and 1.2** for a summary of analytical results.

#### Phase I ESA – 1106 and 1110 Niagara Street – November 2014

A Phase I ESA was conducted for 1106 and 1110 Niagara Street) in November 2014. The following RECs are associated with the property:

- The property has a history associated with heat treating for over 30 years. This includes the use of chemicals and materials associated with that industry including solvents, petroleum and plating chemicals.
- A 1,400-gallon methanol underground storage tank (UST) was and still may be located on the property. A 1,000-gallon oil tank may be located on the property or adjacent property.
- Numerous drums, containers, machines, furnaces and plating baths are located throughout the property and most contain products/oils/waste materials.
- The general area consists of commercial/manufacturing within the immediate area of the property and a number of adjacent facilities were small/large quantity generators of hazardous waste. Some adjacent or nearby petroleum and chemical use and storage exist/existed. Adjacent properties have a history of industrial operations associated with metal work, plating and machining which involves the use of solvents and petroleum compounds. The property to the south contained a historic gasoline service station.
- Surrounding properties are currently in the BCP.
- The property may have urban fill typical in urban areas.
- Potential vapor encroachment exists for the property due to its past use and adjacent uses including from solvent and petroleum use and storage.

#### Phase II ESA – 1100 Niagara Street – June 2019

An additional Phase II ESA was completed at 1100 Niagara Street in June 2019. On May 16, 2019, the following samples were collected:

- Seven subsurface soil samples
- One groundwater sample

Field observations and laboratory results indicate that there are urban fill conditions in the near-surface soil resulting in compounds above residential SCOs. Metal and SVOC exceedances were observed in 6 of the 7 samples collected and these represent areas across the property. The fill depth varied from 1 foot to 15 feet across the property and bedrock depth varied from 9 to almost 16 feet below ground surface (bgs). The one groundwater result indicates that groundwater upgradient of the property is impacted with chlorinated solvents above groundwater guidance. Immediately adjacent and nearby properties east and north of the property have the historical use potential for chlorinated solvents that could impact

groundwater. The overburden does not appear to be a source of a significant water bearing zone. See **Figure 11** for sampling locations and **Tables 2.1 and 2.2** for a summary of analytical results.

#### Phase II ESA – 1106 and 1110 Niagara Street – March 2023

A Phase II ESA was completed at 1106 and 1110 Niagara Street in March 2023. A geophysical survey was conducted based on the previously identified RECs. The survey entailed the use of a high-sensitive metal detector (i.e., Geonics EM61) instrument to survey the near surface for the presence of metallic or metal-containing objects. The investigation was conducted across the asphalt surface area east of the building. Anomalies that may be related to buried USTs, metal pipes, or metal fill material were recorded and annotated on a site map. The results of the survey suggested that a tank may be located in the northwest corner of the property adjacent to the building. On March 1, 2023, the following samples were collected:

- Six soil samples in the front parking area
- Three soil samples inside the building below the cement slab
- One groundwater sample

The laboratory results indicate that there are urban fill conditions existing at the property to at least 2 feet bgs resulting in target compounds (metals and SVOCs) above NYSDEC restricted residential SCOs. See **Figure 12** for sampling locations and **Tables 3.1 and 3.2** for a summary of analytical results.

#### Phase I ESA – 1112 and 1114 Niagara Street – December 2024

A Phase I ESA was conducted for 1112 and 1114 Niagara Street in November 2024. The following RECs were identified:

- **Likely Releases Related to Long-Term Industrial Site Operations:** The Site was utilized for industrial operations from the 1930s through the early 2000s, including gear manufacturing and heat treating and forging. These operations utilize significant quantities of petroleum products and hazardous substances and were primarily conducted prior to the promulgation of environmental regulations. The Site was listed as a former generator of hazardous waste including tetrachloroethene and trichloroethene. Moderate to heavy staining was observed on portions of the concrete floor throughout the Site building, although no significant cracks were observed in the concrete. A moderate petroleum odor was observed throughout the 1114 Niagara Street building. A small number of floor drains were observed and their discharge point is unknown. Based on the nature and amounts of petroleum products and hazardous substances used in machining and heat treating operations, typical chemical disposal and handling practices during the years of operation, the observed staining within the building, and the potential routes to the environment via floor drains and through concrete, a release of hazardous substances or petroleum products is likely. Likely releases associated with the historical Site use constitutes a REC.
- **Likely Impacts from Northern Adjoining Property:** The property located at 1144 Niagara Street, which adjoins the Site to the north, is identified as an “active” BROWNFIELDS site in the database. Impacts include petroleum compounds and chlorinated volatile organic compounds (VOCs) in groundwater. According to the database listing, “environmental sampling indicates soil vapor intrusion is a concern for off-site

buildings.” This property is also identified with a second “active” BROWNFIELDS listing for “investigation and possible remediation of contamination that may have migrated from that site.” Furthermore, this property is listed on the SPILLS database for identification of petroleum impacts, which reportedly could not be fully delineated due to the presence of the “Oliver Gear” driveway and foundation wall. Although this property appears to be cross-gradient of the Site to the north, based on reported potential vapor intrusion concerns at nearby properties and the identification of petroleum impacts at the Site boundary, adverse impact to the Site from this adjoining property is likely and constitutes a REC.

- **Likely Impacts from Southern Adjoining Property:** The property located at 1100 Niagara Street, which adjoins the Site to the south, and the portion of the 1106-1112 Niagara Street building located on the 1106 and 1110 Niagara Street parcels, which adjoins the Site to the south and east, is identified as an “active” BROWNFIELDS site in the database. According to the listing, “nominal” contamination of metals and semi-volatile organic compounds was identified in shallow fill and “nominal” VOC impacts were identified in groundwater. The listing states that the remedial investigation has not been completed and no remedial measures have been completed. Based on the historical shared operations of this property with the Site, the identification of soil and groundwater contamination at this property, and the location of a portion of this property upgradient of the Site, adverse impact to the Site from this adjoining property is likely and constitutes a REC.
- **Threat of Impact from Abandoned Drums:** Three 55-gallon drums were observed in the western portion of the 1114 Niagara Street building. One drum was labeled “waste paint” and the other drums were not labeled. Mr. Jack Kane was unaware of the contents and origins of these drums. Although no evidence of a release from these drums was observed, the drums appeared moderately rusted and the underlying concrete was cracked. No floor drains were observed proximate to these drums. Based on their observed condition, storage location, and contents likely consisting of hazardous substances, these drums pose a material threat of a future release to the environment and therefore constitute a REC.

#### Phase II ESA – 1112 and 1114 Niagara Street – February 2025

A Phase II ESA was subsequently completed at 1112 and 1114 Niagara Street in February 2025. On December 10 and 11, 2024, the following samples were collected:

- Seven near surface soil samples
- Six subsurface soil samples
- Three groundwater samples

The Phase II was conducted prior to the December 31, 2025, NYSDEC Part 375 revision and results compared to the commercial SCOs. As such, the data was reevaluated and compared to the updated restricted residential SCOs. Conclusions are as follows:

- With the exception of BH-2, fill materials were observed in all of the borings consisting primarily of silt sand, clay, gravel, brick, slag, organic material and cinders.
- Groundwater was encountered in soil borings BH-3, BH-5, and BH-11 at depths of approximately 7.5 feet bgs (BH-5) and 14 feet bgs (BH-3 and BH-11).
- Some metal (arsenic, mercury and potentially chromium) and SVOC exceedances were noted in Site soils. It is important to note that soil samples were analyzed for total

chromium, however, there is no corresponding guidance value. Results were compared to hexavalent chromium as this is the more conservative/stringent guidance values. Thus, although exceedances were noted, it cannot be confirmed which portion of the total chromium is hexavalent vs. trivalent, therefore exceedances cannot be confirmed.

- Some groundwater exceedances above Class GA standard/guidance values and the NYS Maximum Contaminant Level were noted.

See **Figures 13 and 14** for sampling locations and **Tables 4.1-4.5** for a summary of analytical results.

#### SVI Investigation – 1112 and 1114 Niagara Street – February 2025

A Soil Vapor Intrusion (SVI) Investigation was also completed at 1112 and 1114 Niagara Street in February 2025. On December 19, 2024, the following samples were collected:

- Six sub-slab/indoor air paired samples
- One outdoor air sample to assess background conditions.

Results were then compared to the decision matrices provided in NYSDOH SVI Guidance. Based on this comparison, no further action was required at Locations 1-5 (all on the main floor) and mitigation was required for Location 6 (eastern basement). The recommended action of mitigation is based on the following observed concentrations:

- 1,1-dichloroethene (Matrix A)
  - Sub-slab: 110,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: 1.4 ug/m<sup>3</sup>
  - Conclusion: Box 9 – Mitigate
- cis-1,2-dichloroethene (Matrix A)
  - Sub-slab: 4,200 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: non-detect (ND)
  - Conclusion: Box 7 – Mitigate
- Trichloroethene ([TCE] Matrix A)
  - Sub-slab: 10,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: ND
  - Conclusion: Box 7 – Mitigate
- 1,1,1-trichloroethane (Matrix B)
  - Sub-slab: 320,000 ug/m<sup>3</sup> (mitigation recommended above 1,000 ug/m<sup>3</sup>)
  - Indoor air: 5.2 ug/m<sup>3</sup>
  - Conclusion: Box 8 – Mitigate
- Vinyl chloride (Matrix C)
  - Sub-slab: 12,000 ug/m<sup>3</sup> (mitigation recommended above 60 ug/m<sup>3</sup>)
  - Indoor air: ND
  - Conclusion: Box 7 – Mitigate

It is important to note that the recommendation of mitigate is based primarily on sub-slab air concentrations. There did not appear to be a significant soil vapor intrusion concern at the time of sampling. Only one contaminant, 1,1-dichloroethene, slightly exceeded the maximum indoor air concentration of 1 ug/m<sup>3</sup>.

See **Figure 15** for sampling locations and **Table 5** for a summary of analytical results.

Supplemental Groundwater Sampling – 1112 and 1114 Niagara Street – March 2026

On March 13, 2026, one groundwater sample was collected from RI-BRW-1A and analyzed for metals, SVOCs, VOCs, PFAS and pesticides. The well was installed proximate to the elevated sub-slab air sample previously collected in the eastern basement. Conclusions are as follows:

- Three metals, iron, magnesium and sodium, were noted above guidance values.
- Seven SVOCs, 1,1-dichloroethane, 1,1,1-trichloroethane, vinyl chloride, 1,1-dichloroethene, trans-1,2-dichloroethene, TCE and cis-1,2-dichloroethene, were noted above guidance values.
- No SVOC, PFAS or pesticide exceedances were observed.

See **Figure 16** for the sampling location and exceedances and **Table 6** for a summary of analytical results.

These reports establish that contamination of environmental media exists on the Site. Soil, groundwater and vapor samples exceeded applicable Standards, Criteria, and Guidance (SCGs) based on the reasonably anticipated use of the Site. See **Tables 7 and 8** for data summary tables.

## Appendix F

### Section VII: Requestor Information

### Appendix F. Section VII: Requestor Information

The Requestor, Jenesis Development LLC, is a corporation authorized to conduct business in New York State (NYS) by the NYS Department of State Division of Corporations. The **Entity Information Printout** is attached.

Investigation, assessment and remedial work plans, reports and other documents will be prepared for the Requestor by Brydges Engineering in Environment & Energy (BE3). BE3 is a New York State Licensed Professional Engineering firm meeting the requirements of Section 7210 of the Education Law to provide professional engineering services in the State of New York (Certification No. 0019059) and is authorized to practice engineering in New York State. All documents will be certified by Jason M. Brydges, P.E., a New York State licensed professional engineer (No. 079402). Mr. Brydges has a B.S. and M.S. in Environmental Engineering and has worked in the environmental engineering field for over 20 years performing a wide variety of environmental assessment, design, and remediation projects. He has been involved with or managed most of the firm's Brownfield projects and is advanced on tax credit/remedial option analysis for site specific needs.





# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)

[Return to Search](#)

#### Entity Details

**ENTITY NAME:** JENESIS DEVELOPMENT LLC  
**DOS ID:** 4678373  
**FOREIGN LEGAL NAME:**  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTION OF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 12/10/2014  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 12/10/2014  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:**  
**STATEMENT STATUS:** CURRENT  
**COUNTY:** ERIE  
**NEXT STATEMENT DUE DATE:** 12/31/2026  
**JURISDICTION:** NEW YORK, UNITED STATES  
**NFP CATEGORY:**

[<](#)   [ENTITY DISPLAY](#)   [NAME HISTORY](#)   [FILING HISTORY](#)   [MERGER HISTORY](#)   [ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

**The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:**

**Name:** C/O CORPORATE CREATIONS NETWORK INC.  
**Address:** 600 MAMARONECK AVENUE #400, HARRISON, NY, UNITED STATES, 10528

**Electronic Service of Process on the Secretary of State as agent: Not Permitted**

Chief Executive Officer's Name and Address

**Name:**  
**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:** CORPORATE CREATIONS NETWORK INC.

**Address:** 15 NORTH MILL STREET, NYACK, NY, 10960

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value

Number Of Shares

Value Per Share

STATE OF NEW YORK

DEPARTMENT OF STATE

Certificate of Status

I, WALTER T. MOSLEY, Secretary of State of the State of New York and custodian of the records required by law to be filed in my office, do hereby certify that upon a diligent examination of the records of the Department of State, as of the date and time of this certificate, the following entity information is reflected:

**Entity Name:** JENESIS DEVELOPMENT LLC  
**DOS ID Number:** 4678373  
**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY  
**Entity Status:** EXISTING  
**Date of Initial Filing with DOS:** 12/10/2014  
**Statement Status:** CURRENT  
**Statement Due Date:** 12/31/2026

I certify that the following is a list of documents on file in the Department of State for said entity:

---

**Document Type:** ARTICLES OF ORGANIZATION  
**Date of Filing:** 12/10/2014  
**Entity Name:** JENESIS DEVELOPMENT LLC

---

**Document Type:** CERTIFICATE OF PUBLICATION  
**Date of Filing:** 02/24/2015

---

**Document Type:** BIENNIAL STATEMENT  
**Date of Filing:** 01/22/2019  
**Effective Date:** 12/01/2018

**Document Type:** CERTIFICATE OF CHANGE

**Date of Filing:** 02/04/2019

---

**Document Type:** BIENNIAL STATEMENT

**Date of Filing:** 12/01/2020

---

**Document Type:** BIENNIAL STATEMENT

**Date of Filing:** 12/02/2022

**Effective Date:** 12/01/2022

---

**Document Type:** BIENNIAL STATEMENT

**Date of Filing:** 12/04/2024

---

No information is available from this office regarding the financial condition, business activity or practices of this entity.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on July 22, 2025 at 05:29 P.M.



WALTER T. MOSLEY  
Secretary of State

*Brendan C. Hughes*

BRENDAN C. HUGHES  
Executive Deputy Secretary of State

Authentication Number: 100008438986 To Verify the authenticity of this document you may access the  
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

FILING RECEIPT

=====

ENTITY NAME: JENESIS DEVELOPMENT LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: ERIE

=====

FILED:12/10/2014 DURATION:\*\*\*\*\* CASH#:141210000930 FILM #:141210000888

DOS ID:4678373

FILER:

EXIST DATE

-----

-----

PHILLIPS LYTTLE LLP  
ONE CANALSIDE  
125 MAIN STREET  
BUFFALO, NY 14203

12/10/2014

ADDRESS FOR PROCESS:

-----

THE LLC  
1150 NIAGARA STREET  
BUFFALO, NY 14213

REGISTERED AGENT:

-----



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to [www.email.ebiennial.dos.ny.gov](http://www.email.ebiennial.dos.ny.gov) to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: UNITED CORPORATE SERVICES - 37

SERVICE CODE: 37 \*

FEES            225.00  
-----  
FILING           200.00  
TAX              0.00  
CERT             0.00  
COPIES           0.00  
HANDLING        25.00

PAYMENTS       225.00  
-----  
CASH             0.00  
CHECK            0.00  
CHARGE           0.00  
DRAWDOWN        225.00  
OPAL             0.00  
REFUND           0.00

=====

JENES33546

DOS-1025 (04/2007)

***STATE OF NEW YORK***  
***DEPARTMENT OF STATE***

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the  
Department of State, at the City of Albany,  
on December 11, 2014.



*Anthony Giardina*

Anthony Giardina  
Executive Deputy Secretary of State

141210000888

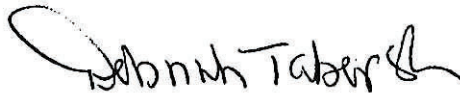
ARTICLES OF ORGANIZATION  
OF  
JENESIS DEVELOPMENT LLC

UNDER SECTION 203 OF THE LIMITED LIABILITY COMPANY LAW

The undersigned, being the sole organizer of Jenesis Development LLC, does hereby certify that:

1. The name of the limited liability company is Jenesis Development LLC.
2. The county within the state in which the principal office of the limited liability company is to be located is Erie County.
3. The Secretary of State of the State of New York is hereby designated as an agent of the limited liability company upon whom process against it may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is 1150 Niagara Street, Buffalo, New York 14213.
4. The limited liability company is to be managed by one or more of its managers.
5. The limited liability company shall have one or more class or classes of members and/or class or classes of managers with such relative rights, powers, preferences and limitations as the operating agreement may provide.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of December 10, 2014.



Deborah L. Taberski, Organizer  
One Canalside  
125 Main Street  
Buffalo, New York 14203

Doc #01-2824301.1

141210000888

888

UNI-37

ARTICLES OF ORGANIZATION

OF

JENESIS DEVELOPMENT LLC

Under Section 203 of the Limited Liability Company Law

RECEIVED  
2014 DEC 10 PM 12:05

<sup>100</sup>  
STATE OF NEW YORK  
DEPARTMENT OF STATE

FILED DEC 10 2014

TAX \$ \_\_\_\_\_  
BY: LAH

Phillips Lytle LLP  
One Canalside  
125 Main Street  
Buffalo, New York 14203

*Rey# Jenes 33546*

DRAWDOWN

*930*

**OPERATING AGREEMENT**  
**OF**  
**JENESIS DEVELOPMENT LLC**

This Operating Agreement, effective as of December 10, 2014, entered into by the undersigned.

**WHEREAS**, the undersigned has formed a limited liability company known as Jenesis Development LLC (the "Company") pursuant to the New York Limited Liability Company Law, as amended from time to time (the "Act").

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agrees as follows:

**ARTICLE I**

**Definitions**

1.1 *Definitions.* In this Agreement, the following terms shall have the meanings set forth below:

- a. "*Act*" shall have the meaning ascribed to it in the recitals hereof.
- b. "*Agreement*" shall mean this Operating Agreement of Jenesis Development LLC.
- c. "*Articles of Organization*" shall mean the Articles of Organization of the Company filed or to be filed with the New York Department of State, as they may from time to time be amended.
- d. "*Capital Contribution*" means, any cash, cash equivalents and any other property, real or personal, which the Member contributes to the Company pursuant to Sections 5.1 or 5.2 hereof.
- e. "*Company*" shall have the meaning ascribed to it in the recitals hereof.
- f. "*Distribution*" means any cash and other property distributed to the Member by the Company from the operations of the Company or from capital.
- g. "*Fiscal Year*" shall mean the fiscal year of the Company, which shall be the year ending December 31.
- h. "*Member*" shall mean Rich Products Corporation, a corporation incorporated under the laws of the State of Delaware.

i. “*Person*” shall mean any natural person or any corporation, governmental authority, limited liability company, partnership, trust, unincorporated association or other entity.

## ARTICLE II

### Organization and Purposes

2.1 *Formation.* The Member has caused the formation of the Company pursuant to the Act by directing that Phillips Lytle LLP, as organizer, prepare and file Articles of Organization with the New York Department of State.

2.2 *Operating Agreement.* This Agreement, including any schedules and exhibits attached hereto from time to time, shall constitute the “Operating Agreement” of the Company as such term is used in the Act.

2.3 *Purposes.* The Company is formed for the purpose of real property ownership and development and to conduct any other lawful business or activity whatsoever as is permitted by applicable law and is determined from time to time by the Member.

## ARTICLE III

### Member

3.1 *Name.* The name of the sole Member of the Company is Rich Products Corporation.

3.2 *Additional Members.* The Company may admit additional members only after appropriate amendments to this Agreement have been made.

3.3 *Books and Records.* The Company shall keep books and records of accounts and minutes of all actions of the Member. Such books and records shall be maintained on either the cash or accrual basis as determined by the Member.

## ARTICLE IV

### Management

4.1 *Management.* The Company’s business shall be managed by one or more managers as appointed by the Member. Any such manager appointed by the Member may be removed at any time by the Member, with or without cause. The initial managers will be William Grieshober and Howard Rich. If more than one manager is appointed by the member, the managers may act singularly or jointly. Neither the Member nor any manager shall be liable to the Company for any loss or damage sustained by the Company except as otherwise required by the Act.

4.2 *Indemnification.* The Company shall indemnify and hold harmless the Member and each manager from and against all claims and demands to the maximum extent permitted under the Act.

4.3 *Amendments.* This Agreement and the Articles of Organization may be amended from time to time in writing by the Member.

## ARTICLE V

### Capital Contributions and Distributions

5.1 *Capital Contributions.* At the time of the execution of this Agreement, the Member shall make the Capital Contribution(s) set forth on Schedule A to this Agreement. The Member shall have no obligation to make any additional Capital Contribution or loan to the Company.

5.2 *Voluntary Additional Capital Contributions.* The Member may, but is not obligated to, make additional Capital Contributions to the Company. Any such additional Capital Contribution shall be noted on the books and records of the Company.

5.3 *Loans by Member.* The Member may, but is not obligated to, loan or cause to be loaned to the Company such additional sums as the Member deems appropriate, necessary or convenient for the conduct of the Company's business.

5.4 *Distributions.* The Member shall determine the timing and amount of any Distribution of the Company's net income or capital to the Member.

## ARTICLE VI

### Transferability

6.1 *Dissolution or Bankruptcy of a Member.* If following the dissolution or bankruptcy of the Member, the Company is continued in accordance with Section 7.1(b), the legal representative of the Member shall have the right to act as the Member.

6.2 *Transfer.* The Member may transfer all or a portion of the Member's interest in the Company to another Person. If less than all of the Member's interest in the Company is transferred, this Agreement shall be appropriately amended prior to such transfer.

## ARTICLE VII

### Dissolution

7.1 *Dissolution.* The Company shall be dissolved and its affairs shall be wound up upon the first to occur of the following:

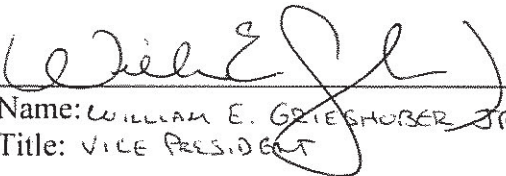
- a. The action of the Member;
- b. The dissolution or bankruptcy of the Member or the occurrence of any other event that terminates the continued membership of any Member, unless within one hundred eighty (180) days after such event the Company is continued by the action of the legal or personal representative of the Member; or
- c. The entry of a decree of judicial dissolution under section 702 of the Act.

7.2 *Winding Up and Liquidation.* Upon the dissolution of the Company in accordance with Section 7.1, the Company shall continue solely for the purposes of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors and the Member.

7.3 *Articles of Dissolution.* Within ninety (90) days following the dissolution and the commencement of winding up of the Company, or at any other time there is no Member, Articles of Dissolution shall be filed with the New York Department of State pursuant to the Act.

**IN WITNESS WHEREOF**, the Member has executed this Agreement effective as of the date first written above.

Rich Products Corporation

By:   
Name: WILLIAM E. GRIESHABER JR.  
Title: VICE PRESIDENT

**SCHEDULE A**

<u>Member's Name and Address</u>	<u>Capital Contribution</u>	<u>Percent Ownership</u>
Rich Products Corporation 1150 Niagara Street Buffalo, New York 14213	\$100	100%

Jenesis Development LLC

Member's Name and Address:

Rich Products Corporation

1150 Niagara Street  
Buffalo, New York 14213

## **Appendix G**

### **Section X: Requestor Eligibility**

### Appendix G. Section X: Requestor Eligibility

In accordance with the definitions outlined in ECL § 27-1405(1), Jenesis Development LLC, the new Requestor, is considered a Volunteer, as its liability arises solely as a result of its ownership or operation of or involvement with the site subsequent to the disposal of contaminants, and it exercises and will exercise appropriate care with respect to contamination found at the facility by taking reasonable steps to stop any continuing release; prevent any threatened future release; and prevent or limit human, environmental, or natural resource exposure to any previously released contamination.

# Appendix H

## Section XII: Site Contact List

Appendix H. Section XII: Site Contact List

All of the following contacts and adjacent property owners (see **Figure 5**) will receive fact sheets throughout the project duration. The **Repository Acceptance Acknowledgement** from The Buffalo and Erie County Public Library is attached.

Contact	Address
<b>Erie County</b>	
Honorable Mark Poloncarz Erie County Executive	95 Franklin Street Buffalo, NY 14202
Daniel Castle AICP County Environment & Planning Co.	95 Franklin Street, 16 <sup>th</sup> Floor Buffalo, NY 14202
Lawrence J. Dupre Erie County Legislator	1367 Fillmore Ave Buffalo, NY 14211
Olivia Owens Erie County Legislature Clerk	92 Franklin Street, 4 <sup>th</sup> Floor Buffalo, NY 14202
John Cappellino ECIDA President	95 Perry Street Buffalo, NY 14203
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
<b>City of Buffalo</b>	
Christopher P. Scanlon City of Buffalo Mayor	65 Niagara Square, Room 201 Buffalo, NY 14202
Crystal Middleton Director of Planning and Zoning	65 Niagara Square, Room 901 Buffalo, NY 14202
Leah M. Halton-Pope Ellicott District Councilmember	65 Niagara Square, Rm 1413 Buffalo, NY 14202
<b>Supplier of Potable Water</b>	
Buffalo Water Department	281 Exchange Street Buffalo, NY 14202
Erie County Water Authority	295 Main Street, Room 350 Buffalo, NY 14203
<b>Local News Media</b>	
Buffalo News	1 News Plaza Buffalo, NY 14240
WGRZ TV - Ch. 2	259 Delaware Avenue Buffalo, NY 14202
WIVB - Ch. 4	2077 Elmwood Avenue Buffalo, NY 14207
WKBW News Channel 7	7 Broadcast Plaza Buffalo, NY 14202
WJYE ATTN: Environmental News Desk	1700 Rand Building Buffalo, NY 14203
Business First	465 Main Street Buffalo, NY 14203-1793
WBEN News Radio 930 Entercom Radio of Buffalo	500 Corporate Pkwy, Suite 200 Buffalo, NY 14226
WNED, Environmental News Desk	P.O. Box 1263, Horizons Plaza

	Buffalo, NY 14240
<b>Nearby Schools and Day Cares</b>	
Ms. Dawn M. DiNatale, Principal PS 30 Frank A. Sedita Academy	21 Lowell Place Buffalo, NY 14213
Aakta Patel, Principal PS 18 Dr. Antonia Pantoja Community School of Academic Excellence	750 West Avenue Buffalo, NY 14213
Dr. Lorrie Clemo, President D'Youville College	320 Porter Avenue Buffalo, NY 14201
Ms. Florence Krieter, Principal PS 212 Leonardo da Vinci High School	320 Porter Avenue Buffalo, NY 14201
Lynn Piccirillo, Principal PS 45 International School	141 Hoyt Street Buffalo, NY 14213
Mrs. Andrea Todoro, School Leader West Buffalo Charter School	113 Lafayette Avenue Buffalo, NY 14213
Director Kids World Day Care Center, Inc.	921 Niagara Street Buffalo, NY 14213
Director Antwanayja Day Care Center	257 Massachusetts Avenue Buffalo, NY 14213
Director BrightPath Rich's Family Center	1200 Niagara Street Buffalo, New York 14213
<b>Document Repository</b>	
April Tompkins	Buffalo and Erie County Public Library 1 Lafayette Square Buffalo, NY 14203
<b>Current Owner</b>	
Jenesis Development LLC	One Robert Rich Way Buffalo, NY 14213

Address	SBL/Tax ID	Owner	Owner Address
1144 Niagara Street	99.41-1-12	Jenesis Development LLC	1150 Niagara Street Buffalo, NY 14213
1115 Niagara Street	99.42-1-23	1115 NS Holdings, LLC	1111 Niagara Street Buffalo, NY 14213
1095 Niagara Street	99.42-1-22	1095 Group LLC	295 Main Street, Suite 210 Buffalo, NY 14203
1085 Niagara Street	99.42-13-1	Naples Family Trust #2	1085 Niagara Street Buffalo, NY 14213
1073 Niagara Street	99.42-14-12	Sabrina Irizarry	18 Woodbine Place Cheektowaga, NY 14225
1088 Niagara Street	99.41-1-15.1	9271 Group LLC	295 Main Street, Suite 210 Buffalo, NY 14203
1050 Niagara Street	99.41-1-15.21	9271 Group LLC	295 Main Street, Suite 210 Buffalo, NY 14203

**From:** [April Tompkins](#)  
**To:** [Peter Gorton](#)  
**Subject:** RE: Document Repository - 1100 Niagara Street Site  
**Date:** Tuesday, February 8, 2022 12:59:15 PM  
**Attachments:** [Library Repository Letter.pdf](#)

---

CAUTION: This email originated from outside of the organization.

Good afternoon Peter,

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 on behalf of 1100 Niagara, LLC for the Brownfield Cleanup Program at the 1100 Niagara Street Site, Buffalo, New York. These documents will be made available for public viewing at the Library(s) of your choice. Please refer to our procedure below.

We prefer that you do not take and/or send documents to individual libraries. Please bring or send your document(s), and cover letter, to the Central Library and we will process according to our procedure and distribute to the location(s) of your choice. If you would like a confirmation that your document was received, you will need to include the request in your cover letter and provide an email address.

Please keep the following in mind:

- Documents (including updates) for public viewing 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 are made available usually within three business days after receipt, excluding weekends and holidays. Documents for the Central/Downtown library are located on the first floor in the Information Services Department.
- 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 or a list regarding their destination(s). We will distribution accordingly. We do not make copies for distribution.
- Documents that cannot be stapled, should be kept together spiral bound or in a ring binder. Please do not send 'loose' papers, especially if including a cd or flash drive.
- You have the choice regarding the format (hard copy print and/or disk or flash drive) you wish to submit. If submitting in both formats, please be sure that they are titled/labeled accordingly. If cd's or flash drives 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. Public computers do have USB ports. If optional, an alternative is the availability to go online using a provided link for patrons to read/print. Patrons are not allowed to take original repository documents out of the Library.

This email has been sufficient for, and accepted by your company, for past/recent requests in place of the attached document requiring a signature. 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

---

**From:** Jeannine Doyle <[doylejm@buffalolib.org](mailto:doylejm@buffalolib.org)>  
**Sent:** Tuesday, February 8, 2022 12:21 PM  
**To:** April Tompkins <[tompkinsa@buffalolib.org](mailto:tompkinsa@buffalolib.org)>  
**Subject:** FW: Document Repository

Please respond

---

**From:** Peter Gorton <[pgorton@be3corp.com](mailto:pgorton@be3corp.com)>  
**Sent:** Tuesday, February 8, 2022 11:33 AM  
**To:** Jeannine Doyle <[doylejm@buffalolib.org](mailto:doylejm@buffalolib.org)>  
**Subject:** Document Repository

**CAUTION:** This email originated from outside of the Library. Attachment and links **may not be safe!**

Hi Jeannine,

I am looking to use Buffalo & Erie County Public Library as a repository for two Brownfield sites that I will be working on. I have attached the letters for the site that we need pursuant to the BCP application. Please let me know if you have any questions and thank you for your past assistance with this on our other applications.

Thank you

Pete

**Peter J. Gorton, MPH; CHCM**  
**Partner/Vice President**