



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 (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
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. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. 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 12233-7020

SITE NAME: Buffalo Central Terminal

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C915414

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Buffalo Central Terminal**

ADDRESS/LOCATION **495 Paderewski Drive**

CITY/TOWN **Buffalo**

ZIP CODE **14212**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **City of Buffalo, Erie County**

COUNTY **Erie**

SITE SIZE (ACRES) **12.54**

LATITUDE

LONGITUDE

42°	53'	23.00"	-78°	49'	49.03"
-----	-----	--------	------	-----	--------

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.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
495 Paderewski Drive	112.09	1	1.1	12.54

	Y	N
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.	<input checked="" type="radio"/>	<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)	<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 DEC's website for more information) If yes, identify census tract: <u>16.01</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 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.	<input type="radio"/>	<input checked="" 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 I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

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

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

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.

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 ½-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 type="radio"/> | <input checked="" 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. | | |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? | <input type="radio"/> | <input checked="" type="radio"/> |

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)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" 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. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <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"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<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 checked="" type="radio"/>	<input type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? 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? 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

CURRENT OWNER Central Terminal Restoration Corp.		
CONTACT NAME Monica Pellegrino Faix		
ADDRESS P.O. Box 51		
CITY Buffalo	STATE NY	ZIP CODE 14212
PHONE 716-754-6142	EMAIL monica@buffalocentralterminal.org	
OWNERSHIP START DATE 1/3/1997		
CURRENT OPERATOR Central Terminal Restoration Corp.		
CONTACT NAME Monica Pellegrino Faix		
ADDRESS P.O. Box 51		
CITY Buffalo	STATE NY	ZIP CODE 14212
PHONE 716-754-6142	EMAIL monica@buffalocentralterminal.org	
OPERATION START DATE 1/3/1997		

SECTION VI: Property's Environmental History

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 type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input 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:

3. 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?

☒ YES

☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input 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 checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Rail road terminal with ancillary uses including a gas station, auto repair shop and painting booth.

SECTION VII: Requestor Information					
NAME Central Terminal Restoration Corp.					
ADDRESS P.O. Box 51					
CITY/TOWN Buffalo		STATE NY	ZIP CODE 14212		
PHONE (716) 754 - 6142		EMAIL monica@buffalocentralterminal.org			
				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 NYS Department of State's Corporation & Business Entity Database . 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?				<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 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 DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Monica Pellegrino Faix			
ADDRESS P.O. Box 51			
CITY Buffalo		STATE NY	ZIP CODE 14212
PHONE (716) 754 - 6142		EMAIL monica@buffalocentralterminal.org	
REQUESTOR'S CONSULTANT (CONTACT NAME) Cody Martin			
COMPANY C&S Engineers, Inc.			
ADDRESS 141 Elm Street, Suite 100			
CITY Buffalo		STATE NY	ZIP CODE 14203
PHONE (716) 955-3021		EMAIL cmartin@cscos.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Amy L. Reichhart			
COMPANY Lippes Mathias LLP			
ADDRESS 350 Linden Oaks Drive, Suite 215			
CITY Rochester		STATE NY	ZIP CODE 14625
PHONE (585) 770-7590		EMAIL areichhart@lippes.com	

SECTION IX: Program Fee

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.

	Y	N
1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/>	<input 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"/>

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
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?

☐ 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

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<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

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

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

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 Executive Director (title) of Central Terminal Restoration Corp. (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: February 25, 2025

Signature:  _____

Print Name: Monica Pellegrino Faix

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):**375-3.2:**

- (I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional Office](#) to schedule a meeting. To add a party to an existing BCP Agreement, use the [BCP Agreement Amendment Application](#).

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the [NYSDEC BCP website](#).

SUBMITTAL INSTRUCTIONS

- Compile the application package in the following manner:
 - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - one individual file (PDF) of each previous environmental report; and,
 - one file (PDF) of each work plan being submitted with the application, if applicable.
- *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- 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 via ground mail.

VIA SITE CONTROL DROPBOX:

- Click [here](#) to 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. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., 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 12233-7020

SECTION I: Property Information	
PLEASE NOTE	If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website . Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website .

SECTION I: Property Information (continued)

Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website . Additional information on BOA conformance determinations can be found at the Office of Planning and Development website . A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)

Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location:

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified)

Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)

Environmental Assessment	<p>The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SCGs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.</p> <p>A typical Environmental Assessment would look like the following:</p> <p>Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).</p> <p><i>Soil</i> - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).</p> <p><i>Groundwater</i> - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.</p> <p><i>Soil Vapor & Indoor Air</i> - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.</p>
Questions 15-17: New York City Sites	<p>These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the <i>Supplemental Questions for Sites Seeking Tangible Property Credits in New York City</i> must be completed.</p>

SECTION II: Project Description		
Question 3: Inclusion of Work Plans	If a work plan is to be released for public comment concurrently with the BCP application, <u>the work plan must be submitted at the time of application submittal</u> . Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.	
Question 4: Post-Remediation Use and Project Schedule	As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated.	
Questions 5-6: Green and Sustainable Remediation	As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.	
	Remedial Investigation/ Alternatives Analysis	The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.
	Remedial Design	The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.
	Remedial Action	The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.
	Site Management	The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.
	Redevelopment	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system. Section 66-p of the Public Service Law: "Renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION V: Current and Historical Property Owner and Operator Information

Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor's relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators.

SECTION VI: Property's Environmental History

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION VII: Requestor Information

Requestor Name	<p>Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.</p> <p>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.</p>
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.

SECTION VII: Requestor Information (continued)

Document Certification	<p>All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:</p> <ul style="list-style-type: none">• New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State;• qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;• remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or• site owners, which are the owners of the property comprising the site at the time of the certification.
-------------------------------	---

SECTION VIII: Requestor Contact Information

Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION IX: Program Fee

If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.

If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION X: Requestor Eligibility

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement must be provided that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

SECTION XI: Property Eligibility Information

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSD Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

SECTION XI: Property Eligibility Information (continued)

Registry/RCRA Sites Owned by Volunteers	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27- 1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XII: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.

For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs ^a	Detections > SCOs ^b	Max. Detection (ppm) ^c	SCO (ppm) ^d	Depth (ft bgs)
------------------------------	--------------------------------	-----------------------------------	------------------------	----------------

Groundwater Table:

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
------------------------------	--------------------------------	-----------------------------------	-------------------------

Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m3) ^c	Type ⁱ
-----------------------	------------------	-------------------------------------	-------------------

^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

^d List the respective SCO. Specify which SCOs are being compared to in column header.

^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

^f Number of detections over AWQS.

^g List the respective AWQS.

^h Include all chlorinated volatile organic compound (VOCs) detections.

ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

New York State Department of Environmental Conservation

Brownfield Cleanup Program Application

Supplemental and Supporting Information

Buffalo Central Terminal Site

Site #C915414

495 Paderewski Drive

City of Buffalo, Erie County, New York

Prepared for:

Central Terminal Restoration Corporation

P.O. Box 51

Buffalo, New York 14212

June 2025

Revision 2

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

BCP APPLICATION – ADDITIONAL INFORMATION

Section I - Property Information.....	2
Section II – Project Description.....	10
Section III – Ecological Concerns.....	10
Section IV – Land Use Factors	11
Section V – Current and Historical Property Owner and Operator Information.....	14
Section VI - Property’s Environmental History	16
Section VII - Requestor Information	19
Section VIII - Requestor Contact Information	20
Section IX – Program Fee.....	21
Section X – Requestor Eligibility	22
Section XI - Property Eligibility Information.....	23
Section XII – Site Contact List.....	24

FIGURES

Figure 1	USGS 7.5 Minute Quadrangle Map
Figure 2	Tax Map Boundaries
Figure 3A	Property Base Map
Figure 3B	Property Base Map – BCP Attributes
Figure 4	Land Use Map
Figure 5A	Environmental Concerns – Soil Sample Results
Figure 5B	Environmental Concerns

TABLES

Table 1	Summary of Soil Data
---------	----------------------

ATTACHMENTS

Attachment A	Metes and Bounds Description / Survey
Attachment B	Project Renderings
Attachment C	Site Assessment/Investigation Documentation
Attachment D	NYSDOS Database of Entities Printout and Requestor Information
Attachment E	Previous Owner Summary
Attachment F	Document Repository Confirmation

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

ACRONYM LIST

Acronym	Description
BCP Site, Site, Project, or Property	Area that includes 495 Paderewski Drive City of Buffalo, Erie County, New York
BOA	Brownfield Opportunity Area
City	City of Buffalo
EJ	Environmental Justice
En-zone	Environmental Zone
ESA	Environmental Site Assessment
ESD	Empire State Development
FEMA	Federal Emergency Management Agency
HFM	Historic Fill Material
NYSDEC	New York State Department of Environmental Conservation
PCB	Poly-chlorinated Biphenyls
SCO	Soil Cleanup Objective
SVI	Soil Vapor Intrusion
SVOC	Semi-Volatile Organic Compound
TOGS	Technical and Operational Guidance Series
USEPA	United States Environmental Protection Agency
USGS	United States Geologic Society
UST	Underground Storage Tank
VOC	Volatile Organic Compound

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

This document and its Attachments supplement the Brownfield Cleanup Program (BCP) Application form and is organized by the BCP Application sections. If no additional information is required, it is noted under its relevant section.

Section I - Property Information

The Site is comprised of one parcel: 495 Paderewski Drive, Erie County, City of Buffalo, New York (SBL: 112.09-1-1.1, 12.54 acres).

Figure 1 depicts the proposed BCP Site on a USGS 7.5-minute quadrangle map.

Tax Map Boundaries

The proposed BCP Site boundary, which corresponds to the tax map boundary, is included on **Figure 2**.

Property Base Map

A map showing the proposed BCP Site boundary on an aerial photograph showing parcel lines, tax map parcel numbers and owner information for adjacent parcels is included as **Figure 3A**. **Figure 4** depicts land use for the local area.

En-Zone

Designation of En-Zones is limited to eligible 2023 Census Tracts with a poverty rate of at least 20% according to the 2016-2020 American Community Survey 5-year estimates and an unemployment rate of at least 125% of the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located.

According to the NYSDEC En-Zone Boundaries 2022 Data Set, Erie County Census Tract 16.01 is designated as an Environmental Zone ("En-Zone"). The proposed BCP Site is within US Census Tract 16.01 (Geo ID: 36029001601) and therefore within an En-Zone.

Disadvantaged Communities

The proposed BCP Site is within US Census Tract 16.01 (Geo ID: 36029001601), which is identified as a disadvantaged community on the climate.ny.gov website.

Brownfield Opportunity Areas (BOA)

The proposed BCP Site is not located within a Brownfield Opportunity Area (BOA).

A map showing the extents of the En-Zone and Disadvantaged Community is provided in **Figure 3B**.

Multiple Applications

The proposed project is a stand-alone project and is not the subject of multiple applications.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Property Description Narrative

Location

The former Buffalo Central Terminal (BCT) complex extends over approximately 61 acres in the City of Buffalo's Broadway-Fillmore residential neighborhood. The proposed BCP Site consists of a portion of the BCT complex. The proposed BCP Site is located at 495 Paderewski Drive, is approximately 12.54 acres and is surrounded and/or bounded by the following:

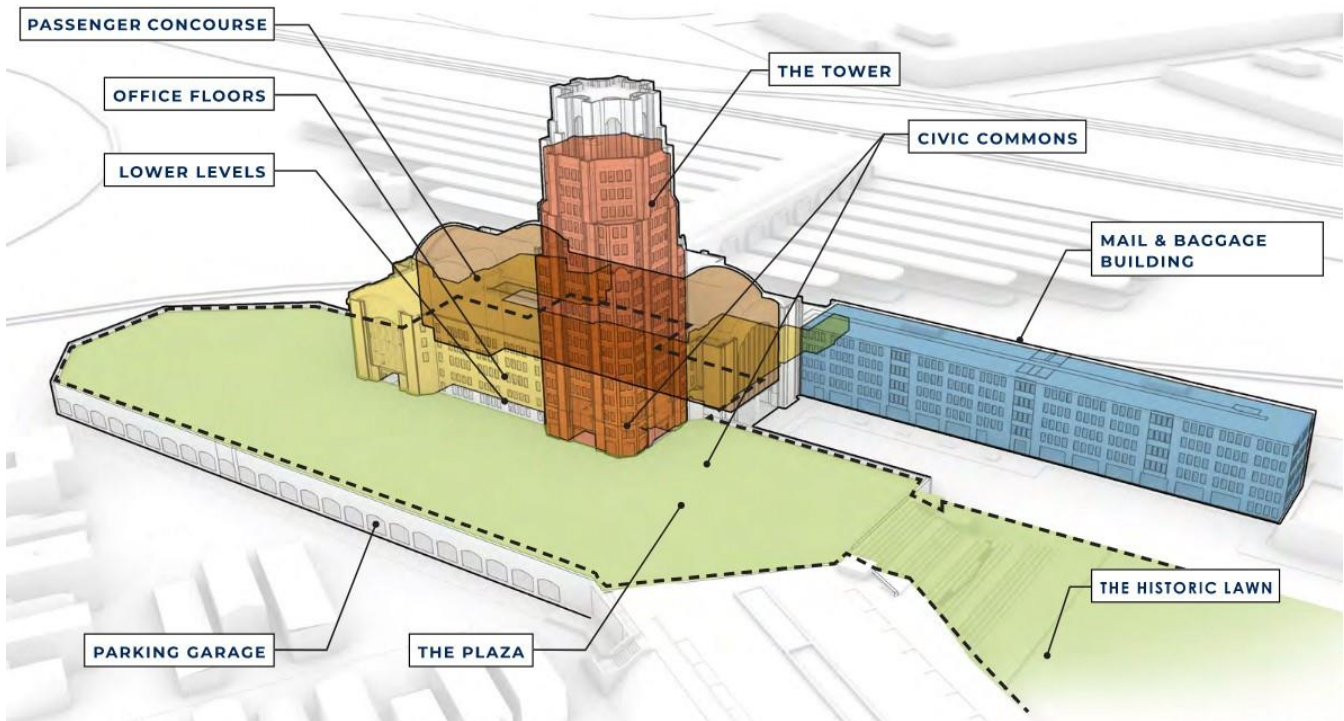
North	Bryson, Hilton and Newton Streets - Residential area
East	Curtiss Street, BCT Complex – Freight and Passenger rails and former Heating Plant
South	BCT Complex – former Freight and Passenger Train Concourse and Platforms
West	Memorial Drive, BCT Complex – U.S. Terminal Railway Post Office and Express Terminal. Residential area to the east of Memorial Drive.

Proposed BCP Site Features

Starting east and moving west, the proposed BCP Site fronts Memorial Drive with an approximately 5.7-acre green space known as "The Historic Lawn." This green space is split in half by Franclyk Alley. The proposed BCP Site is accessed from either Curtiss Street (south of the greenspace) or Paderewski Drive (north of the greenspace). From the BCT complex, the proposed BCP Site includes the Main Terminal Building and the Mail & Baggage Building. The Main Terminal Building can be further sub-divided into the following:

- The Garage Building
- The Plaza
- Passenger Concourse
- The Tower

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York



Current Zoning and Land Use

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

According to the City of Buffalo's Green Code Section 6.1, the principal uses under this zoning include:

- Residential
 - includes but not limited to dwellings, group homes, residential care facilities
- Civic
 - includes but not limited to college/university, government offices, open space, primary or secondary school
- Lodging
- Retail & Service
 - includes but not limited to commercial school, day care center, live entertainment, restaurant, office, light industrial, and artisan industrial
- Community / Market Garden

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Past Uses of the Proposed BCP Site

According to historical records and past assessments, prior to 1926 the BCT complex included a section of the Broadway-Fillmore residential neighborhood (residential houses and streets), a city park (Polonia Park), New York Central Railroad freight and stock yards, and the former West Shore Railroad embankment.

These structures were demolished before the construction of the BCT complex and on March 29, 1926, the New York Central Railroad broke ground on the BCT complex.

In addition to demolition, preliminary work included clearing and grading, installing a drainage system, enlarging a viaduct on William Street, reconstructing water mains and sewers, revising the street system in the project area, and laying tracks. Compacted “cinder fill” was used as backfill, and catch basins were installed to facilitate drainage.¹ The roadwork entailed the construction of Memorial Drive, a new street developed on the right-of-way of the West Shore Railroad, the relocation of a segment of Curtiss Street, and the widening and regrading of Paderewski Drive. Paderewski Drive was widened to 90 feet from Fillmore Avenue to the traffic circle. The new, inclined segment of Paderewski Drive, between the traffic circle and the station plaza, measured 150 feet wide and 600 feet long. It was built on a slope that ascended to meet the level of the station plaza, located roughly 20 feet above grade. Peckham Street, one block south of Paderewski Drive, was also widened and repaved east of Fillmore Avenue. A segment of Curtiss Street was moved 220 feet north. Lastly, a private street was constructed between the Memorial Drive traffic circle and Curtiss Street (currently named Franclyk Alley), and a roadway was built to access the American Railway Express depot (located offsite at 59 Memorial Drive).

To make room for the fourteen new tracks that would bring trains into the station, the existing New York Central freight tracks were shifted hundreds of feet, and the stock yard tracks were removed to clear the area. Other track work included relocating the easterly Belt Line connection and the construction of four new tracks, doubling the number that had previously serviced it. The two-story American Railway Express building was remodeled with a new loading platform and canopies.

The Buffalo Central Terminal was dedicated on June 22, 1929, and opened for public use the following day. At some point, possibly in the 1930s or early 1940s, a filling station was constructed along the north side of Marginal Street for taxis servicing the Central Terminal. It was an open-sided, steel-frame structure with a shed roof and a concrete floor with concrete pads for gasoline pumps. Little documentation has been found on the history of the filling station; it was out of service by at least 1974.

¹ Cousins, “Beacon at Mile 435.9-1, A Station Too Late, Too Far,” 26.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

In addition to the Main Terminal Building with its attached Mail & Baggage Building and train concourse, other ancillary support uses (located offsite to the proposed BCP Site) include the Railway Express Agency depot (American Railway Express became the Railway Express Agency in 1929), a power plant, two signal stations and their adjacent repair shops, two utility buildings, a one-story structure sheltering the opening to the truck ramp, a service building for Pullman cars, a coach shop with inspection pits and carpentry shops, an icehouse, the train platforms, and an 11-track coach yard.

Geology and Hydrogeology

Historic Fill Material (HFM) identified on the proposed BCP Site consisted of any one or mixture of the following materials:

Sand	Concrete
Silt	Brick
Gravel	Cinder
Asphalt	Coal
Glass	Rocks
Wood	Styrofoam
Metal	Plastic sheeting

Previous investigations indicate HFM was generally observed across the proposed BCP Site from five feet below ground surface (bgs) to 11 feet bgs. The HFM at the proposed BCP Site generally consists of a mixture of soil types (sand, silt, and/or clay), ash, coal, gravel, and construction demolition debris. Native soils, generally silty clay, were encountered underlying the HFM.

Based on previous investigations, bedrock is gray, very hard, thinly bedded limestone. Bedrock depths vary between five to nine feet bgs and 12 to 13 feet bgs.

Groundwater has not been encountered in the overburden. It is assumed that groundwater exists within the bedrock.

Environmental Assessment

Samples were collected in August 2024 to characterize site conditions on the proposed BCP Site.

Soil

Acetone was the only volatile organic compound (VOC) detected above Unrestricted Use Soil Cleanup Objectives (SCOs) (0.05 ppm) in sub-surface soils. A total of 10 locations contained acetone at concentrations that ranged from 0.07 ppm to 0.22 ppm.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

VOC contamination is expected to be impacting the area around the Parking Garage. Four in-floor automobile hydraulic lifts are located in the Parking Garage resulting in the likelihood of the release of petroleum hydraulic oil. This area of the Parking Garage was formerly used by taxi cabs for service/repairs. Indeed, during the August 2024 sampling oil was observed floating on top of standing water inside each of the lifts and Spill # 2404978 was opened. Detectable volatile organic vapors were observed in two soil borings. Highest PID reading was 376 ppm in material five feet bgs.

As expected due to the historical use for train operations, SVOCs with concentrations exceeding SCOs were detected in surface and subsurface material throughout the proposed BCP Site. The following SVOCs were detected:

Analyte	Concentration Range (ppm)	NYSDEC SCO Exceedance	Number of Samples Exceeding SCO
Benzo(a)anthracene	1.2 – 1.4	Restricted Residential Use (1 ppm)	3
Benzo(b)fluoranthene	1 – 1.9	Restricted Residential Use (1 ppm)	4
Benzo(a)pyrene	1.2 – 1.3	Industrial Use (1.1 ppm)	2
Indeno(1,2,3-cd)pyrene	0.58 – 0.65	Restricted Residential Use (0.5 ppm)	2

Metals with concentrations exceeding SCOs were detected in surface and subsurface material throughout the proposed BCP Site. The following SVOCs were detected:

Analyte	Concentration Range (ppm)	NYSDEC SCO Exceedance	Number of Samples Exceeding SCO
Barium	920	Commercial Use (400 ppm)	1
Lead	590 – 1,600	Restricted Residential (400 ppm)	1

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

		Commercial Use (1,000 ppm)	2
Manganese	8,300	Restricted Residential Use (2,000 ppm)	1

In April 1989, poly-chlorinated biphenyl (PCB) containing transformer oil leaked onto the concrete floor of the Transformer Room located on the Track level of the Main Terminal Building due to vandalism resulting in NYSDEC opening Spill # 8900603. Floor drains in the room may lead to sumps in the basement level of the Main Terminal Building. A second spill file was opened (Spill # 9002692) in 1990 when the Buffalo Fire Department observed 15-20 containers of capacitor cables with oil and significant spillage on the floor of the Main Terminal Building. Oil was observed leaking onto the concrete floor of the Switchboard room located on the Track level of the Main Terminal Building next to the Transformer Room. Floor drains in this room may also lead to sumps in the basement level of the Main Terminal Building. Because of the presence of degrading asbestos containing materials (ACM) inside the Main Terminal Building, access is not currently available to fully assess the likely impacts from these events and conditions. Following abatement of the ACM an assessment of these likely impacts could be undertaken.

As provided in **Attachment B**, the Buffalo Central Terminal Master Plan includes many potential uses. The future use of the proposed BCP Site will include a day care, child education programs, and outdoor recreational uses such as picnic areas and playgrounds. Based upon these future uses, the applicable SCOs are Restricted Residential Use. Accordingly, the known primary contaminants of concern in the surface and subsurface soil at the proposed BCP Site include:

SVOCs

- Benzo(a)anthracene
- Benzo(b)fluoranthene
- Benzo(a)pyrene
- Indeno(1,2,3-cd)pyrene

Metals

- Barium
- Lead
- Manganese

These contaminants are found in surface soils (one to two inches) and the HFM to depths of up eight feet bgs. Contamination within the surface and subsurface appears to vary throughout the

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

proposed BCP Site. The variation in the types of analytes and concentrations is likely due to the heterogenous fill material and not a single source.

Figure 5A presents soil sample results from recent investigations and identifies environmental concerns on the proposed BCP Site. **Figure 5B** presents the selected observations during recent investigations.

Groundwater

At this time, groundwater has not been characterized on the proposed BCP Site.

Hazardous Building Materials

Asbestos containing materials (ACM) and lead based paint (LBP) were identified throughout the Main Terminal Building and the Mail & Baggage Building. Some of the ACM and LBP were observed in damaged or significantly damaged condition.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section II – Project Description

The purpose of this project is to reestablish the Buffalo Central Terminal as a year-round, regional venue that leverages the diversity of spaces to reflect both the cultural and economic assets of the Broadway-Fillmore Neighborhood.

Initial concepts call for Civic Commons entertainment, events, and programming activities in the Main Terminal Building, as well as on the Entry Plaza and the Historic Lawn; a regional and international food hall that could be linked to the nearby historic Broadway Market; culinary education space; mixed-income rental housing; attainable home ownership on the City Property; light industrial and maker space; coworking and collaborative spaces; quality childcare and childhood education services; neighborhood retail spaces; and a series of mobility options and transportation linkages that weave the Buffalo Central Terminal back into the fabric of the neighborhood.

Project renderings and Master Plan are provided in **Attachment B**.

During each stage of the project, Green and Sustainable Remediation principles will be incorporated to the most feasible extent possible. Anticipated redevelopment of the proposed BCP Site includes the use of geothermal and solar energy sources.

Section III – Ecological Concerns

The NYSDEC Online EAF Mapper was utilized to determine if there are significant natural communities, endangered species, or threatened species on the proposed BCP Site. The land approximately one-quarter of a mile in each cardinal direction from the Site was searched. According to the EAF Mapper, the Peregrine Falcon may be present in the area of the proposed BCP Site.

According to NYSDEC DER-10 / Technical Guidance for Site Investigation and Remediation, a contaminant of ecological concern is identified by comparing site contaminants to Standards, Criteria, and Guidance (SCG) for the Protection of Ecological Resources. During the August 2024 sampling event, the following analytes were detected in concentrations exceeding Protection of Ecological Resources SCOs as described in the NYSDEC and New York State Department of Health (NYSDOH) New York State Brownfield Cleanup Program Development of Soil Cleanup Objectives Technical Support Document:

Analyte	Concentration Range (ppm)	Protection of Ecological Resources SCO (ppm)
Arsenic	15	13
Barium	920	433
Chromium	48	41
Copper	52 – 110	50

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Lead	79 – 1,600	63
Manganese	8,300	1,600
Mercury	0.21 – 0.65	0.18
Nickel	150	30
Zinc	120 – 1,600	109

Section IV – Land Use Factors

Zoning

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

According to the City of Buffalo's Green Code Section 6.1, the principal uses under this zoning include:

- Residential
 - includes but not limited to dwellings, group homes, residential care facilities
- Civic
 - includes but not limited to college/university, government offices, open space, primary or secondary school
- Lodging
- Retail & Service
 - includes but not limited to commercial school, day care center, live entertainment, or restaurant
- Community / Market Garden

Current Uses

The portion of the proposed BCP Site containing the Historic Lawn is used for community events such as outdoor concerts, farmer's markets, bike rallies, and public art. The remaining portions of the proposed BCP Site are vacant and not currently used. The other areas of the BCP Site have been vacant since 1993.

Intended Use – Post Remediation

The proposed BCP Site is planned for redevelopment as a mixed-use complex. The redevelopment will start with the Main Terminal Building, entry plaza, and Historic Lawn. The anticipated uses build upon the community-driven Master Plan. The anticipated uses include:

- Childcare and childhood education services
- Mixed-income rental housing
- A variety of community gardens and gardening educational space

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION

Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

- Attainable home ownership opportunities
- Activation of the entry plaza, Historic Lawn, and civic commons with entertainment, events, and programming activities
- Culinary education space
- Light industrial and maker space
- Co-working and collaborative spaces
- Workforce development
- Food hall that could be linked to the nearby Broadway Market
- Neighborhood retail spaces
- Mobility options and transportation linkages

The Site anticipates being a renewable energy facility site post remediation, including geothermal energy (on The Historic Lawn) and solar.

Current, Historical and/or Recent Development Patterns

In 1853, the City of Buffalo annexed the area that includes the Broadway-Fillmore Neighborhood. In the period after the Civil War, the German presence in the city spread to the western edge of the neighborhood. The Polish immigrant community soon dominated the East Side as they filled the need for unskilled labor in the factories of the post-Civil War economy. The 1900s brought with it a cultural shift in the neighborhood as African American residents joined the community to work in the nearby factories. The Broadway Market formed as a community meeting place in 1888. The Buffalo Central Terminal opened in 1929 and served more than 200 trains and 10,000 passengers daily.

Since the City of Buffalo's population peak of approximately 580,000 people in 1950, the Broadway-Fillmore Neighborhood has followed City trends and experienced a consistent decline in population. Since the 1950s, many residents have left the neighborhood and moved into the City's first and second ring suburbs, factories have shut down, and the Buffalo Central Terminal closed to train travel in 1979.

In recent years, the Broadway-Fillmore neighborhood, and the East Side of Buffalo have seen increased investment and development momentum for many reasons, including targeted New York State funding, that are all leading to new commercial development, community amenities, and affordable housing units. The investment that has occurred and is planned to occur can be generally categorized as equity-driven investment, commercial development initiatives, and investment in anchor institutions. In addition, near-term future investment in transforming the physical environment by investing in public realm infrastructure.²

² Western New York Regional Economic Development Council, "City of Buffalo Broadway-Fillmore: Strategic Investment Plan," 1-18.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Consistency with Zoning

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

A change to the proposed BCP Site's zoning is not anticipated at this time.

Consistency with Plans

The Applicant, Central Terminal Restoration Corp. (CTRC), is actively engaged in the anticipated reuse of the proposed BCP Site, investing over \$55 million in stabilization and readiness work toward the reuse of the historic landmark, which included the completion of a year-long community engaged master planning process resulting in the 2021 Master Plan.

In 2021, CTRC completed a community driven Master Plan that re-establishes the Buffalo Central Terminal as a an economic, social, and cultural hub that accommodates: large-scale events; local businesses and institutions; and cultural and community functions and programming. The Central Terminal Master Plan provides an ambitious and inclusive framework that uses the Central Terminal as a catalyst to integrate the significant potential of emergent investment with community aspiration, civic leadership, and dedication to a shared future.³

The State of New York's Downtown Revitalization Initiative (DRI) allocated the City of Buffalo \$10 million to support the implementation of catalytic investment projects and the development of strategies that will transform the Broadway-Fillmore neighborhood, both for current and future residents. In 2022, the Strategic Investment Plan was issued. This Plan was the product of a 7-month, collaborative process that included ongoing engagement with Broadway-Fillmore community organizations, residents, businesses, and other stakeholders. The process was led by a 16-person Local Planning Committee (LPC) that was co-chaired by the former City of Buffalo Office of Strategic Planning Executive Director Brendan Mehaffy and Brenda McDuffie from the Western New York Regional Economic Development Council. Through the Strategic Investment Plan, the LPC recommends 14 ready-to-implement projects to advance the vision and goals identified by the LPC and community. These projects would require \$14,606,150 in the DRI funds and would leverage an additional \$40 million in private capital and other public funding.⁴

In the Strategic Investment Plan, the proposed BCP Site was identified as an important cultural anchor for the Broadway-Fillmore neighborhood and one of the recommended projects for DRI funding.

³ Western New York Regional Economic Development Council, "City of Buffalo Broadway-Fillmore: Strategic Investment Plan," 1-13.

⁴ Western New York Regional Economic Development Council, "City of Buffalo Broadway-Fillmore: Strategic Investment Plan," xi.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section V – Current and Historical Property Owner and Operator Information

The proposed BCP Site is located at 495 Paderewski Drive in the City of Buffalo, New York.

Parcels Owner Name and Information:

Owner / Operator: Central Terminal Restoration Corp.
Address: P.O. Box 51, Buffalo, New York 14212
Phone: (716) 754-6142
Email: monica@buffalocentralterminal.org
Contact: Monica Pellegrino Faix

The current owner and operator of the proposed BCP Site took control of the property on January 3, 1997.

Previous Property Owners / Occupants / Operators:

Prior to 1926	Proposed BCP Site consisted of residential homes, rail yards and a public park
1926	Construction of the BCT complex starts March 26, 1926
1929	Grand opening of the BCT complex on June 22, 1929
1959	Portion of the proposed BCP Site is leased to a developer to renovate the Tower Office Building and construct a shopping center.
1966	Coach Shop, Pullman Service Building, Icehouse, and Powerhouse was demolished
1968	Penn Central Railroad System takes ownership
1971	Amtrack operates at the BCT complex
1976	Conrail takes ownership
1979	Amtrak abandons the BCT complex on October 28, 1979. Last time the proposed BCP Site operated as a railroad terminal. The proposed BCP Site is purchased by Anthony T. Fedele and the New Jersey-based Galesi Realty.
1981	Train Concourse bridge demolition
1986	Anthony Fedele defaults on taxes. US Bankruptcy Court Judge orders foreclosure sale. Thomas Telesco purchases the BCT complex for \$100,000.
1993	The Train Concourse is leased to private contractor for heavy equipment storage

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

1997	CTRC takes ownership of the proposed BCP Site
------	---

The proposed BCP Site was used for commercial purposes from 1926 to 1993. Since CTRC's ownership the proposed BCP Site has been used for community events.

A review of accessible records indicates that the Applicant has had no legal relationship with any prior owners and/or operators at the proposed BCP Site. Last known telephone numbers or addresses could not be obtained, unless otherwise noted below.

Amtrak
1 Massachusetts Avenue NW
Washington DC, 20001
(202) 906-3000

Conrail
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054
(215) 209-2000

Property deeds are provided in **Attachment E**.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section VI - Property's Environmental History

Environmental information currently exists for the proposed BCP Site in the form of a Phase I Environmental Site Assessment (ESA) prepared by Watts Architecture & Engineering in October 2021 and a limited environmental assessment conducted by C&S in August 2024. The associated documents are provided in **Attachment C** or discussed in this document.

Watts Architecture & Engineering Phase I Environmental Site Assessment (October 2021)

The Phase I ESA was prepared by Barron & Associates, P.C. to identify any potential Recognized Environmental Conditions associated with previous commercial and industrial activity at the proposed BCP Site. The Phase I investigation identified the following known or suspected sources of contamination located onsite:

- **Oil on Transformer Room Floor (Spill # 8900603 and 9002692)** – In April 1989, PCB containing transformer oil leaked onto the concrete floor of the Transformer Room located on the Track level of the Main Terminal Building due to vandalism. Floor drains in the room may lead to sumps in the basement level of the main building. A second spill file was opened in 1990 when the Buffalo Fire Department observed 15-20 containers of capacitor cables with oil and significant spillage on the floor. Sampling at the time indicated that oil did not contain PCBs.
- **Automobile In-Floor Hydraulic Lifts (Spill # 2404978)** – Four in-floor automobile hydraulic lifts are located in the Parking Garage resulting in the likelihood for the release of petroleum hydraulic oil. This area of the Parking Garage was formerly used by taxi cabs for service/repairs. Indeed, during the August 2024 sampling oil was observed floating on top of standing water inside each of the lifts. A spill file was opened at that time (Spill # 2404978).
- **Oil on Switchboard Floor** – Oil has leaked onto the concrete floor of the Switchboard room located on the Track level of the Main Terminal Building next to the Transformer Room. Floor drains in this room that may lead to sumps in the basement level of the Main Terminal Building. The condition, integrity and discharge points of floor drains, piping and sumps is unknown.
- **Underground Storage Tanks (USTs) and Pump Islands** – In the 1930s or early 1940s, a filling station was constructed along the north side of Marginal Street for taxis servicing the Buffalo Central Terminal. The filling station included an open sided steel frame structure with a shed roof and a concrete floor with concrete pads for the gasoline pumps. It is assumed that the filling station was out of service by at least 1974; however, it does not appear that these USTs are currently registered with NYSDEC Bulk Petroleum Storage. In addition, no information exists to confirm that the USTs were properly closed and taken out of service, or that any potential impacts were assessed.
- **Former Paint Booth** – A former paint booth is located in the Parking Garage at the exterior wall along Curtiss Street, resulting in the likely release of paint related solvents and lead.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

The condition, integrity and discharge points of floor drains near the paint booth are not known.

- **Historic Fill Materials** –HFM was observed throughout the proposed BCP Site in August 2024, including underneath the slab of the Parking Garage. Approximately three to four feet of HFM are present in the elevated Historic Lawn, which was formerly used as a parking lot. Surface and sub-surface contamination was identified in HFM as described in Section 12.
 - Further, in October 2021, significant amounts of HFM were observed in two separate loading dock areas inside the Mail & Baggage Building. This HFM includes soil, household wastes, automobile parts, glass, loose suspected asbestos-containing pipe insulation, and concrete/metal building materials from unknown sources. There is a potential for indoor air impacts and subsurface impacts from the HFM that overlay floor drains. It should be noted that roof run-off rainwater enters the building and makes contact with the HFM and suspect asbestos-containing pipe insulation.

Known or suspected sources of contamination located offsite include the following:

- **Off-Site Heating Oil Aboveground Storage Tank (AST)** – A 200,000-gallon steel heating oil AST is located on the adjoining property owned by CSX Railroad. The offsite heating oil tank was once part of the central heating plant that was the source of steam heat for the BCT complex. The AST and the concrete secondary containment structure is suspect for potential release of petroleum to the subsurface soil and groundwater due to the apparent lack of maintenance and age of the AST.
- **Potential Vapor Encroachment and Vapor Intrusion Conditions** – There is also the potential for vapor encroachment onto the proposed BCP Site from off-site historical bulk petroleum releases associated with the adjoining heating oil AST. The offsite railroad line and railroad yard also have the potential to cause vapor encroachment condition.
- **Conrail Amtrak Terminal (Spill # 8600441)** – On April 17, 1986, a contractor accidentally cut a #2 fuel oil transfer pipeline. Approximately 50-gallons was spilled. Drawings in the spill file are not clear on the exact location of the spill. It is assumed that this spill was offsite and adjacent to the Mail & Baggage Building.
- **Oil Spill – Central Terminal Plaza (Spill # 862794)** – On July 29, 1986, drums with oil product were removed from the corner of Newton Street and Curtiss Street (located offsite at 59 Memorial Drive). Approximately 200 gallons of oil product were removed, and pools of oil were observed on the ground. NYSDEC's Spill file does not indicate that a soil investigation was conducted. While the NYSDEC Spill file references the "Central Terminal" as the location of the spill, the spill location is currently not within the boundaries of the proposed BCP Site.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION

Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

- **City of Buffalo: 59 Memorial Drive, EPA ID: NYC200400117** - This property consists of a 15.4-acre portion of the historic BCT complex that includes a former Post Office Building, loading docks, lawn areas, and a parking area located along the south side of Curtiss Street, but that is not currently within the boundaries of the proposed BCP Site. This property adjoins the proposed BCP Site along Curtiss Street. A Limited Phase II ESA and removal action was completed by the City of Buffalo with EPA oversight. This property is currently listed as an EPA Region 2 Superfund (non-NPL) Enterprise Management System (SEMS).
- **Railroad Track and Railyard at Train Platforms** – The off-site railroad track on the CXS property adjoins the proposed BCP Site to the south. The railyard at the train platforms on the Amtrak property adjoins the CXS property to the south as well as other buildings of the BCT complex. It appears that the CXS railroad is in current operation and the former railyard was part of the BCT complex and is abandoned. There is a potential for release(s) of petroleum and other regulated products such as suspected pesticides/ herbicides to the subsurface soil and groundwater below the rail lines during over 50 years of operation.
- **Presidential Railroad Spur** – The presidential railroad spur is located at the northeast end of the proposed BCP Site and leads directly into the Main Terminal Building. The presidential railroad spur was used to bring dignitaries and premium ticket holders to the BCT complex. Steel remnants of the overhanging roofing above the passenger concrete walkway are still present. There is a potential for HFM, rails and railroad ties that may contain metals and petroleum in addition to the suspected historical use of pesticides/herbicides on railroad track lines.

C&S Limited Environmental Site Assessment (August 2024)

On August 27, 2024, an investigation was completed to provide limited characterization of the surface and sub-surface soil on the proposed BCP Site. A total of six surface soil samples and 11 subsurface soil samples were collected from 15 soil borings spread across the proposed BCP Site. The soil samples were analyzed for VOCs, SVOCs, PCBs, and metals. A total of eight of the 17 soil samples contained compounds detected at concentrations exceeding Restricted Residential Use SCOs for SVOCs and metals.

Due to degrading ACM inside the Main Terminal Building access was not possible and samples were not collected in August 2024 within the Transformer/ Switchboard rooms and inside the Mail & Baggage Building.

The analytical findings from the limited investigation are provided in **Section 1**.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section VII - Requestor Information

The requestor is:

Central Terminal Restoration Corp.

P.O. Box 51

Buffalo, New York 14212

Email: monica@buffalocentralterminal.org

Authorized Representative: Monica Pellegrino Faix

Phone: (716) 754-6142

Email: monica@buffalocentralterminal.org

and

Authorized Representative: James Morrell

Phone: (716) 855-7300

Email: James.Morrell@nfta.com

A New York State Department of State Corporation & Business Entity Database printout for the volunteer is provided in **Attachment D**. An executed corporate resolution from CTRC authorizing Monica Pellegrino Faix and James Morrell to act as representatives in BCP application is also located in **Attachment D**.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section VIII - Requestor Contact Information

Contact information for the Requestor's Authorized Representative, Requestor's Consultant, and Requestor's Attorney are provided in the BCP Application form.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section IX – Program Fee

This project will be seeking a program fee waiver. The Applicant is a 501(c)(3) not-for-profit and will be negatively impacted by the program fee. **Attachment D** provides the Applicant's organization status.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section X – Requestor Eligibility

CTRC has not operated or been involved with previous owners and/or operators of the proposed BCP Site at any time prior to their purchase of this property. CTRC has owned the property for almost 30 years; as such, the Applicant will be considered a Participant. The Participant has had no legal relationship with or to any prior owner.

The Applicant owns the potential BCP Site therefore proof of site access is not needed.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section XI - Property Eligibility Information

The proposed BCP Site is not:

- listed on the National Priorities List;
- subject to permitting under ECL Article 27-16305;
- subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10;
- subject to state or federal enforcement actions related to hazardous waste or petroleum,
or;
- listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites or the
Resource Conservation and Recovery Act.

The proposed BCP Site has no existing orders or pending enforcement actions.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Section XII – Site Contact List

Owner / Operator

Monica Pellegrino Faix
Executive Director
Central Terminal Restoration Corp.
P.O. Box 51
Buffalo, New York 14212

James Morrell
Board Chair
Central Terminal Restoration Corp.
P.O. Box 51
Buffalo, NY 14223
James.Morrell@nfta.com

Local Government – City of Buffalo

Christopher P. Scanlon
City of Buffalo Mayor
201 City Hall, 65 Niagara Square
Buffalo, NY 14202

James Morrell
City of Buffalo Planning Board Chair
901 City Hall, 65 Niagara Square
Buffalo, NY 14202

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

Daniel Castle, AICP
Erie County Commissioner of Environment and Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202

Residents, Owners and Occupants of Property and Property Adjacent to Proposed BCP Site:
Adjacent landowners are provided below and presented in **Figure 3A**.

SBL # 111.60-6-5

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

City of Buffalo
65 Niagara Square
Buffalo NY, 14206

SBL # 112.09-1-3
City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.45-3-7
Edoh, Wilson
196 Miami Street
Buffalo NY, 14204

SBL # 112.13-1-1.2
City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.45-3-6
City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.37-4-25
City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.37-6-15
Maria Serena LLC
77 Bryson Street
Buffalo NY, 14212

SBL # 112.37-6-14
85 Group LLC
145 Lewis Street
Buffalo NY, 14215

SBL # 112.37-6-25
Hussein, Asseil
891 Clinton Street

Buffalo NY, 14210

SBL # 112.37-5-33
Chelsea & Brandon LLC
109 Croy Avenue
Buffalo NY, 14215

SBL # 112.38-3-1
Hasan, Mahdi
65 Young Street
Buffalo NY, 14212

SBL # 112.38-3-2
Bhuiyan, Salam
32-45 69Th Street
Woodside NY, 11377

SBL # 112.38-3-3
Bazlur & Shirin Property Inc.
31 Honduras Lane
Cheektowaga NY, 14225

SBL # 112.37-6-22.1
A 2 Won Contracting Inc.
90 Bryson Street
Buffalo NY, 14212

SBL # 112.38-3-4
Arbogast Pamela
80 Hilton Street
Buffalo NY, 14212

SBL # 112.38-3-15.11

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.38-3-12
Heart Of The City
191 North Street
Buffalo NY, 14201

SBL # 112.38-3-15.13
Cellino Real Estate LLC
631 Bullis Road
Elma NY, 14059

SBL # 112.38-3-8
Jarmuz, Nancy
31 Newton Street
Buffalo NY, 14212

SBL # 112.38-3-15.12
City of Buffalo
65 Niagara Square
Buffalo NY, 14202

SBL # 112.38-3-9
Budniewski, Michael
96 Cochrane Street
Buffalo NY, 14206

SBL # 112.38-3-10
Budniewski, Michael
96 Cochrane Sreet
Buffalo NY, 14206

SBL # 112.38-3-7
Plifs Inc
3842 Harlem Road
Buffalo NY, 14215

SBL # 112.38-3-11
Johnson, Jomanda
47 Gibson Street
Buffalo NY, 14206

SBL # 112.38-3-13.1
Siddiqueea Market Inc
615 Broadway Street
Buffalo NY, 14212

Local Media:

Local Newspaper:

Buffalo News
1 News Plaza
Buffalo NY 14240
(716) 849-3434
<http://www.buffalonews.com/classifieds/>

Local Television:

WGRZ – TV Channel 2
259 Delaware Avenue
Buffalo, NY 14202
(716) 849-2200

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

<http://www.wgrz.com/news/default.aspx>

WIVB – TV Channel 4
2077 Elmwood Avenue
Buffalo, NY 14207
(716) 874-4410

<http://www.wivb.com/subindex/news>

WKBW – TV Channel 7
7 Broadcast Plaza
Buffalo, NY 14202
(716) 840-7777

<http://www.wkbw.com/>

Radio:

WBEN 930 AM Radio
500 Corporate Pkwy
Amherst, NY 14226
(716) 843-0600

<http://www.wben.com>

WHLD 1270 AM Radio
50 James E. Casey Drive
Buffalo, NY 14206
(716) 888-9735

<http://www.talk1270.com>

WEBR 1440 AM Radio
1580 Kenmore Avenue
Buffalo, NY 14216
(716) 267-1440

<http://www.webrradio.com>

WBFO 88.7 FM Radio
3435 Main Street
Buffalo, NY 14214
(716) 829-6000

<http://www.wbfo.org/>

Local Water Supplier:

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

City of Buffalo Water Board/Division of Water
281 Exchange Street
Buffalo, NY 14204

Persons Requesting to be Placed on Contact List:

To Be Completed as Necessary

School and Day Care Facilities:

There are three schools and one day care facility located on or in the vicinity (1 mile) of the proposed BCP Site.

PS 59 Dr. Charles R. Drew Science Magnet Annex

Mark Shoemaker
50 A Street
Buffalo, NY 14211
(716) 816-4120

Buffalo Public Schools: #31 Harriet Ross Tubman School

Kim Nixon-Williams
212 Stanton Street
Buffalo, NY 14212
(716) 816-3780

Buffalo Academy of Science Charter School

Maria Ruiz
89 Clare Street
Buffalo, NY 14206
(716) 415-2302

Peace-Mind Quality Child Care

Anjana D. Cole-Hall
690 Broadway
Buffalo, NY 14212
(716) 854-5464

Document Repository:

The document repository identified below has been established to provide the public with convenient access to important project documents. A copy of the proposed document repository acknowledging they agree to act as a document repository is provided in **Attachment F**.

BCP APPLICATION – SUPPLEMENTAL AND SUPPORTING INFORMATION
Buffalo Central Terminal Site, City of Buffalo, Erie County, New York

Buffalo & Erie County Public Library (Central)
1 Lafayette Square
Buffalo, NY 14203-1887

Figures

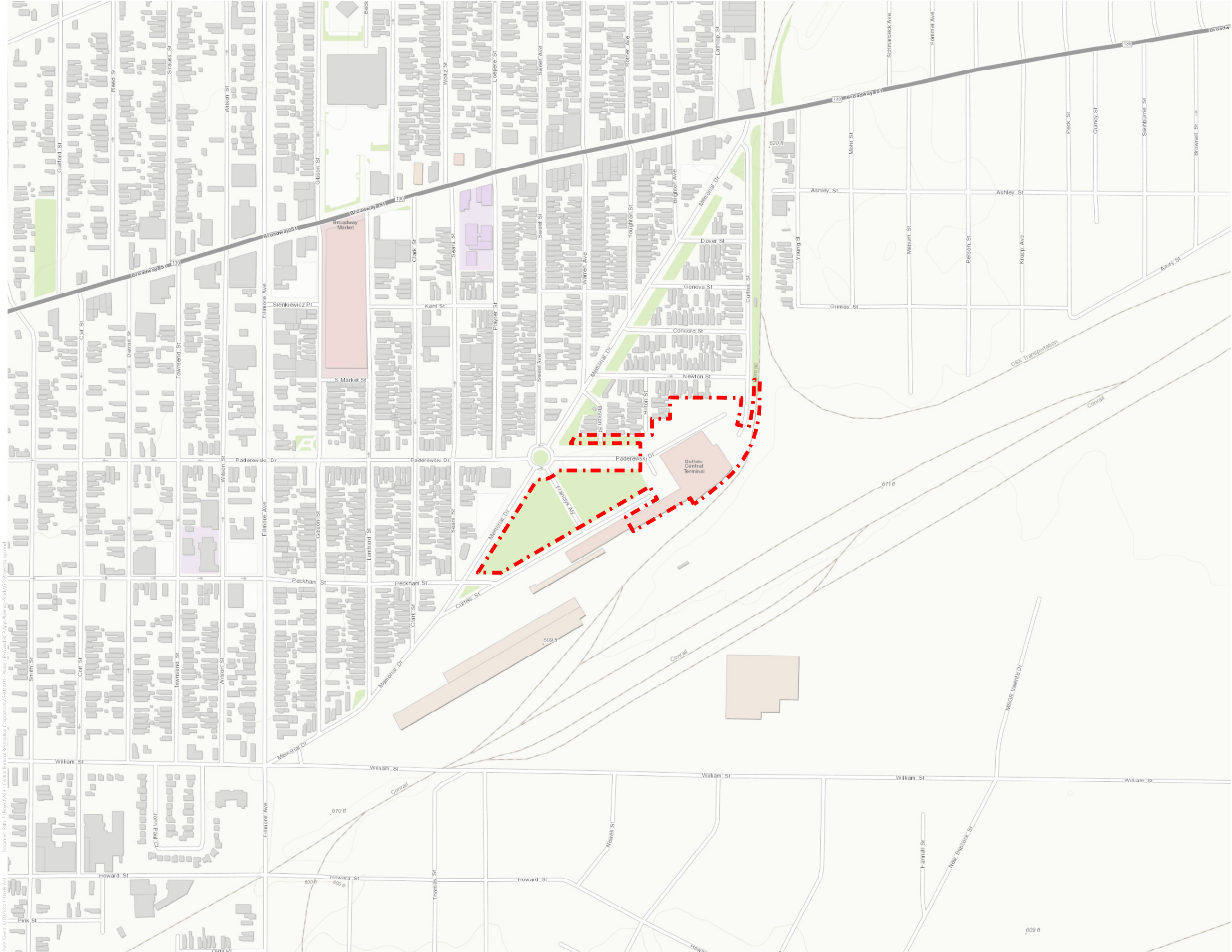
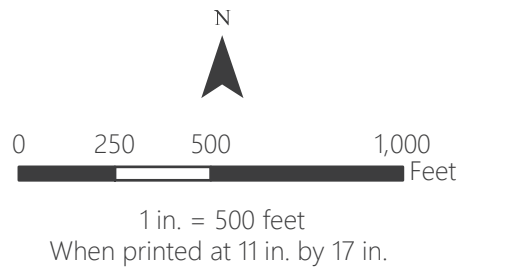


Figure 1
USGS 7.5 Minute Map

 Brownfield Cleanup Program (BCP) Boundary



Central Terminal Site
Brownfield Cleanup Program

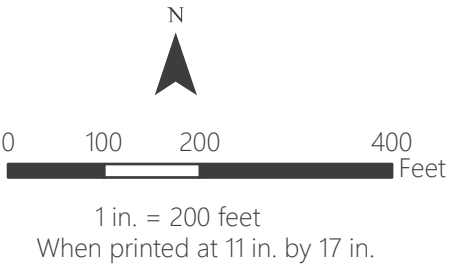
Sources: . Created by C&S Engineers, Inc.



Figure 3A

Property Base Map

-  Brownfield Cleanup Program (BCP)
-  Adjacent



Central Terminal Site
Brownfield Cleanup Program

Sources: . Created by C&S Engineers, Inc.

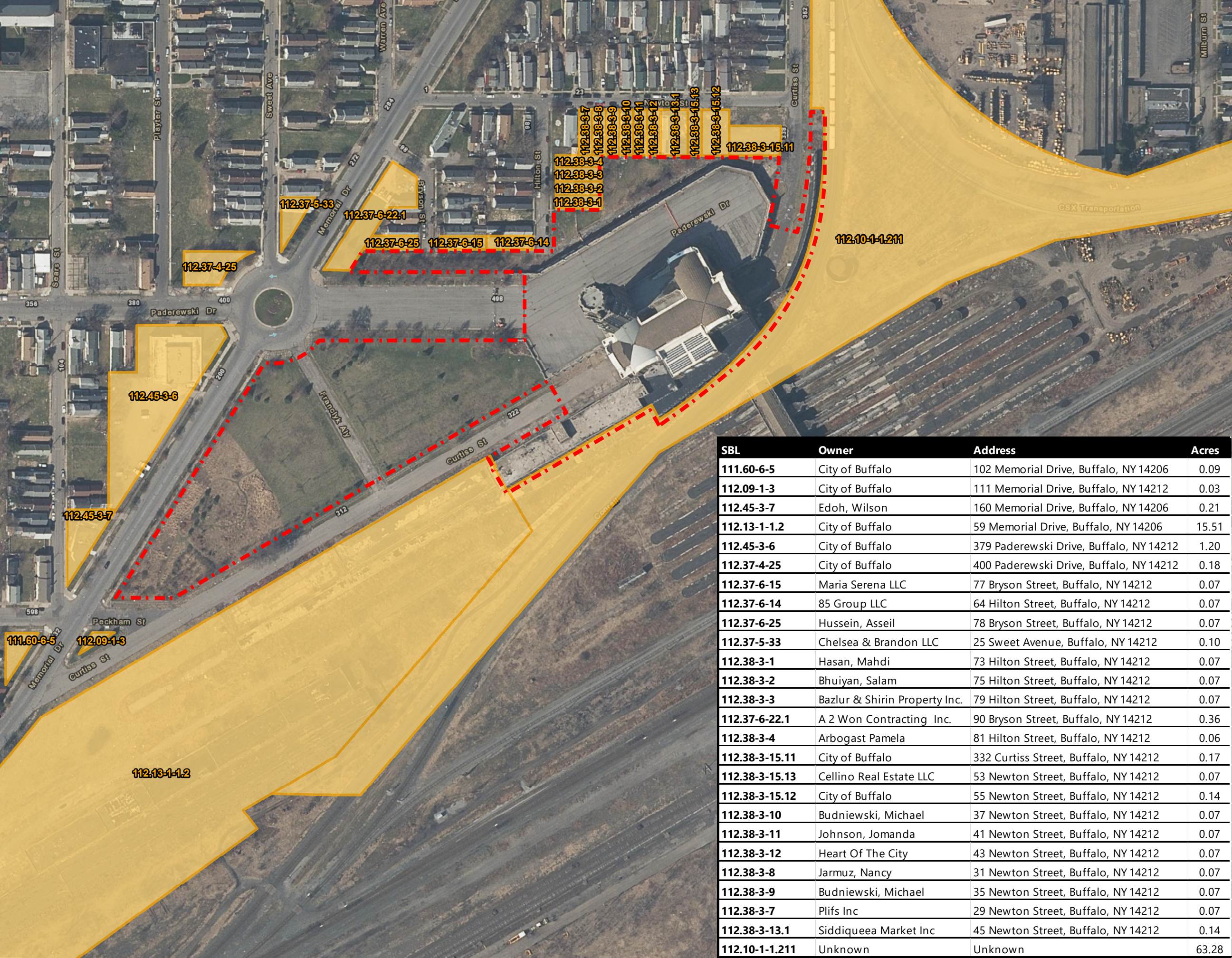




Figure 3B

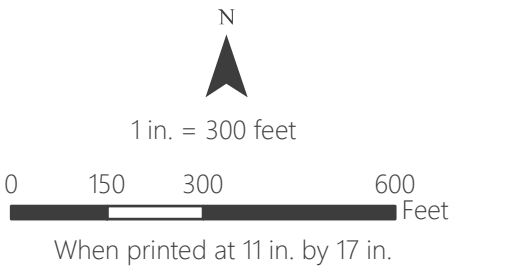
Property Base - BCP Attributes

- Brownfield Cleanup Program (BCP) Boundary
- Brownfield Opportunity Area Designations
- NYS Disadvantaged Communities
- Criteria A
- Criteria B
- Both AB

Criteria A - Indicator for census tract having a "Poverty Rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate." 'Y' indicates that the census tract meets this criteria.

Criteria B - Indicator for census tract having a "Poverty Rate of at least 2 times the Poverty Rate for the County." 'Y' indicates that the census tract meets this criteria.

Both AB - Indicator that the census tract meets both Criteria A and B.



Central Terminal Site
Brownfield Cleanup Program

Sources: . Created by C&S Engineers, Inc.

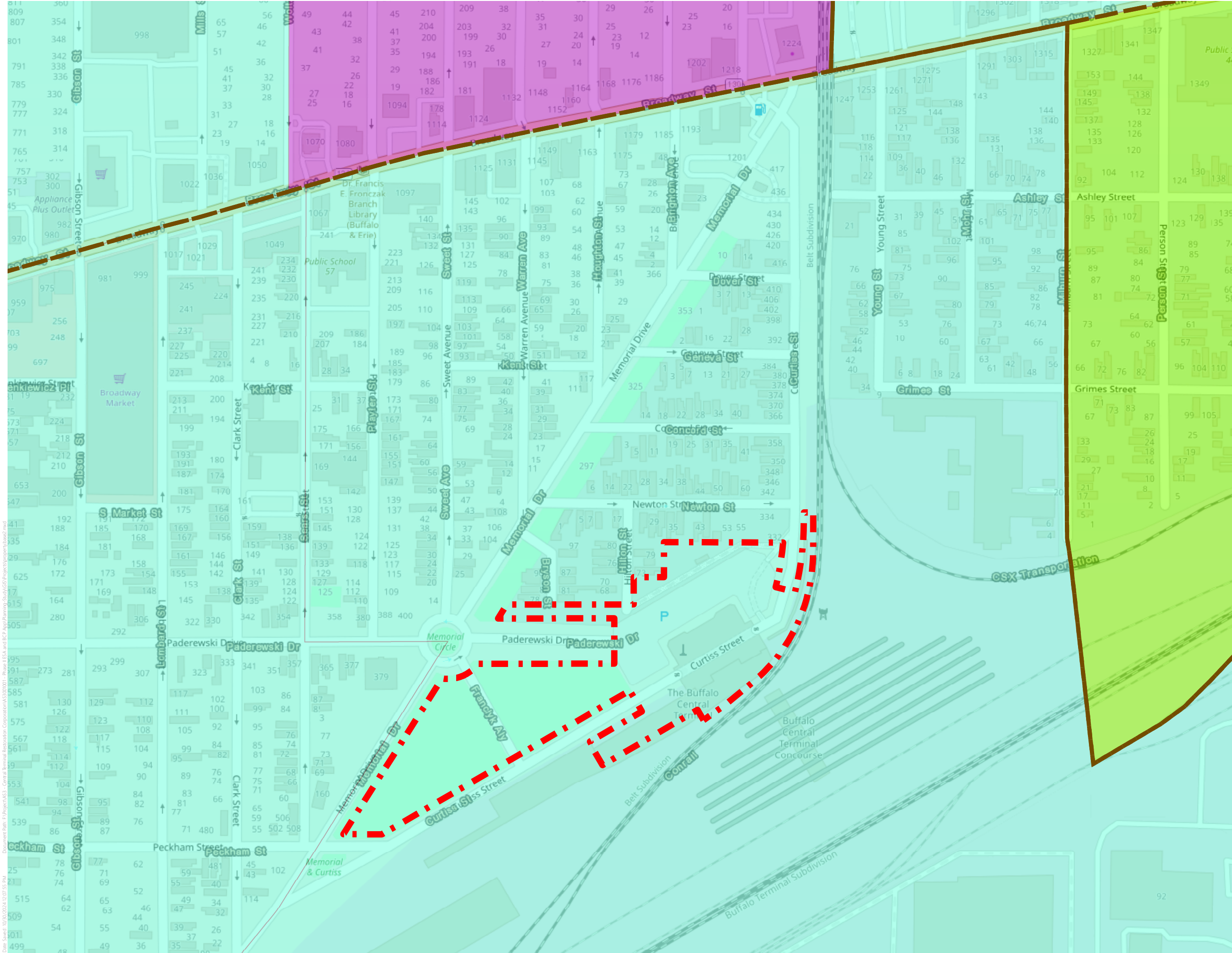
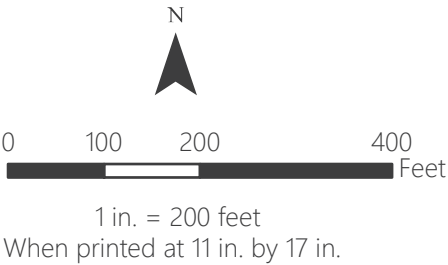


Figure 4

Land Use

- Brownfield Cleanup Program (BCP)
Boundary
- Unknown
- Residential
- Vacant Land
- Commercial
- Commercial - Gas Station
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Parks



Central Terminal Site
Brownfield Cleanup Program

Sources : Created by C&S Engineers, Inc.

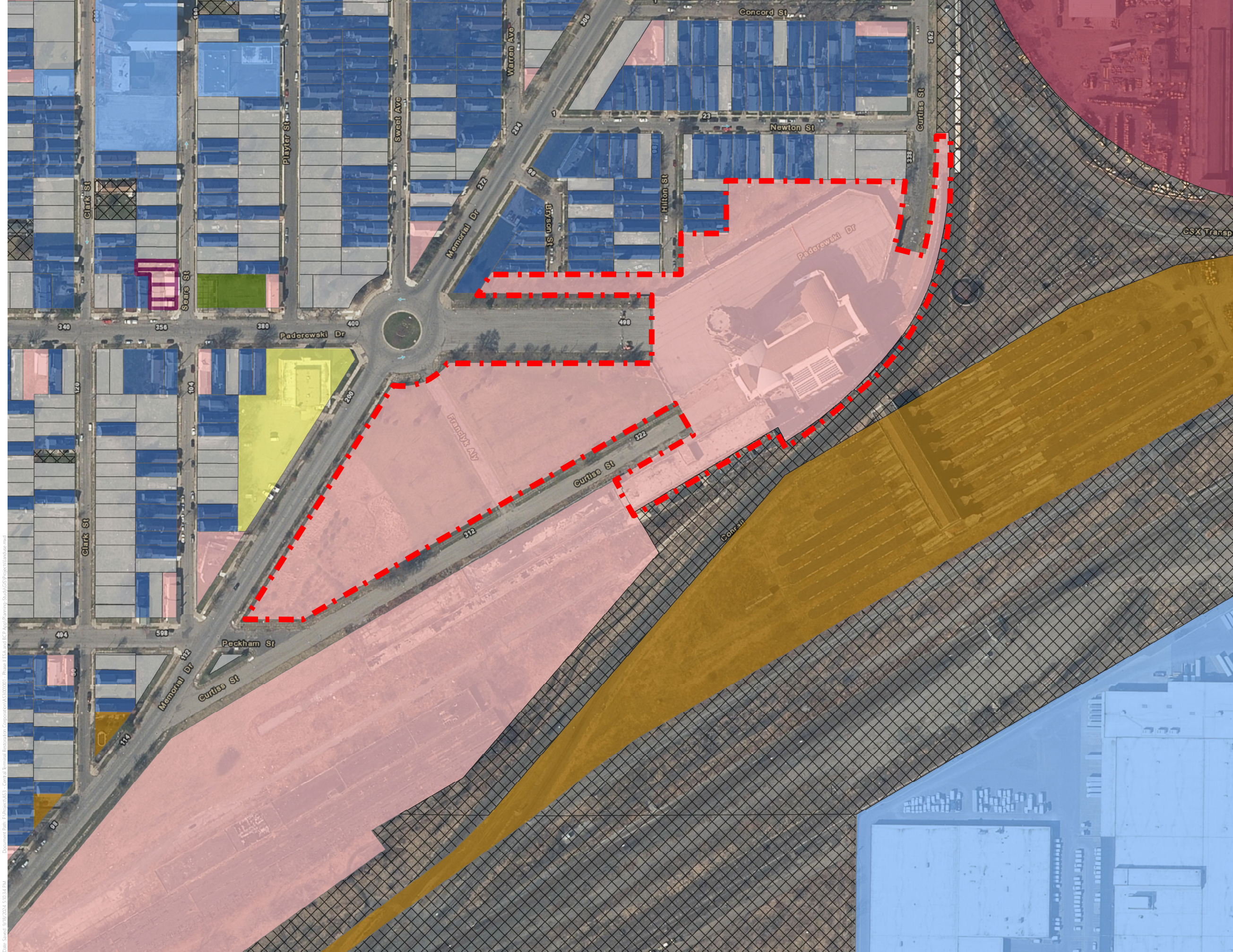
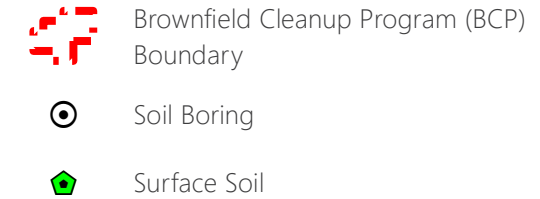


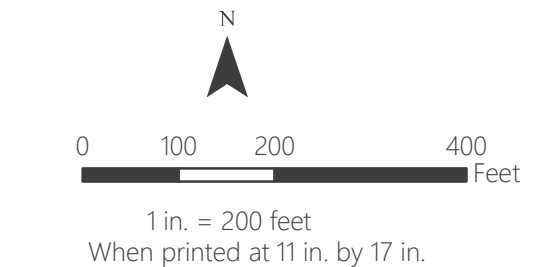


Figure 5A

Environmental Concerns - Soil Sample Results



Field Sample ID	Sample Depth	Date Sampled
Analyte	mg/kg	
Restricted Residential Use		
Commercial Use		
Industrial Use		



Central Terminal Site Brownfield Cleanup Program

Sources: . Created by C&S Engineers, Inc.

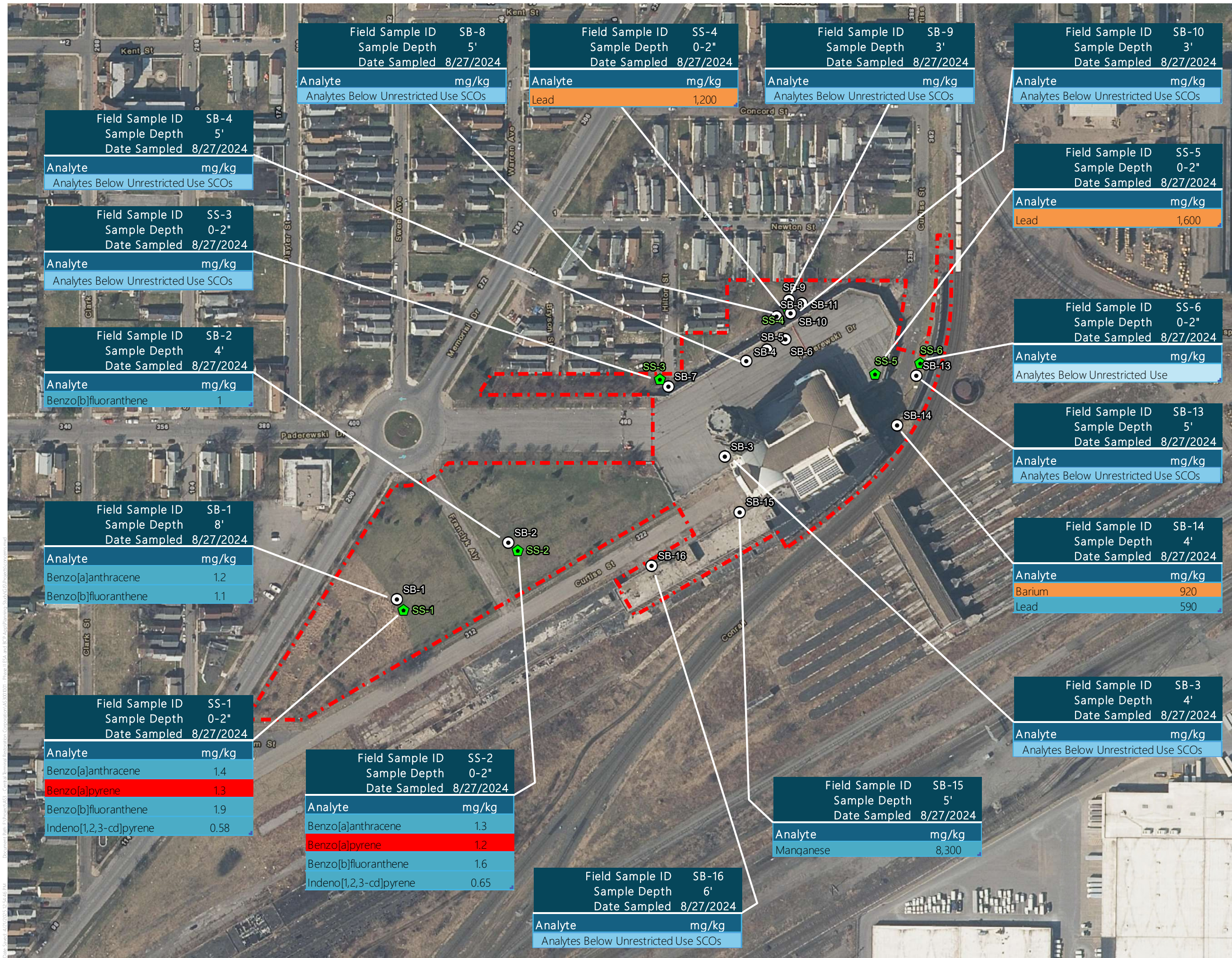
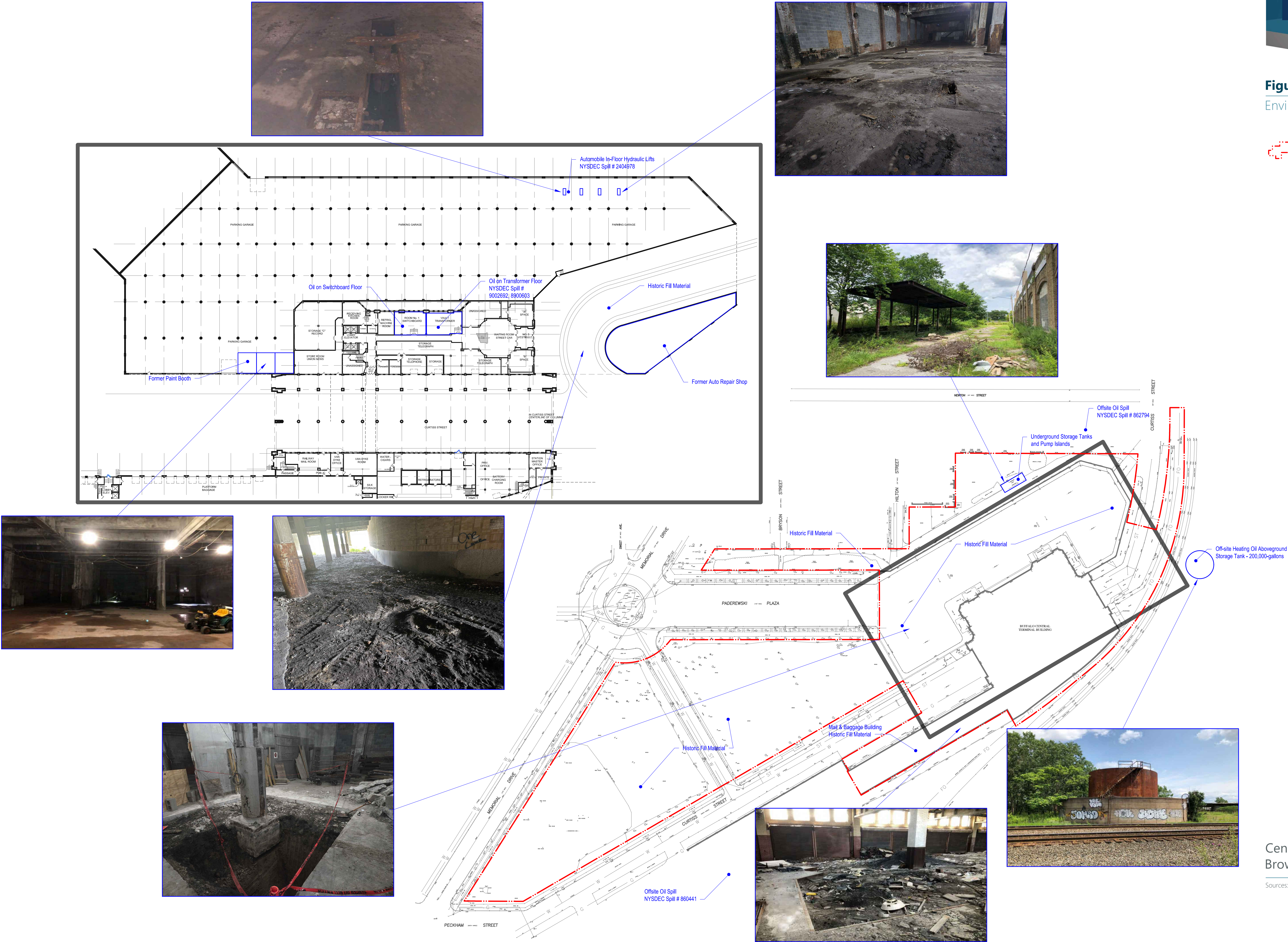


Figure 5B
Environmental Concerns

Brownfield Cleanup Program (BCP) Site



Central Terminal Site
Brownfield Cleanup Program

Sources: Frandina Engineering and Land Survey, PC, "Topographic Survey," 8/13/2019.
Quinn Evans, "Overall Track Level," 5/19/2023.

Tables

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

Analyte	CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:					SS-1 8/27/2024 Soil mg/Kg		SS-2 8/27/2024 Soil mg/Kg		SS-3 8/27/2024 Soil mg/Kg		SS-4 8/27/2024 Soil mg/Kg		SS-5 8/27/2024 Soil mg/Kg		SS-6 8/27/2024 Soil mg/Kg		SB-1 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
Metals																			
Mercury	0.18	0.81	0.81	2.8	5.7	0.27	0.093	0.11	0.087	0.13	0.089	0.36	0.090	0.17	0.087	ND	0.099	0.65	0.10
Aluminum						5,900	22	8,400	21	5,400	21	8,800	22	2,700	22	2,300	24	6,000	24
Antimony						0.78	0.33	0.42	0.31	0.36	0.32	1.5	0.32	3.9	0.33	0.65	0.36	0.48	0.35
Arsenic	13	16	16	16	16	11	0.22	11	0.21	5.0	0.21	8.5	0.22	11	0.22	6.0	0.24	9.1	0.24
Barium	350	350	400	400	10000	130	0.56	99	0.52	69	0.53	260	0.54	290	0.56	34	0.60	130	0.59
Beryllium	7.2	14	72	590	2700	0.48	0.11	0.61	0.10	0.34	0.11	1.0	0.11	0.24	0.11	0.33	0.12	0.41	0.12
Cadmium	2.5	2.5	4.3	9.3	60	1.1	0.22	0.53	0.21	0.50	0.21	2.8	0.22	2.2	0.22	0.27	0.24	0.28	0.24
Calcium						28,000	110	28,000	100	82,000	530	89,000	540	41,000	110	18,000	120	72,000	590
Chromium	30	36	180	1500	6800	28	0.22	17	0.21	12	0.21	38	0.22	23	0.22	4.4	0.24	13	0.24
Cobalt						6.0	0.22	6.8	0.21	5.4	0.21	5.4	0.22	9.5	0.22	3.2	0.24	7.0	0.24
Copper	50	270	270	270	10000	55	1.1	36	1.0	26	1.1	85	1.1	110	1.1	26	1.2	52	1.2
Iron						20,000	33	20,000	31	14,000	32	24,000	32	28,000	33	11,000	36	18,000	35
Lead	63	400	400	1000	3900	300	0.33	160	0.31	130	0.32	1,200	1.6	1,600	1.7	36	0.36	300	0.35
Magnesium						6,200	110	8,400	100	13,000	110	11,000	110	5,100	110	4,400	120	9,300	120
Manganese	1600	2000	2000	10000	10000	380	1.1	350	1.0	340	1.1	1,000	5.4	210	1.1	43	1.2	770	5.9
Nickel	30	140	310	310	10000	21	1.1	17	1.0	15	1.1	22	1.1	150	5.6	10	1.2	14	1.2
Potassium						1,100	110	1,200	100	1,200	110	1,200	110	1,500	110	530	120	1,000	120
Selenium	3.9	36	180	1500	6800	2.2	1.1	2.1	1.0	1.6	1.1	3.0	1.1	1.7	1.1	ND	1.2	2.9	1.2
Silver	2	36	180	1500	6800	ND	0.22	ND	0.21	ND	0.21	0.31	0.22	0.83	0.22	ND	0.24	ND	0.24
Sodium						ND	110	ND	100	120	110	230	110	18,000	110	350	120	130	120
Thallium						ND	0.22	ND	0.21	ND	0.21	ND	0.22	ND	0.22	ND	0.24	ND	0.24
Vanadium						17	0.22	19	0.21	15	0.21	16	0.22	11	0.22	8.0	0.24	20	0.24
Zinc	109	2200	10000	10000	10000	250	4.4	130	4.2	130	4.3	990	22	1,600	22	28	4.8	170	4.7
PCBs																			
Aroclor (Total)	0.1	1	1	1	25	0.33	0.028	ND	0.026	ND	0.027	0.33	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1016	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1221	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1232	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1242	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1248	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1254	0.1	1	1	1	25	0.18	0.028	ND	0.026	ND	0.027	0.33	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1260	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1262	0.1	1	1	1	25	0.15	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
Aroclor-1268	0.1	1	1	1	25	ND	0.028	ND	0.026	ND	0.027	ND	0.027	ND	0.028	ND	0.030	ND	0.030
SVOCs																			
1,1'-Biphenyl						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
1,2,4,5-Tetrachlorobenzene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.045	ND	0.025	ND	0.044	ND	0.044	ND	0.045	ND	0.0099	ND	0.0098
2,3,4,6-Tetrachlorophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2,4,5-Trichlorophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SS-1 8/27/2024 Soil mg/Kg		SS-2 8/27/2024 Soil mg/Kg		SS-3 8/27/2024 Soil mg/Kg		SS-4 8/27/2024 Soil mg/Kg		SS-5 8/27/2024 Soil mg/Kg		SS-6 8/27/2024 Soil mg/Kg		SB-1 8/27/2024 Soil mg/Kg	
Analyte	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
2,4,6-Trichlorophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2,4-Dichlorophenol						ND	0.045	ND	0.025	ND	0.044	ND	0.044	ND	0.045	ND	0.0099	ND	0.0098
2,4-Dimethylphenol						ND	0.059	ND	0.033	ND	0.057	ND	0.058	ND	0.059	ND	0.013	ND	0.013
2,4-Dinitrophenol						ND	0.91	ND	0.51	ND	0.88	ND	0.89	ND	0.91	ND	0.20	ND	0.20
2,4-Dinitrotoluene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2,6-Dinitrotoluene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2-Chloronaphthalene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2-Chlorophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2-Methylnaphthalene						0.20	0.18	ND	0.10	ND	0.18	ND	0.18	0.31	0.18	0.33	0.039	0.076	0.039
2-Methylphenol	0.33	100	100	500	1000	ND	0.056	ND	0.032	ND	0.055	ND	0.055	ND	0.056	ND	0.012	ND	0.012
2-Nitroaniline						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
2-Nitrophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
3&4-Methylphenol	0.33	34	100	500	1000	ND	0.055	ND	0.031	ND	0.054	ND	0.054	ND	0.055	ND	0.012	ND	0.012
3,3'-Dichlorobenzidine						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
3-Nitroaniline						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
4,6-Dinitro-2-methylphenol						ND	0.91	ND	0.51	ND	0.88	ND	0.89	ND	0.91	ND	0.20	ND	0.20
4-Bromophenyl-phenylether						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
4-Chloro-3-methylphenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
4-Chloroaniline						ND	0.049	ND	0.027	ND	0.048	ND	0.048	ND	0.049	ND	0.011	ND	0.011
4-Chlorophenyl-phenylether						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
4-Nitroaniline						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
4-Nitrophenol						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Acenaphthene	20	100	100	500	1000	0.19	0.18	0.15	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	0.47	0.039
Acenaphthylene	100	100	100	500	1000	ND	0.18	0.11	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Acetophenone						ND	0.18	ND	0.10	ND	0.18	0.21	0.18	ND	0.18	0.049	0.039	ND	0.039
Anthracene	100	100	100	500	1000	0.52	0.18	0.45	0.10	ND	0.18	ND	0.18	0.25	0.18	ND	0.039	0.92	0.039
Atrazine						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Benzaldehyde						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Benzo[a]anthracene	1	1	1	5.6	11	1.4	0.18	1.3	0.10	0.22	0.18	0.55	0.18	0.49	0.18	ND	0.039	1.2	0.039
Benzo[a]pyrene	1	1	1	1	1.1	1.3	0.18	1.2	0.10	0.19	0.18	0.57	0.18	0.46	0.18	ND	0.039	0.83	0.039
Benzo[b]fluoranthene	1	1	1	5.6	11	1.9	0.18	1.6	0.10	0.29	0.18	0.94	0.18	0.93	0.18	ND	0.039	1.1	0.039
Benzo[g,h,i]perylene	100	100	100	500	1000	0.63	0.18	0.70	0.10	ND	0.18	0.38	0.18	0.46	0.18	ND	0.039	0.38	0.039
Benzo[k]fluoranthene	0.8	1	3.9	56	110	0.54	0.18	0.52	0.10	ND	0.18	0.24	0.18	0.22	0.18	ND	0.039	0.33	0.039
bis(2-Chloroethoxy)methane						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
bis(2-Chloroethyl)ether						ND	0.069	ND	0.039	ND	0.067	ND	0.068	ND	0.069	ND	0.015	ND	0.015
bis(2-Chloroisopropyl)ether						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
bis(2-Ethylhexyl)phthalate						0.19	0.18	0.16	0.10	ND	0.18	0.44	0.18	0.74	0.18	ND	0.039	ND	0.039
Butylbenzylphthalate						ND	0.18	ND	0.10	ND	0.18	0.20	0.18	ND	0.18	ND	0.039	ND	0.039
Caprolactam						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Carbazole						0.24	0.18	0.24	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	0.18	0.039
Chrysene	1	1	3.9	56	110	1.5	0.18	1.3	0.10	0.24	0.18	0.62	0.18	0.78	0.18	0.056	0.039	0.99	0.039

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

Analyte	CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:					SS-1 8/27/2024 Soil mg/Kg		SS-2 8/27/2024 Soil mg/Kg		SS-3 8/27/2024 Soil mg/Kg		SS-4 8/27/2024 Soil mg/Kg		SS-5 8/27/2024 Soil mg/Kg		SS-6 8/27/2024 Soil mg/Kg		SB-1 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
Dibenzo[a,h]anthracene	0.33	0.33	0.33	0.56	1.1	0.20	0.18	0.22	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	0.11	0.039
Dibenzofuran	7	14	59	350	1000	0.14	0.047	0.10	0.026	ND	0.046	ND	0.046	0.12	0.047	0.090	0.010	0.32	0.010
Diethylphthalate						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Dimethylphthalate						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Di-n-butylphthalate						ND	0.082	ND	0.046	ND	0.080	ND	0.080	ND	0.082	ND	0.018	ND	0.018
Di-n-octylphthalate						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Fluoranthene	100	100	100	500	1000	2.7	0.18	2.5	0.10	0.41	0.18	0.90	0.18	1.2	0.18	ND	0.039	2.6	0.039
Fluorene	30	100	100	500	1000	ND	0.18	0.16	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	0.48	0.039
Hexachlorobenzene	0.33	0.33	1.2	6	12	ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Hexachlorobutadiene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Hexachlorocyclopentadiene						ND	0.60	ND	0.34	ND	0.59	ND	0.59	ND	0.60	ND	0.13	ND	0.13
Hexachloroethane						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Indeno[1,2,3-cd]pyrene	0.5	0.5	0.5	5.6	11	0.58	0.18	0.65	0.10	ND	0.18	0.30	0.18	0.34	0.18	ND	0.039	0.36	0.039
Isophorone						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Naphthalene	12	100	100	500	1000	0.15	0.045	0.068	0.025	ND	0.044	0.063	0.044	0.30	0.045	0.23	0.0099	0.044	0.0098
Nitrobenzene						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
N-Nitroso-di-n-propylamine						ND	0.051	ND	0.028	ND	0.049	ND	0.049	ND	0.051	ND	0.011	ND	0.011
N-Nitrosodiphenylamine						ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Pentachlorophenol	0.8	2.4	6.7	6.7	55	ND	0.91	ND	0.51	ND	0.88	ND	0.89	ND	0.91	ND	0.20	ND	0.20
Phenanthrene	100	100	100	500	1000	2.1	0.18	1.8	0.10	0.21	0.18	0.42	0.18	0.91	0.18	0.21	0.039	3.2	0.039
Phenol	0.33	100	100	500	1000	ND	0.18	ND	0.10	ND	0.18	ND	0.18	ND	0.18	ND	0.039	ND	0.039
Pyrene	100	100	100	500	1000	2.5	0.18	2.3	0.10	0.40	0.18	0.89	0.18	1.5	0.18	ND	0.039	2.3	0.039
VOCs																			
1,1,1-Trichloroethane	0.68	100	100	500	1000	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,1,2,2-Tetrachloroethane						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,1,2-Trichloro-1,2,2-trifluoroethane						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,1,2-Trichloroethane						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,1-Dichloroethane	0.27	19	26	240	480	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,1-Dichloroethene	0.33	100	100	500	1000	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2,3-Trichlorobenzene						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2,4-Trichlorobenzene						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2-Dibromo-3-chloropropane						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2-Dibromoethane						ND	0.00065	ND	0.0011	ND	0.00063	ND	0.00063	ND	0.0012	ND	0.0013	ND	0.0013
1,2-Dichlorobenzene	1.1	100	100	500	1000	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2-Dichloroethane	0.02	2.3	3.1	30	60	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,2-Dichloropropane						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,3-Dichlorobenzene	2.4	17	49	280	560	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,3-Dichloropropene (Total)						ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,4-Dichlorobenzene	1.8	9.8	13	130	250	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.11	ND	0.11	ND	0.10	ND	0.10	ND	0.12	ND	0.13	ND	0.13
2-Butanone	0.12	100	100	500	1000	ND	0.0022	ND	0.0022	ND	0.0021	ND	0.0021	ND	0.0023	ND	0.0026	ND	0.0027

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

Analyte	CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:					SB-2 8/27/2024 Soil mg/Kg		SB-16 8/27/2024 Soil mg/Kg		SB-15 8/27/2024 Soil mg/Kg		SB-3 8/27/2024 Soil mg/Kg		SB-5 8/27/2024 Soil mg/Kg		SB-14 8/27/2024 Soil mg/Kg		SB-13 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
Metals																			
Mercury	0.18	0.81	0.81	2.8	5.7	0.35	0.10	ND	0.092	0.21	0.10	ND	0.099	ND	0.097	0.21	0.11	ND	0.098
Aluminum						7,800	23	4,300	22	19,000	24	11,000	24	11,000	23	6,600	24	10,000	25
Antimony						1.4	0.35	ND	0.34	1.9	0.36	ND	0.36	ND	0.35	1.1	0.37	ND	0.38
Arsenic	13	16	16	16	16	11	0.23	2.2	0.22	12	0.24	3.6	0.24	2.2	0.23	12	0.24	4.6	0.25
Barium	350	350	400	400	10000	100	0.58	37	0.56	150	0.60	140	0.60	83	0.58	920	3.0	87	0.62
Beryllium	7.2	14	72	590	2700	0.48	0.12	0.21	0.11	1.0	0.12	0.46	0.12	0.45	0.12	0.42	0.12	0.48	0.12
Cadmium	2.5	2.5	4.3	9.3	60	0.51	0.23	ND	0.22	0.27	0.24	ND	0.24	ND	0.23	2.2	0.24	ND	0.25
Calcium						46,000	120	94,000	560	96,000	3,000	43,000	120	89,000	580	130,000	610	67,000	620
Chromium	30	36	180	1500	6800	15	0.23	7.1	0.22	48	0.24	17	0.24	17	0.23	23	0.24	16	0.25
Cobalt						9.5	0.23	3.9	0.22	6.4	0.24	6.5	0.24	9.4	0.23	6.9	0.24	8.4	0.25
Copper	50	270	270	270	10000	150	1.2	9.9	1.1	68	1.2	24	1.2	13	1.2	100	1.2	20	1.2
Iron						22,000	35	9,800	34	46,000	36	18,000	36	17,000	35	18,000	37	27,000	38
Lead	63	400	400	1000	3900	210	0.35	6.0	0.34	170	0.36	79	0.36	13	0.35	590	0.37	16	0.38
Magnesium						12,000	120	30,000	110	9,600	120	19,000	120	32,000	120	22,000	120	25,000	130
Manganese	1600	2000	2000	10000	10000	340	1.2	290	1.1	8,300	30	470	1.2	550	1.2	440	1.2	470	1.2
Nickel	30	140	310	310	10000	20	1.2	9.0	1.1	13	1.2	24	1.2	21	1.2	23	1.2	21	1.2
Potassium						1,200	120	960	110	2,800	120	1,500	120	1,700	120	880	120	1,500	130
Selenium	3.9	36	180	1500	6800	2.7	1.2	1.5	1.1	3.5	1.2	2.3	1.2	2.7	1.2	1.9	1.2	2.5	1.2
Silver	2	36	180	1500	6800	ND	0.23	ND	0.22	ND	0.24	ND	0.24	ND	0.23	ND	0.24	ND	0.25
Sodium						160	120	130	110	1,100	120	310	120	330	120	240	120	ND	130
Thallium						ND	0.23	ND	0.22	ND	0.24	ND	0.24	ND	0.23	ND	0.24	ND	0.25
Vanadium						21	0.23	12	0.22	89	0.24	18	0.24	20	0.23	16	0.24	22	0.25
Zinc	109	2200	10000	10000	10000	290	4.7	50	4.5	120	4.8	94	4.8	71	4.7	800	24	72	5.0
PCBs																			
Aroclor (Total)	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1016	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1221	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1232	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1242	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1248	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1254	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1260	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1262	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
Aroclor-1268	0.1	1	1	1	25	ND	0.029	ND	0.027	ND	0.030	ND	0.030	ND	0.029	ND	0.030	ND	0.031
SVOCs																			
1,1'-Biphenyl						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
1,2,4,5-Tetrachlorobenzene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.029	ND	0.0091	ND	0.010	ND	0.0097	ND	0.0095	ND	0.0099	ND	0.010
2,3,4,6-Tetrachlorophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2,4,5-Trichlorophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-2 8/27/2024 Soil mg/Kg		SB-16 8/27/2024 Soil mg/Kg		SB-15 8/27/2024 Soil mg/Kg		SB-3 8/27/2024 Soil mg/Kg		SB-5 8/27/2024 Soil mg/Kg		SB-14 8/27/2024 Soil mg/Kg		SB-13 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial														
Analyte	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
2,4,6-Trichlorophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2,4-Dichlorophenol						ND	0.029	ND	0.0091	ND	0.010	ND	0.0097	ND	0.0095	ND	0.0099	ND	0.010
2,4-Dimethylphenol						ND	0.038	ND	0.012	ND	0.013	ND	0.013	ND	0.012	ND	0.013	ND	0.013
2,4-Dinitrophenol						ND	0.58	ND	0.18	ND	0.20	ND	0.19	ND	0.19	ND	0.20	ND	0.20
2,4-Dinitrotoluene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2,6-Dinitrotoluene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2-Chloronaphthalene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2-Chlorophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2-Methylnaphthalene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	0.25	0.038	ND	0.040	ND	0.040
2-Methylphenol	0.33	100	100	500	1000	ND	0.036	ND	0.011	ND	0.012	ND	0.012	ND	0.012	ND	0.012	ND	0.013
2-Nitroaniline						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
2-Nitrophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
3&4-Methylphenol	0.33	34	100	500	1000	ND	0.035	ND	0.011	ND	0.012	ND	0.012	ND	0.012	ND	0.012	ND	0.012
3,3'-Dichlorobenzidine						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
3-Nitroaniline						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
4,6-Dinitro-2-methylphenol						ND	0.58	ND	0.18	ND	0.20	ND	0.19	ND	0.19	ND	0.20	ND	0.20
4-Bromophenyl-phenylether						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
4-Chloro-3-methylphenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
4-Chloroaniline						ND	0.031	ND	0.0098	ND	0.011	ND	0.011	ND	0.010	ND	0.011	ND	0.011
4-Chlorophenyl-phenylether						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
4-Nitroaniline						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
4-Nitrophenol						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Acenaphthene	20	100	100	500	1000	0.18	0.12	ND	0.036	ND	0.040	0.043	0.039	ND	0.038	ND	0.040	ND	0.040
Acenaphthylene	100	100	100	500	1000	ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Acetophenone						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Anthracene	100	100	100	500	1000	0.48	0.12	ND	0.036	0.046	0.040	0.13	0.039	ND	0.038	ND	0.040	ND	0.040
Atrazine						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Benzaldehyde						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Benzo[a]anthracene	1	1	1	5.6	11	0.90	0.12	ND	0.036	0.16	0.040	0.26	0.039	ND	0.038	0.091	0.040	ND	0.040
Benzo[a]pyrene	1	1	1	1	1.1	0.83	0.12	ND	0.036	0.16	0.040	0.22	0.039	ND	0.038	0.11	0.040	ND	0.040
Benzo[b]fluoranthene	1	1	1	5.6	11	1.0	0.12	ND	0.036	0.24	0.040	0.28	0.039	ND	0.038	0.19	0.040	ND	0.040
Benzo[g,h,i]perylene	100	100	100	500	1000	0.59	0.12	ND	0.036	0.12	0.040	0.13	0.039	ND	0.038	0.097	0.040	ND	0.040
Benzo[k]fluoranthene	0.8	1	3.9	56	110	0.37	0.12	ND	0.036	0.084	0.040	0.11	0.039	ND	0.038	0.055	0.040	ND	0.040
bis(2-Chloroethoxy)methane						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
bis(2-Chloroethyl)ether						ND	0.044	ND	0.014	ND	0.015	ND	0.015	ND	0.015	ND	0.015	ND	0.015
bis(2-Chloroisopropyl)ether						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
bis(2-Ethylhexyl)phthalate						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Butylbenzylphthalate						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Caprolactam						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Carbazole						0.18	0.12	ND	0.036	ND	0.040	0.069	0.039	ND	0.038	ND	0.040	ND	0.040
Chrysene	1	1	3.9	56	110	0.91	0.12	ND	0.036	0.22	0.040	0.25	0.039	ND	0.038	0.12	0.040	ND	0.040

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-2 8/27/2024 Soil mg/Kg		SB-16 8/27/2024 Soil mg/Kg		SB-15 8/27/2024 Soil mg/Kg		SB-3 8/27/2024 Soil mg/Kg		SB-5 8/27/2024 Soil mg/Kg		SB-14 8/27/2024 Soil mg/Kg		SB-13 8/27/2024 Soil mg/Kg	
Analyte	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
Dibenzo[a,h]anthracene	0.33	0.33	0.33	0.56	1.1	0.16	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Dibenzofuran	7	14	59	350	1000	0.18	0.030	ND	0.0094	0.022	0.010	0.037	0.010	ND	0.0099	0.012	0.010	0.052	0.011
Diethylphthalate						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Dimethylphthalate						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	0.13	0.040	ND	0.040
Di-n-butylphthalate						ND	0.052	ND	0.016	ND	0.018	ND	0.017	ND	0.017	ND	0.018	ND	0.018
Di-n-octylphthalate						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Fluoranthene	100	100	100	500	1000	1.8	0.12	ND	0.036	0.23	0.040	0.54	0.039	ND	0.038	0.13	0.040	0.082	0.040
Fluorene	30	100	100	500	1000	0.23	0.12	ND	0.036	ND	0.040	0.053	0.039	ND	0.038	ND	0.040	ND	0.040
Hexachlorobenzene	0.33	0.33	1.2	6	12	ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Hexachlorobutadiene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Hexachlorocyclopentadiene						ND	0.38	ND	0.12	ND	0.13	ND	0.13	ND	0.13	ND	0.13	ND	0.13
Hexachloroethane						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Indeno[1,2,3-cd]pyrene	0.5	0.5	0.5	5.6	11	0.45	0.12	ND	0.036	0.099	0.040	0.10	0.039	ND	0.038	0.085	0.040	ND	0.040
Isophorone						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Naphthalene	12	100	100	500	1000	0.18	0.029	ND	0.0091	0.033	0.010	0.035	0.0097	0.096	0.0095	0.023	0.0099	0.033	0.010
Nitrobenzene						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
N-Nitroso-di-n-propylamine						ND	0.032	ND	0.010	ND	0.011	ND	0.011	ND	0.011	ND	0.011	ND	0.011
N-Nitrosodiphenylamine						ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Pentachlorophenol	0.8	2.4	6.7	6.7	55	ND	0.58	ND	0.18	ND	0.20	ND	0.19	ND	0.19	ND	0.20	ND	0.20
Phenanthrene	100	100	100	500	1000	1.8	0.12	ND	0.036	0.17	0.040	0.47	0.039	ND	0.038	0.081	0.040	0.077	0.040
Phenol	0.33	100	100	500	1000	ND	0.12	ND	0.036	ND	0.040	ND	0.039	ND	0.038	ND	0.040	ND	0.040
Pyrene	100	100	100	500	1000	1.7	0.12	ND	0.036	0.22	0.040	0.43	0.039	ND	0.038	0.12	0.040	0.061	0.040
VOCs																			
1,1,1-Trichloroethane	0.68	100	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,1,2,2-Tetrachloroethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,1,2-Trichloro-1,2,2-trifluoroethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,1,2-Trichloroethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,1-Dichloroethane	0.27	19	26	240	480	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,1-Dichloroethene	0.33	100	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2,3-Trichlorobenzene						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2,4-Trichlorobenzene						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2-Dibromo-3-chloropropane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2-Dibromoethane						ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
1,2-Dichlorobenzene	1.1	100	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2-Dichloroethane	0.02	2.3	3.1	30	60	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,2-Dichloropropane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,3-Dichlorobenzene	2.4	17	49	280	560	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,3-Dichloropropene (Total)						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,4-Dichlorobenzene	1.8	9.8	13	130	250	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.10	ND	0.090	ND	0.10	ND	0.12	ND	0.10	ND	0.11	ND	0.11
2-Butanone	0.12	100	100	500	1000	0.011	0.0021	ND	0.0018	0.021	0.0021	ND	0.0023	0.012	0.0021	ND	0.0021	0.0041	0.0022

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-2 8/27/2024 Soil mg/Kg		SB-16 8/27/2024 Soil mg/Kg		SB-15 8/27/2024 Soil mg/Kg		SB-3 8/27/2024 Soil mg/Kg		SB-5 8/27/2024 Soil mg/Kg		SB-14 8/27/2024 Soil mg/Kg		SB-13 8/27/2024 Soil mg/Kg	
Analyte	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg														
2-Hexanone						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
4-Methyl-2-pentanone						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Acetone	0.05	100	100	500	1000	0.076	0.010	0.095	0.0090	0.14	0.010	0.078	0.012	0.092	0.010	0.12	0.011	0.11	0.011
Benzene	0.06	2.9	4.8	44	89	ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
Bromochloromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Bromodichloromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Bromoform						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Bromomethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Carbon disulfide						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	0.0039	0.0021	0.0023	0.0021	0.0023	0.0022
Carbon tetrachloride	0.76	1.4	2.4	22	44	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Chlorobenzene	1.1	100	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Chloroethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Chloroform	0.37	10	49	350	700	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Chloromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
cis-1,2-Dichloroethene	0.25	59	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
cis-1,3-Dichloropropene						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Cyclohexane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Dibromochloromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Dichlorodifluoromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Ethylbenzene	1	30	41	390	780	ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
Isopropylbenzene						ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
m&p-Xylenes						ND	0.0015	ND	0.0013	ND	0.0015	ND	0.0016	ND	0.0015	ND	0.0015	ND	0.0015
Methyl Acetate						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Methylcyclohexane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Methylene chloride	0.05	51	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Methyl-t-butyl ether	0.93	62	100	500	1000	ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
o-Xylene						ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
Styrene						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Tetrachloroethene	1.3	5.5	19	150	300	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Toluene	0.7	100	100	500	1000	ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
trans-1,2-Dichloroethene	0.19	100	100	500	1000	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
trans-1,3-Dichloropropene						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Trichloroethene	0.47	10	21	200	400	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Trichlorofluoromethane						ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Vinyl chloride	0.02	0.21	0.9	13	27	ND	0.0021	ND	0.0018	ND	0.0021	ND	0.0023	ND	0.0021	ND	0.0021	ND	0.0022
Xylenes (Total)	0.26	100	100	500	1000	ND	0.0010	ND	0.00090	ND	0.0010	ND	0.0012	ND	0.0010	ND	0.0011	ND	0.0011
Wet Chemistry																			
% Solids						NA	6(Percent)	91(Percent)		83(Percent)		84(Percent)		86(Percent)		82(Percent)		80(Percent)	8

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

Analyte	CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:					SB-9 8/27/2024 Soil mg/Kg		SB-10 8/27/2024 Soil mg/Kg		SB-8 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial	Result	RL	Result	RL	Result	RL
	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg						
Metals											
Mercury	0.18	0.81	0.81	2.8	5.7	0.22	0.094	ND	0.098	ND	0.098
Aluminum						6,300	22	12,000	24	11,000	24
Antimony						3.4	0.66	ND	0.35	ND	0.35
Arsenic	13	16	16	16	16	15	0.22	2.3	0.24	4.4	0.24
Barium	350	350	400	400	10000	130	0.55	100	0.59	87	0.59
Beryllium	7.2	14	72	590	2700	0.53	0.11	0.53	0.12	0.49	0.12
Cadmium	2.5	2.5	4.3	9.3	60	ND	0.44	ND	0.24	ND	0.24
Calcium						31,000	110	120,000	590	84,000	590
Chromium	30	36	180	1500	6800	12	0.22	19	0.24	18	0.24
Cobalt						6.8	0.22	7.7	0.24	11	0.24
Copper	50	270	270	270	10000	37	1.1	14	1.2	21	1.2
Iron						38,000	33	20,000	35	23,000	35
Lead	63	400	400	1000	3900	160	0.33	15	0.35	15	0.35
Magnesium						9,500	110	29,000	120	28,000	120
Manganese	1600	2000	2000	10000	10000	370	1.1	450	1.2	540	1.2
Nickel	30	140	310	310	10000	15	1.1	21	1.2	25	1.2
Potassium						1,000	110	1,900	120	2,000	120
Selenium	3.9	36	180	1500	6800	1.8	1.1	2.7	1.2	2.6	1.2
Silver	2	36	180	1500	6800	ND	0.44	ND	0.24	ND	0.24
Sodium						ND	110	210	120	220	120
Thallium						ND	0.22	ND	0.24	ND	0.24
Vanadium						17	0.22	22	0.24	25	0.24
Zinc	109	2200	10000	10000	10000	210	4.4	67	4.7	69	4.7
PCBs											
Aroclor (Total)	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1016	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1221	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1232	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1242	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1248	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1254	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1260	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1262	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
Aroclor-1268	0.1	1	1	1	25	ND	0.028	ND	0.029	ND	0.029
SVOCs											
1,1'-Biphenyl						ND	0.037	ND	0.038	ND	0.039
1,2,4,5-Tetrachlorobenzene						ND	0.037	ND	0.038	ND	0.039
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.0093	ND	0.0096	ND	0.0097
2,3,4,6-Tetrachlorophenol						ND	0.037	ND	0.038	ND	0.039
2,4,5-Trichlorophenol						ND	0.037	ND	0.038	ND	0.039

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-9 8/27/2024 Soil mg/Kg		SB-10 8/27/2024 Soil mg/Kg		SB-8 8/27/2024 Soil mg/Kg	
Analyte	mg/Kg	mg/Kg	Restricted Residential mg/Kg	Commercial mg/Kg	Industrial mg/Kg	Result	RL	Result	RL	Result	RL
2,4,6-Trichlorophenol						ND	0.037	ND	0.038	ND	0.039
2,4-Dichlorophenol						ND	0.0093	ND	0.0096	ND	0.0097
2,4-Dimethylphenol						ND	0.012	ND	0.012	ND	0.013
2,4-Dinitrophenol						ND	0.19	ND	0.19	ND	0.19
2,4-Dinitrotoluene						ND	0.037	ND	0.038	ND	0.039
2,6-Dinitrotoluene						ND	0.037	ND	0.038	ND	0.039
2-Chloronaphthalene						ND	0.037	ND	0.038	ND	0.039
2-Chlorophenol						ND	0.037	ND	0.038	ND	0.039
2-Methylnaphthalene						ND	0.037	ND	0.038	ND	0.039
2-Methylphenol	0.33	100	100	500	1000	ND	0.012	ND	0.012	ND	0.012
2-Nitroaniline						ND	0.037	ND	0.038	ND	0.039
2-Nitrophenol						ND	0.037	ND	0.038	ND	0.039
3&4-Methylphenol	0.33	34	100	500	1000	ND	0.011	ND	0.012	ND	0.012
3,3'-Dichlorobenzidine						ND	0.037	ND	0.038	ND	0.039
3-Nitroaniline						ND	0.037	ND	0.038	ND	0.039
4,6-Dinitro-2-methylphenol						ND	0.19	ND	0.19	ND	0.19
4-Bromophenyl-phenylether						ND	0.037	ND	0.038	ND	0.039
4-Chloro-3-methylphenol						ND	0.037	ND	0.038	ND	0.039
4-Chloroaniline						ND	0.010	ND	0.010	ND	0.011
4-Chlorophenyl-phenylether						ND	0.037	ND	0.038	ND	0.039
4-Nitroaniline						ND	0.037	ND	0.038	ND	0.039
4-Nitrophenol						ND	0.037	ND	0.038	ND	0.039
Acenaphthene	20	100	100	500	1000	ND	0.037	ND	0.038	ND	0.039
Acenaphthylene	100	100	100	500	1000	ND	0.037	ND	0.038	ND	0.039
Acetophenone						ND	0.037	ND	0.038	ND	0.039
Anthracene	100	100	100	500	1000	ND	0.037	ND	0.038	ND	0.039
Atrazine						ND	0.037	ND	0.038	ND	0.039
Benzaldehyde						ND	0.037	ND	0.038	ND	0.039
Benzo[a]anthracene	1	1	1	5.6	11	0.083	0.037	ND	0.038	ND	0.039
Benzo[a]pyrene	1	1	1	1	1.1	0.096	0.037	ND	0.038	ND	0.039
Benzo[b]fluoranthene	1	1	1	5.6	11	0.12	0.037	ND	0.038	ND	0.039
Benzo[g,h,i]perylene	100	100	100	500	1000	0.086	0.037	ND	0.038	ND	0.039
Benzo[k]fluoranthene	0.8	1	3.9	56	110	0.040	0.037	ND	0.038	ND	0.039
bis(2-Chloroethoxy)methane						ND	0.037	ND	0.038	ND	0.039
bis(2-Chloroethyl)ether						ND	0.014	ND	0.015	ND	0.015
bis(2-Chloroisopropyl)ether						ND	0.037	ND	0.038	ND	0.039
bis(2-Ethylhexyl)phthalate						ND	0.037	ND	0.038	ND	0.039
Butylbenzylphthalate						ND	0.037	ND	0.038	ND	0.039
Caprolactam						ND	0.037	ND	0.038	ND	0.039
Carbazole						ND	0.037	ND	0.038	ND	0.039
Chrysene	1	1	3.9	56	110	0.11	0.037	ND	0.038	ND	0.039

TABLE 1



Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-9 8/27/2024 Soil mg/Kg		SB-10 8/27/2024 Soil mg/Kg		SB-8 8/27/2024 Soil mg/Kg	
	Unrestricted	Residential	Restricted Residential	Commercial	Industrial						
Analyte	mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg	Result	RL	Result	RL	Result	RL
Dibenzo[a,h]anthracene	0.33	0.33	0.33	0.56	1.1	ND	0.037	ND	0.038	ND	0.039
Dibenzofuran	7	14	59	350	1000	0.0097	0.0097	ND	0.010	ND	0.010
Diethylphthalate						ND	0.037	ND	0.038	ND	0.039
Dimethylphthalate						ND	0.037	ND	0.038	ND	0.039
Di-n-butylphthalate						ND	0.017	ND	0.017	ND	0.018
Di-n-octylphthalate						ND	0.037	ND	0.038	ND	0.039
Fluoranthene	100	100	100	500	1000	0.12	0.037	ND	0.038	ND	0.039
Fluorene	30	100	100	500	1000	ND	0.037	ND	0.038	ND	0.039
Hexachlorobenzene	0.33	0.33	1.2	6	12	ND	0.037	ND	0.038	ND	0.039
Hexachlorobutadiene						ND	0.037	ND	0.038	ND	0.039
Hexachlorocyclopentadiene						ND	0.12	ND	0.13	ND	0.13
Hexachloroethane						ND	0.037	ND	0.038	ND	0.039
Indeno[1,2,3-cd]pyrene	0.5	0.5	0.5	5.6	11	0.057	0.037	ND	0.038	ND	0.039
Isophorone						ND	0.037	ND	0.038	ND	0.039
Naphthalene	12	100	100	500	1000	0.017	0.0093	ND	0.0096	ND	0.0097
Nitrobenzene						ND	0.037	ND	0.038	ND	0.039
N-Nitroso-di-n-propylamine						ND	0.010	ND	0.011	ND	0.011
N-Nitrosodiphenylamine						ND	0.037	ND	0.038	ND	0.039
Pentachlorophenol	0.8	2.4	6.7	6.7	55	ND	0.19	ND	0.19	ND	0.19
Phenanthrene	100	100	100	500	1000	0.089	0.037	ND	0.038	ND	0.039
Phenol	0.33	100	100	500	1000	ND	0.037	ND	0.038	ND	0.039
Pyrene	100	100	100	500	1000	0.13	0.037	ND	0.038	ND	0.039
VOCs											
1,1,1-Trichloroethane	0.68	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
1,1,2,2-Tetrachloroethane						ND	0.0019	ND	0.0022	ND	0.0022
1,1,2-Trichloro-1,2,2-trifluoroethane						ND	0.0019	ND	0.0022	ND	0.0022
1,1,2-Trichloroethane						ND	0.0019	ND	0.0022	ND	0.0022
1,1-Dichloroethane	0.27	19	26	240	480	ND	0.0019	ND	0.0022	ND	0.0022
1,1-Dichloroethene	0.33	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
1,2,3-Trichlorobenzene						ND	0.0019	ND	0.0022	ND	0.0022
1,2,4-Trichlorobenzene						ND	0.0019	ND	0.0022	ND	0.0022
1,2-Dibromo-3-chloropropane						ND	0.0019	ND	0.0022	ND	0.0022
1,2-Dibromoethane						ND	0.00093	ND	0.0011	ND	0.0011
1,2-Dichlorobenzene	1.1	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
1,2-Dichloroethane	0.02	2.3	3.1	30	60	ND	0.0019	ND	0.0022	ND	0.0022
1,2-Dichloropropane						ND	0.0019	ND	0.0022	ND	0.0022
1,3-Dichlorobenzene	2.4	17	49	280	560	ND	0.0019	ND	0.0022	ND	0.0022
1,3-Dichloropropene (Total)						ND	0.0019	ND	0.0022	ND	0.0022
1,4-Dichlorobenzene	1.8	9.8	13	130	250	ND	0.0019	ND	0.0022	ND	0.0022
1,4-Dioxane	0.1	9.8	13	130	250	ND	0.093	ND	0.11	ND	0.11
2-Butanone	0.12	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022

TABLE 1



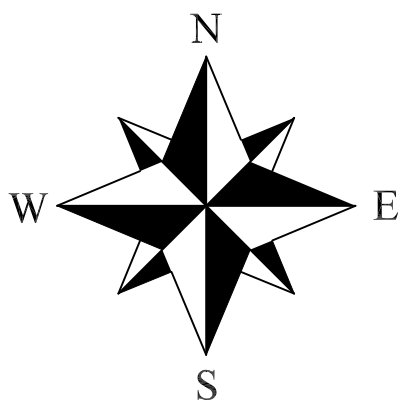
Central Terminal Site
Soil Data Summary
Brownfield Cleanup Program

CLIENT ID: COLLECTION DATE: SAMPLE MATRIX: SAMPLE UNITS:						SB-9 8/27/2024 Soil mg/Kg		SB-10 8/27/2024 Soil mg/Kg		SB-8 8/27/2024 Soil mg/Kg	
Analyte	Unrestricted mg/Kg	Residential mg/Kg	Restricted Residential mg/Kg	Commercial mg/Kg	Industrial mg/Kg	Result	RL	Result	RL	Result	RL
2-Hexanone						ND	0.0019	ND	0.0022	ND	0.0022
4-Methyl-2-pentanone						ND	0.0019	ND	0.0022	ND	0.0022
Acetone	0.05	100	100	500	1000	ND	0.0093	0.22	0.011	0.082	0.011
Benzene	0.06	2.9	4.8	44	89	ND	0.00093	ND	0.0011	0.0022	0.0011
Bromochloromethane						ND	0.0019	ND	0.0022	ND	0.0022
Bromodichloromethane						ND	0.0019	ND	0.0022	ND	0.0022
Bromoform						ND	0.0019	ND	0.0022	ND	0.0022
Bromomethane						ND	0.0019	ND	0.0022	ND	0.0022
Carbon disulfide						ND	0.0019	ND	0.0022	ND	0.0022
Carbon tetrachloride	0.76	1.4	2.4	22	44	ND	0.0019	ND	0.0022	ND	0.0022
Chlorobenzene	1.1	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
Chloroethane						ND	0.0019	ND	0.0022	ND	0.0022
Chloroform	0.37	10	49	350	700	ND	0.0019	ND	0.0022	ND	0.0022
Chloromethane						ND	0.0019	ND	0.0022	ND	0.0022
cis-1,2-Dichloroethene	0.25	59	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
cis-1,3-Dichloropropene						ND	0.0019	ND	0.0022	ND	0.0022
Cyclohexane						ND	0.0019	ND	0.0022	ND	0.0022
Dibromochloromethane						ND	0.0019	ND	0.0022	ND	0.0022
Dichlorodifluoromethane						ND	0.0019	ND	0.0022	ND	0.0022
Ethylbenzene	1	30	41	390	780	ND	0.00093	ND	0.0011	ND	0.0011
Isopropylbenzene						ND	0.00093	ND	0.0011	ND	0.0011
m&p-Xylenes						ND	0.0013	ND	0.0015	0.040	0.0015
Methyl Acetate						ND	0.0019	ND	0.0022	ND	0.0022
Methylcyclohexane						ND	0.0019	ND	0.0022	ND	0.0022
Methylene chloride	0.05	51	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
Methyl-t-butyl ether	0.93	62	100	500	1000	ND	0.00093	ND	0.0011	ND	0.0011
o-Xylene						ND	0.00093	ND	0.0011	ND	0.0011
Styrene						ND	0.0019	ND	0.0022	ND	0.0022
Tetrachloroethene	1.3	5.5	19	150	300	ND	0.0019	ND	0.0022	ND	0.0022
Toluene	0.7	100	100	500	1000	ND	0.00093	ND	0.0011	ND	0.0011
trans-1,2-Dichloroethene	0.19	100	100	500	1000	ND	0.0019	ND	0.0022	ND	0.0022
trans-1,3-Dichloropropene						ND	0.0019	ND	0.0022	ND	0.0022
Trichloroethene	0.47	10	21	200	400	ND	0.0019	ND	0.0022	ND	0.0022
Trichlorofluoromethane						ND	0.0019	ND	0.0022	ND	0.0022
Vinyl chloride	0.02	0.21	0.9	13	27	ND	0.0019	ND	0.0022	ND	0.0022
Xylenes (Total)	0.26	100	100	500	1000	ND	0.00093	ND	0.0011	0.040	0.0011
Wet Chemistry											
% Solids					NA	9(Percent)		85(Percent)		85(Percent)	

Attachment A

Metes and Bounds Description / Survey

LEGEND



BUFFALO CENTRAL TERMINAL
 NO. 495 PADEREWSKI DRIVE
 SBL NO. 112.09-1-1.1

TOPOGRAPHIC SURVEY
PART OF LOT 2, TWP 11, RGE 8
OF THE HOLLAND LAND COMPANY'S SURVEY
CITY OF BUFFALO
COUNTY OF ERIE ~ STATE OF NEW YORK

FRANDINA ENGINEERING and LAND SURVEYING, PC
CIVIL ENGINEERS and LAND SURVEYORS

1701 Hertel Avenue www.FRANDINA.com Phone: (716) 883-1299
Buffalo, New York 14216 FAX: (716) 883-1274

DATE : 8/13/2019	SHEET : 1 OF 1	DWN BY : M. CHILDS
JOB NO : 4539	SCALE : 1" = 50'	CHK'D BY : RE

Rosanne Frandina, PE, LS

UTILITIES CONTACTED:
AT&T 800-252-1133
BUFFALO SEWER AUTHORITY 585-733-1748
CITY OF BUFFALO WATER AUTHORITY 716-851-4747 x124
LEVEL 3 COMMUNICATIONS 877-366-8354 x100
LIGHTOWER FIBER TECHNOLOGIES 978-284-6022
NATIONAL FUEL GAS | BUFFALO - NFG101 716-857-7431
NATIONAL GRID / WEST / ELECTRIC 315-428-6319
TIME WARNER CABLE - BUFFALO 800-262-8600 x1
VFR120 | BUFFALO 716-840-8165

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. BEFORE YOU DIG, DRILL, OR BLAST, CALL DIG SAFELY NEW YORK AT 1-800-962-7962

[illegible]

This map void unless Embossed with New
York State Licensed Land Surveyors Seal
No. 50510

THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE AND IS
SUBJECT TO ANY STATEMENT OF FACTS THAT
MAY BE REVEALED BY AN EXAMINATION OF SUCH.

WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

NOTE: PROPERTY BEARINGS SHOWN ARE REFERENCED TO LIBER 10920, PAGE 7325

SURVEY CONTROL
VERTICAL DATUM = NAVD88
HORIZONTAL DATUM = NAD83

Point	Northing	Easting	Elevation	Description
1	1052661.6840	1081359.6810	612.82	REBAR & CAP

CADD \ 4530 CENTRAL TERMINAL.DWG

Attachment B

Project Renderings

BUFFALO CENTRAL TERMINAL

The Buffalo Central Terminal is the people's palace. As one of the most loved building in Buffalo and Western New York, it represents more than just a building – it represents hope, possibility, and a shared path forward into a new future.

With that philosophy in mind, the Central Terminal Restoration Corporation and the City of Buffalo have selected a development team to pursue the reuse and rehabilitation of this iconic historic campus. The reuse of the Buffalo Central Terminal is a pivotal and transformative moment with the surrounding neighborhood and East Buffalo.

Activating the Terminal is led by a community-driven Master Plan, employing a variety of cohesive uses to make this site an active anchor in the Broadway-Fillmore neighborhood that contributes to the strong future of the city and region.



WHAT IS THE REHABILITATION?

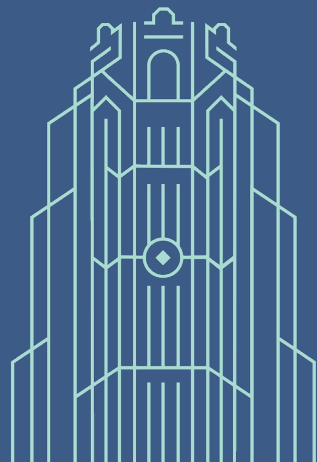
- Adaptive reuse of the Terminal buildings: 523,000 sq. ft.
- Preservation of interior and exterior historic features
- Urban infill development on adjacent 10+ acres
- Community-driven programming, uses, and activation

WHAT ARE THE PLANNED USES?

Starting with the Main Terminal Building, entry plaza, and great lawn, the planned uses build upon the community-driven Master Plan. Additional activation and programming may be incorporated as project planning continues. Initial uses include:

- Activation of the entry plaza, great lawn, and civic commons with entertainment, events, and programming activities
- Culinary education space
- Mixed-income rental housing
- Light industrial and maker space
- Co-working and collaborative spaces
- Workforce development
- Childcare and childhood education services
- Food hall that could be linked to the nearby Broadway Market
- Neighborhood retail spaces
- A variety of community gardens and gardening educational space
- Mobility options and transportation linkages
- Attainable home ownership opportunities

BUFFALO • CENTRAL • TERMINAL



HISTORIC SIGNIFICANCE

The Buffalo Central Terminal first opened its doors to the public in the summer of 1929 and served more than 200 trains and 10,000 passengers daily.

An Art Deco icon integral to Buffalo's architectural legacy, the Buffalo Central Terminal was placed on both the National and State Register of Historic Places in 1984.

Despite the last train having left the station in 1979, the Terminal's importance as both a major piece of transportation infrastructure and a cultural asset in the greater Broadway-Fillmore neighborhood makes its restoration a singular opportunity for the region.

PROJECT BUDGET & POTENTIAL FUNDING SOURCES

The Buffalo Central Terminal is a complex \$300+ Million redevelopment that will be funded by a mix of public and private sources, including but not limited to:

- \$61M Public-Private Regional Revitalization Partnership Investment
- State and Federal Historic Tax Credits
- New Markets Tax Credits
- Low-Income Housing Tax Credits
- HOME Funding
- NYS Brownfield Tax Credits
- Local and National Foundations and Banks
- Private Investors



BUFFALO
CENTRAL
TERMINAL

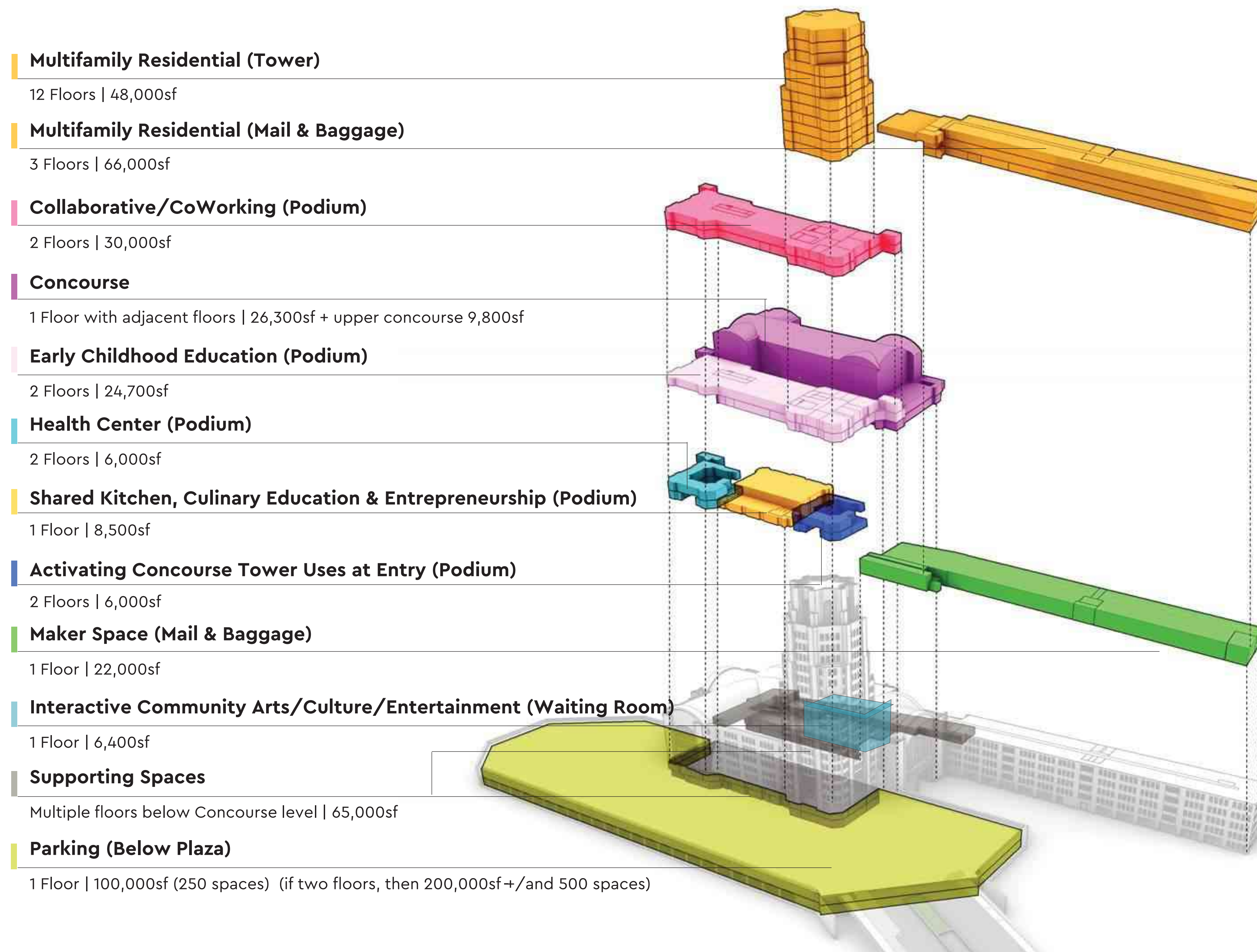


BUFFALO
CENTRAL
TERMINAL



BUFFALO
CENTRAL
TERMINAL

CONCEPTUAL PROGRAM DIAGRAM



Attachment C

Site Assessment / Investigation Documentation

Provided Separately

1. Watts Architecture & Engineering Phase I Environmental Site Assessment
(October 2021)

2. C&S Limited Environmental Site Assessment (August 2024)

Attachment D

NYSDOS Database of Entities Printout and Requestor Information

Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details

ENTITY NAME: CENTRAL TERMINAL RESTORATION CORP.
DOS ID: 2098424
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC NOT-FOR-PROFIT CORPORATION
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 402 NCL - NOT-FOR-PROFIT CORPORATION LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 01/03/1997
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 01/03/1997
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: NOT REQUIRED
COUNTY: ERIE
NEXT STATEMENT DUE DATE:
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY: CHARITABLE

[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: THE CORPORATION

Address: 495 PADEREWSKI DRIVE, BUFFALO, NY, UNITED STATES, 14212

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:

Address:

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

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 27 2002

CENTRAL TERMINAL RESTORATION CORP
PO BOX 468
BUFFALO, NY 14212

Employer Identification Number:
16-1536196
DLN:
17053089843042
Contact Person:
MICHAEL A LUDWIG ID# 31470
Contact Telephone Number:
(877) 829-5500
Our Letter Dated:
May 1998
Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Letter 1050 (DO/CG)

CENTRAL TERMINAL RESTORATION CORP

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Steven T. Miller". The script is cursive and somewhat stylized, with the first name "Steven" and last name "Miller" clearly legible.

Steven T. Miller
Director, Exempt Organizations

**WRITTEN CONSENT OF
THE DIRECTORS
OF
CENTRAL TERMINAL RESTORATION CORP**

WHEREAS, the Central Terminal Restoration Corp. ("Organization") is involved in the Brownfield Cleanup Program and needs to ensure that its Executive Director and Board Chair have the authority to sign documents and agreements related to the program; and

WHEREAS, the Organization recognizes the importance of establishing clear authorization for the Executive Director and the Board Chair to act on its behalf in matters pertaining to the Brownfield Program;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Central Terminal Restoration Corp. hereby authorizes the Executive Director and the Board Chair to sign all necessary documents and agreements related to the Brownfield Program on behalf of the Organization.


Specifically, either the Executive Director or the Board Chair, upon Board approval, are authorized to:

1. Sign applications, agreements, and other documents related to the Brownfield Program.
2. Represent the Organization in meetings and communications with relevant agencies and stakeholders.
3. Enter into contracts and agreements for services related to the Brownfield Program.
4. Sign all documents related to the cleanup and redevelopment of Brownfield Program.

This resolution shall be effective immediately and shall remain in effect until rescinded or amended by the Board of Directors of the Central Terminal Restoration Corp.

IN WITNESS WHEREOF, the Board of Directors of the Central Terminal Restoration Corp. has caused this resolution to be duly executed as of the 1/23/25

Central Terminal Restoration Corp.


John Jiloty, Secretary

Attachment E

Previous Owner Summary



County Clerk's Recording Page

Return to:

NYS OPRHP
BEAVER ISLAND STATE PARK
2136 W OAKFIELD
GRAND ISLAND, NY 14072

Book Type: D Book: 11397 Page: 6942

Page Count: 8

Doc Type:

COVENANT/DECLAR/RESTRICT

Rec Date: 03/04/2022

Rec Time: 02:20:03 PM

Control #: 2022044730

UserID: Eileen

Trans #: 22035604

Document Sequence Number

Party 1:

CENTRAL TERMINAL RESTORATION CORP

Party 2:

PEOPLE OF THE STATE OF NEW YORK
(THE) COM

Consideration Amount:

Recording Fees:

RECORDING \$0.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$0.00
ROAD FUND TT	\$0.00

Total: \$0.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

E Return: NYS OPRHP
Beaver Island State Park

EPF-173836-
Central Terminal Restoration Corp. C73836GG
17PR08704

PRESERVATION COVENANT

THIS INDENTURE, made this 28th day of January, 2022, by and between the **Central Terminal Restoration Corp.** (hereinafter referred to as the "CONTRACTOR" or "GRANTOR") with offices at **495 Paderewski Drive, New York 14212** and **THE PEOPLE OF THE STATE OF NEW YORK**, acting by and through their Commissioner of Parks, Recreation and Historic Preservation (hereinafter referred to as the "STATE" or "GRANTEE") having an address at **Albany, New York 12238** (For USPS Mail) with offices at **625 Broadway, Albany, New York 12207** (For Physical Delivery).

WITNESSETH:

WHEREAS, pursuant to the Environmental Protection Act, Title 9 of Article 54 of the Environmental Conservation Law, the STATE administers a program providing grants to municipalities and not-for-profit corporations to restore and develop historic properties which are listed on the National or State Registers of Historic Places; and

WHEREAS, the CONTRACTOR has title to certain historic real property along with the improvements located thereon, which is more particularly described in a deed from **Buffalo Central Terminal, Ltd.** to the CONTRACTOR dated **August 27, 1997**, and recorded on **September 3, 1997** in the **Erie County Clerk's Office**, in Liber **10920** of Deeds at Page **7325**, and such deed is attached hereto and made a part hereof as Exhibit A; and ✓

WHEREAS, entirety of the parcel described in Exhibit A is referred to herein as "the SUBJECT PROPERTY"; and

WHEREAS, the CONTRACTOR has been awarded **\$314,625.00** for the **Central Terminal Restoration Project on the SUBJECT PROPERTY** with an address at **495 Paderewski Drive, Buffalo, New York 14212**, and such award is conditioned on the satisfaction of certain duties and obligations.

NOW, THEREFORE, in consideration of the receipt of the State funds mentioned above, the CONTRACTOR does hereby covenant and agree to the following restrictions in relation to the SUBJECT PROPERTY:

1. Scope of Covenant. This restriction shall be binding on the CONTRACTOR in relation to the interior and exterior of the structures on, as well as the grounds of, the SUBJECT PROPERTY.
2. Covenant Running with the Land. This restriction constitutes a covenant running with the land, and all successive future owners shall have the same obligations as the CONTRACTOR for as long as the restriction is in effect.

774-7-1
44730

3. Purpose. The purpose of this restriction is to maintain the SUBJECT PROPERTY to secure the preservation of a historic resource and to ensure that a public benefit is derived from the expenditure of public funds.

4. Public Access. The CONTRACTOR agrees to permit the public to have access to the SUBJECT PROPERTY and agrees that the SUBJECT PROPERTY will be open to the public at reasonably spaced intervals for a minimum of 12 times a year, *i.e.*, once a month or six weekends during the summer, etc. The CONTRACTOR shall publish or post the dates and times when the SUBJECT PROPERTY will be open to the public. Such public notice shall be published in an appropriate local paper or posted on a sign in public view one week prior to and on the day public access is granted.

5. Term of Restriction. This restriction shall be binding upon the CONTRACTOR for **25 years** from the date of the recording of this instrument.

6. Maintenance Required. The SUBJECT PROPERTY shall be kept and maintained in reasonably good order, condition and repair and in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties 1995, The Secretary of the Interior's Standards and Guidelines for Archeological Documentation, The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes or any other applicable Secretary of the Interior's Standards (collectively referenced as "STANDARDS").

7. Alterations to SUBJECT PROPERTY.

(a) Before plans for any proposed construction, alteration or demolition affecting the SUBJECT PROPERTY are finalized, the CONTRACTOR will provide such information to the STATE as will reasonably inform the STATE as to the work to be performed, the scope of the work, details of the treatment and materials and application, along with any other documentation requested by the STATE that is reasonably needed to define the nature and character of the work to be performed and the anticipated period of time in which the work is estimated to be completed. The provisions of this paragraph shall not apply if the changes are clearly of a minor nature and not affecting architectural, archeological or historic values of the SUBJECT PROPERTY.

(b) Secretary of the Interior's Standards. No alteration work affecting the SUBJECT PROPERTY shall commence until the CONTRACTOR has received written certification from the STATE that all work is anticipated to be in substantial conformance with the STANDARDS.

8. Damage or Destruction to SUBJECT PROPERTY.

(a) As early as practicable after damage or destruction to the SUBJECT PROPERTY, whether caused by the CONTRACTOR or through a cause beyond the CONTRACTOR'S control, the CONTRACTOR will notify the STATE in writing of such damage or destruction. The notice will include (1) an assessment of the nature and extent of the damage; (2) an estimate of the restoration/reconstruction work necessary

to return the SUBJECT PROPERTY to the condition existing at the time of completion of the State-funded work, along with any plans and specifications prepared for the work required; and (3) a description of any emergency work already completed. The CONTRACTOR shall restore/reconstruct the SUBJECT PROPERTY according to paragraph seven of this agreement, if in the opinion of the STATE the purpose and intent of this restriction will thereby be served. In no case will the required cost of any restoration/reconstruction be more than the amount of State funds expended on the SUBJECT PROPERTY.

- (b) If the STATE has determined that it is not feasible to restore/reconstruct the SUBJECT PROPERTY, and the SUBJECT PROPERTY has been so damaged that the qualities that resulted in its being listed on the National or State Registers of Historic Places have been lost, the STATE will take steps to remove the SUBJECT PROPERTY from the National or State Registers. If the SUBJECT PROPERTY is removed, the STATE will notify the CONTRACTOR in writing that the restriction is null and void.
- (c) If destruction is determined to be due to a deliberate act of the CONTRACTOR or caused by the gross negligence of the CONTRACTOR, the CONTRACTOR may be required to repay to the STATE an amount equal to one and one-half times the State funds expended on the SUBJECT PROPERTY.

9. Violations. In the event of a violation of any provision of this covenant the STATE may, at its option, and following reasonable notice to the CONTRACTOR, exercise any or all of the following remedies:

- (a) declare the grant forfeited and demand the return of all funds disbursed under the grant agreement.
- (b) declare the grant forfeited and demand the return of all funds disbursed under the grant agreement plus a penalty equal to 1/2 of the amount of the grant.
- (c) enter the SUBJECT PROPERTY, correct any violation of the terms of this covenant, restore the SUBJECT PROPERTY to its prior condition, and hold the owner or any successor in interest responsible for the cost thereof.
- (d) institute suit to enjoin such violations and, if appropriate, require the restoration of the SUBJECT PROPERTY to its prior condition.

In addition to the remedies set forth above, the STATE shall have all legal and equitable remedies to enforce the CONTRACTOR'S obligations under this agreement, and in the event the CONTRACTOR or any successor in interest is found to have violated such obligations, the CONTRACTOR or such successor shall reimburse the STATE for any costs and expenses incurred in connection with the enforcement of this agreement, including court costs and attorney's fees.

10. CONTRACTOR'S Rights to Use. Except as provided in paragraph four of this agreement, nothing in this covenant shall be construed to convey to the public a right of access or use of the property and the CONTRACTOR, its heirs, successors and assigns shall retain the exclusive right to such access and use.

11. Amendment. This covenant may also be modified in accordance with the common and statutory laws of the State of New York applicable to the modification of covenants running with the land. To this end, GRANTOR and the GRANTEE shall mutually have the right, in their sole discretion, to agree to amendments to this covenant.

12. Waivers. A waiver of any breach of any covenant, term, condition or limitation of this agreement shall not constitute a waiver of any other or any later breach of any covenant, term, condition or limitation, nor shall it otherwise prevent the enforcement of such breach.

13. Severability. The parties to this agreement agree that all covenants, easements and restrictions in this agreement shall be severable, and that should any covenant, easement or restriction in this agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate.

14. Binding Upon Successors. The foregoing representations, covenants, terms and conditions are expressly understood as being binding upon the CONTRACTOR, all heirs, executors, administrators, assigns and successors of the CONTRACTOR and all other persons whatsoever, real or artificial, having or claiming any interest in the SUBJECT PROPERTY and, together with this paragraph, shall be inserted in all instruments which dispose of any interest in the SUBJECT PROPERTY, but whether or not so inserted, shall be deemed by all persons to have been inserted.

15. Recording of Covenant. The STATE shall record this instrument in the County Clerk's Office and shall provide the CONTRACTOR with proof of such recording.

16. The CONTRACTOR shall not sell, lease or otherwise convey the SUBJECT PROPERTY, unless it shall have first received the written approval of the STATE.

17. Notwithstanding section 16, the CONTRACTOR is not required to first receive the written approval of the STATE in order to grant a short-term license to a person or entity to use the SUBJECT PROPERTY for a special event provided there is no physical disturbance or alteration to the SUBJECT PROPERTY.

IN WITNESS WHEREOF, the CONTRACTOR and the STATE have hereunto set their hands the day and year first above written.

Central Terminal Restoration Corp.

Signed: 

By: Paul R. Lang

Title: CTRC Chair

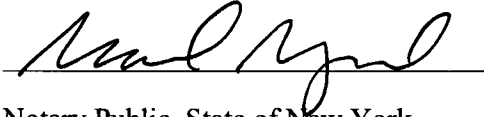
Central Terminal Restoration Corp.

STATE OF NEW YORK

County of Erie

)
) SS.:
)

On the 17th day of November in the year 2021, before me, the undersigned, personally appeared Paul R. Long, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

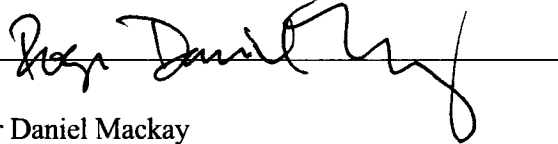


Notary Public, State of New York

MICHAEL L. NISENGARD
NOTARY PUBLIC-STATE OF NEW YORK
Qualified in Erie County
My Commission Expires March 31, 2024

The People of the State of New York through the Commissioner of Parks, Recreation and Historic Preservation

Signed: _____



By: Roger Daniel Mackay

Title: Deputy Commissioner for Historic Preservation

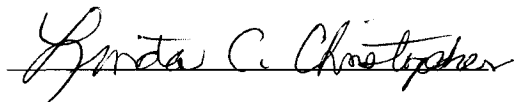
The People of the State of New York through the Commissioner of Parks, Recreation and Historic Preservation

STATE OF NEW YORK

County of Saratoga

)
) SS.:
)

On the 28th day of January in the year 2022 before me, the undersigned, personally appeared **Roger Daniel Mackay**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public, State of New York

LINDA C. CHRISTOPHER
Notary Public, State of New York
No. 01CH4513171
Qualified in Albany County
Commission Expires January 31, 2022

Exhibit A

This Indenture, made the *27th* day of August, 1997.

Between

Buffalo Central Terminal, Ltd.,
Samuel M. Tuchman and Betty Tuchman, as their interests, if any, may appear
69 Nottingham Terrace
Buffalo, New York 14209

party of the first part, and

Central Terminal Restoration Corporation
448 Vermont Street
Buffalo, New York

Witnesseth, that the said party of the first part, in consideration of *part y* of the second part,
One Dollar and No More Dollars (\$1.00 and no more)
lawful money of the United States,
paid by the party of the second part, do es hereby remise, release and forever Quit-Claim unto
the said party of the second part,
and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York,
being part of Lot No. 2, Township 11, Range 8 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point where the southeasterly line of Memorial Drive 100 feet wide meets the
northeasterly line of Peckham Street 80 feet wide extending from said beginning point, the following 34 courses
and distances: (1) north 32 degrees 09' 35" east along the southeasterly line of Memorial Drive a distance of
610.32 feet to a point in the southeasterly line of Paderewski Plaza; thence (2) on the arc of a circle along
the southeasterly line of Paderewski Plaza curving to the left in a northeasterly direction having a radius of
125 feet, the cord of which bears north 67 degrees 35' 43" east for a length of 128.73 feet, the arc distance
136.22 feet to a point in a southerly line of Paderewski Drive 150 feet wide; thence (3) north 89 degrees 43'
59" east along the southerly line of Paderewski Drive a distance of 450.75 feet to a point; thence (4) north
0 degrees 16' 01" west crossing the easterly terminus of Paderewski Drive a distance of 150 feet to a point in
the northerly line of Paderewski Drive; thence (5) south 89 degrees 43' 59" west along the northerly line of
Paderewski Drive a distance of 384.66 feet to a point; thence (6) north 32 degrees 09' 35" east along a line
that is parallel with and 50 feet distant in a southeasterly direction from the southeasterly line of Memorial
Drive a distance of 54.49 feet to a point; thence (7) north 89 degrees 43' 59" east along a line that is

parallel with and 46 feet distant in a northeasterly direction from the northerly line of Paderewski Drive crossing the southerly ends of Bryson Street (unknown width) and Hilton Street (50 feet wide) a distance of 419.80 feet to a point in the easterly line of Hilton Street a distance of 90 feet to a point in the north line of Sublot 5 Block D Cover 399; thence (9) north 89 degrees 43' 59" east along said north line of Sublot 5 Block D Cover 399 a distance of 100 feet to a point; thence (10) north 0 degrees 16' 01" west along a level parallel with the east line of Hilton Street a distance of 116.25 feet to a point in the northwest corner of Sublot 11, Block D Cover 399; thence (11) south 89 degrees 58' 50" east along the north line of lands subdivided under Cover 399 a distance of 221.98 feet to a point; thence (12) north 0 degrees 01' 13" west a distance of 100 feet to a point in the northwest corner of Sublot 19 Block L Map recorded in Liber 470 of Deeds page 1 and a point in the southerly line of Newton Street (50 feet wide); thence (13) north 89 degrees 58' 47" east along the southerly line of Newton Street a distance of 60 feet to a point in the northeast corner of Sublot 20 Block L Map recorded in Liber 470 of Deeds page 1; thence (14) south 0 degrees 01' 13" east a distance of 33.33 feet to a point in the north line of Sublot 22 Block L Map recorded in Liber 470 of Deeds page 1; thence (15) north 89 degrees 58' 47" east along the north line of Sublot 22 Block L Map recorded in Liber 470 of Deeds page 1 and parallel with the southerly line of Newton Street a distance of 114.99 feet to a point in the northwesterly line of Curtiss Street (66 feet wide); thence (16) on the arc of a circle along the northwesterly line of Curtiss Street curving to the right in a southwesterly direction having a radius of 913.65 feet, the cord of which bears south 07 degrees 01' 15" west for a length of 216.17 feet, the arc distance of 216.67 feet to a point in the southwesterly terminus of Curtiss Street; thence (17) south 76 degrees 11' 07" east along said southwesterly terminus of Curtiss Street a distance of 66 feet to a point in the southeasterly line of Curtiss Street; thence (18) on the arc of a circle along the southeasterly line of Curtiss Street curving to the left in a northeasterly direction having a radius of 979.65 feet, the chord of which bears north 06 degrees 53' 50" east for a length of 235.98 feet the arc distance of 236.55 feet to a point of tangency in said line of street; thence (19) north 0 degrees 01' 13" west still along said southeasterly line of Curtiss Street a distance of 29.39 feet to a point; thence (20) north 89 degrees 58' 47" east a distance of 31.02 feet to a point in the westerly line of land that was conveyed to Consolidated Rail Corporation; thence along said line so conveyed the following ten courses and distances: (21) south 0 degrees 02' 09" east a distance of 128.37 feet to a point of curve; thence (22) on the arc of a circle curving to the right in a southwesterly direction having a radius of 591.61 feet, the cord of which bears south 08 degrees 51' 24" west for a length of 182.88 feet the arc distance of 183.61 feet to a point of compound curve; thence (23) on the arc of a circle curving to the right in a southwesterly direction having a radius of 551.28 feet, the chord of which bears south 34 degrees 04' 20" west for a length of 309.93 feet the arc distance of 314.16 feet to a point of tangency; thence (24) south 50 degrees 23' 54" west a distance of 71.68 feet to a point of curve; thence (25) on the arc of a circle curving to the right in a southwesterly direction having a radius of 1256.26 feet, the chord of which bears south 53 degrees 21' 06" west for a length of 129.55 feet the arc distance of 129.61 feet to a point; thence (26) north 30 degrees 09' 54" west partly along the west face of a brick wall a distance of 39.01 feet to a point in the south face of a brick wall; thence (27) south 59 degrees 39' 06" west along the south face of a brick wall a distance of 354.02 feet to a point in the west face of a brick wall; thence (28) north 30 degrees 25' 24" west along the west face of a brick wall a distance of 60.05 feet to a point in the north face of a brick wall; thence (29) north 59 degrees 34' 36" east along the north face of a brick wall a distance of 3.47 feet to a point in the east face of a brick wall; thence (30) north 30 degrees 25' 24" west along the east face of a brick wall a distance of 28.09 feet to a point in the southerly line of Curtiss Street (80 feet wide); thence (31) north 59 degrees 39' 06" east along the southerly line of Curtiss Street a distance of 198.91 feet to a point in the northeasterly terminus of Curtiss Street; thence (32) north 30 degrees 20' 54" west along the northeasterly terminus of Curtiss Street a distance of 80 feet to a point in the northerly line of Curtiss Street; thence (33) south 59 degrees 39' 06" west along in the northerly line of Curtiss Street a distance of 948.67 feet to a point in the northeasterly line of Peckham Street; thence (34) south 89 degrees 43' 59" west along the northeasterly line of Peckham Street a distance of 127.43 feet to a point or place of beginning.

EXCEPTING AND RESERVING therefrom those parcels conveyed to Kenneth E. Mroz by deeds recorded in Erie County Clerk's Office in Liber 9737 of Deeds at page 158 and Liber 9737 of Deeds at page 154.

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

MARK V. MISTRETTA
Director

February 15, 2022

Michael Kearns
Erie County Clerk's Office
Old County Hall
92 Franklin Street
Buffalo, New York 14202

Dear Mr. Kearns:

Enclosed please find one copy of a covenant to be attached to the title of a property in Erie County owned by the Central Terminal Restoration Corp.

The title is recorded in the Erie County Clerk's Office in Liber book #10920 of Deeds at Pages 7325. Please record this covenant and return the original copy with the recorded Liber and page to this office in the enclosed envelope.

As a state aid program administered by the New York State Office of Parks, Recreation and Historic Preservation, this covenant is exempt from any fees or charges, therefore your standard recording fee is not enclosed.

Thank you for your assistance and cooperation. Do not hesitate to contact me with any questions regarding this request. I can be reached at 716-961-8025 or by email at Kate.Badgley@parks.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Badgley".

Kate Badgley
Regional Grants Administrator

Enclosure: Covenant
Cc: OPRHP – Grants/Albany

THIS IS NOT
A BILL

Erie County Clerk's Office
County Clerk's Recording Page

Return To:

CENTRAL TERMINAL RESTORATION CORP
448 VERMONT ST
BUFFALO NY 14212

Control # 199709030371

Index DEED LIBER

Book 10920 Page 7325

No. Pages 0003

Instrument DEED

Date : 9/03/1997

Time : 11:16:20

BUFFALO CENTRAL TERMINAL LTD

CENTRAL TERMINAL RESTORATION
CORPORATION

MORTGAGE TAX

Serial #

City/Town \$.00

S.M.A. \$.00

Trans. Auth. \$.00

Total \$.00

COUNTY	\$	24.00
STATE	\$	25.00
COE	\$	5.00
TRANSFER	\$.00
	\$.00
NFTA TT	\$.00
	\$.00
	\$.00
	\$.00
Total:	\$	54.00

STATE OF NEW YORK
Erie County Clerk's Office

TRANSFER TAX

Transfer Tax \$.00

Amount \$ 1.00

Transfer Tax # TT1997002390

WARNING - THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) OF
THE REAL PROPERTY LAW OF THE STATE OF NEW YORK
DO NOT DETACH

DAVID J SWARTS
County Clerk



D109207325

This Indenture, made the 27th day of August, 1997.

Between

Buffalo Central Terminal, Ltd.,
Samuel M. Tuchman and Betty Tuchman, as their interests, if any, may appear
69 Nottingham Terrace
Buffalo, New York 14209

party of the first part, and

Central Terminal Restoration Corporation
448 Vermont Street
Buffalo, New York

Witnesseth, that the said part of the first part, in consideration of part y of the second part,
One Dollar and No More Dollars (\$1.00 and no more)
lawful money of the United States,
paid by the part y of the second part, do es hereby remise, release and forever Quit-Claim unto the said part y of the second part, and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 2, Township 11, Range 8 of the Holland Land Company's Survey, described as follows:

BEGINNING at a point where the southeasterly line of Memorial Drive 100 feet wide meets the northeasterly line of Peckham Street 80 feet wide extending from said beginning point, the following 34 courses and distances: (1) north 32 degrees 09' 35" east along the southeasterly line of Memorial Drive a distance of 610.32 feet to a point in the southeasterly line of Paderewski Plaza; thence (2) on the arc of a circle along the southeasterly line of Paderewski Plaza curving to the left in a northeasterly direction having a radius of 125 feet, the cord of which bears north 67 degrees 35' 43" east for a length of 128.73 feet, the arc distance 136.22 feet to a point in a southerly line of Paderewski Drive 150 feet wide; thence (3) north 89 degrees 43' 59" east along the southerly line of Paderewski Drive a distance of 450.75 feet to a point; thence (4) north 0 degrees 16' 01" west crossing the easterly terminus of Paderewski Drive a distance of 150 feet to a point in the northerly line of Paderewski Drive; thence (5) south 89 degrees 43' 59" west along the northerly line of Paderewski Drive a distance of 384.66 feet to a point; thence (6) north 32 degrees 09' 35" east along a line that is parallel with and 50 feet distant in a southeasterly direction from the southeasterly line of Memorial Drive a distance of 54.49 feet to a point; thence (7) north 89 degrees 43' 59" east along a line that is parallel with and 46 feet distant in a northeasterly direction from the northerly line of Paderewski Drive crossing the southerly ends of Bryson Street (unknown width) and Hilton Street (50 feet wide) a distance of 419.80 feet to a point in the easterly line of Hilton Street a distance of 90 feet to a point in the north line of Sublot 5 Block D Cover 399; thence (9) north 89 degrees 43' 59" east along said north line of Sublot 5 Block D Cover 399 a distance of 100 feet to a point; thence (10) north 0 degrees 16' 01" west along a level parallel with the east line of Hilton Street a distance of 116.25 feet to a point in the northwest corner of Sublot 11, Block D Cover 399; thence (11) south 89 degrees 58' 50" east along the north line of lands subdivided under Cover 399 a distance of 221.98 feet to a point; thence (12) north 0 degrees 01' 13" west a distance of 100 feet to a point in the northwest corner of Sublot 19 Block L Map recorded in Liber 470 of Deeds page 1 and a point in the southerly line of Newton Street (50 feet wide); thence (13) north 89 degrees 58' 47" east along the southerly line of Newton Street a distance of 60 feet to a point in the northeast corner of Sublot 20 Block L Map recorded in Liber 470 of Deeds page 1; thence (14) south 0 degrees 01' 13" east a distance of 33.33 feet to a point in the north line of Sublot 22 Block L Map recorded in Liber 470 of Deeds page 1; thence (15) north 89 degrees 58' 47" east along the north line of Sublot 22 Block L Map recorded in Liber 470 of Deeds page 1 and parallel with the southerly line of Newton Street a distance of 114.99 feet to a point in the northwesterly line of Curtiss Street (66 feet wide); thence (16) on the arc of a circle along the northwesterly line of Curtiss Street curving to the right in a southwesterly direction having a radius of 913.65 feet, the cord of which bears south 07 degrees 01' 15" west for a length of 216.17 feet, the arc distance of 216.67 feet to a point in the southwesterly terminus of Curtiss Street; thence (17) south 76 degrees 11' 07" east along said southwesterly terminus of Curtiss Street a distance of 66 feet to a point in the southeasterly line of Curtiss Street; thence (18) on the arc of a circle along the southeasterly line of Curtiss Street curving to the left in a northeasterly direction having a radius of 979.65 feet, the chord of which bears north 06 degrees 53' 50" east for a length of 235.98 feet the arc distance of 236.55 feet to a point of tangency in said line of street; thence (19) north 0 degrees 01' 13" west still along said southeasterly line of Curtiss Street a distance of 29.39 feet to a point; thence (20) north 89 degrees 58' 47" east a distance of 31.02 feet to a point in the westerly line of land that was conveyed to Consolidated Rail Corporation; thence along said line so conveyed the following ten courses and distances: (21) south 0 degrees 02' 09" east a distance of 128.37 feet to a point of curve; thence (22) on the arc of a circle curving to the right in a southwesterly direction having a radius of 591.61 feet, the cord of which bears south 08 degrees 51' 24" west for a length of 182.88 feet the arc distance of 183.61 feet to a point of compound curve; thence (23) on the arc of a circle curving to the right in a southwesterly direction having a radius of 551.28 feet, the chord of which bears south 34 degrees 04' 20" west for a length of 309.93 feet the arc distance of 314.16 feet to a point of tangency; thence (24) south 50 degrees 23' 54" west a distance of 71.68 feet to a point of curve; thence (25) on the arc of a circle curving to the right in a southwesterly direction having a radius of 1256.26 feet, the chord of which bears south 53 degrees 21' 06" west for a length of 129.55 feet the arc distance of 129.61 feet to a point; thence (26) north 30 degrees 09' 54" west partly along the west face of a brick wall a distance of 39.01 feet to a point in the south face of a brick wall; thence (27) south 59 degrees 38' 06" west along the south face of a brick wall a distance of 354.02 feet to a point in the west face of a brick wall; thence (28) north 30 degrees 25' 24" west along the west face of a brick wall a distance of 60.05 feet to a point in the north face of a brick wall; thence (29) north 59 degrees 34' 36" east along the north face of a brick wall a distance of 3.47 feet to a point in the east face of a brick wall; thence (30) north 30 degrees 25' 24" west along the east face of a brick wall a distance of 28.09 feet to a point in the southerly line of Curtiss Street (80 feet wide); thence (31) north 59 degrees 39' 06" east along the southerly line of Curtiss Street a distance of 198.91 feet to a point in the northeasterly terminus of Curtiss Street; thence (32) north 30 degrees 20' 54" west along the northeasterly terminus of Curtiss Street a distance of 80 feet to a point in the northerly line of Curtiss Street; thence (33) south 59 degrees 39' 06" west along in the northerly line of Curtiss Street a distance of 948.67 feet to a point in the northeasterly line of Peckham Street; thence (34) south 89 degrees 43' 59" west along the northeasterly line of Peckham Street a distance of 127.43 feet to a point or place of beginning.

EXCEPTING AND RESERVING therefrom those parcels conveyed to Kenneth E. Mroz by deeds recorded in Erie County Clerk's Office in Liber 9737 of Deeds at page 158 and Liber 9737 of Deeds at page 154.

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises.

525485-371 ed

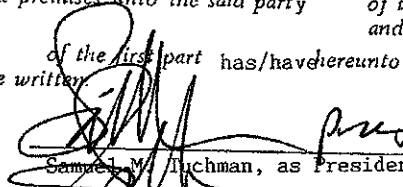
CL
DIB-2

Together with the appurtenances and all the estate and rights of the part y of the first part in and to the said premises.

To have and to hold, the above granted premises unto the said party of the second part, and assigns forever.

On Witness Whereof, the said party of the first part has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

In Presence of

 pro. in
Samuel M. Tuchman, as President, PCT. Ltd. in

Samuel M. Tuchman in
Betty Tuchman in
Betty Tuchman, as their interests, if any, may appear in

State of New York
County of ERIE

CITY of BUFFALO

On this 27th day of August, 1997
Samuel M. Tuchman + Betty Tuchman
to me personally known and known to me to be the same person(s) described in and who executed the within instrument, and he/she/ acknowledged to me that he/she/ executed the same.
they

State of New York
County of ERIE

CITY of BUFFALO

On this 27th day of August, 1997

Betty Tuchman

before me, the subscriber, personally appeared
to me personally known and known to me to be the same person(s) described in and who executed the within instrument, and he/she/ acknowledged to me that he/she/ executed the same.
they

MARYBETH CULLINAN
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My commission Expires 12/31/98

RECEIVED

Quit Claim
(Individual)

Samuel M. Tuchman and
Betty Tuchman

in

Central Terminal Restoration
Corporation

dated: August 27, 1997

THIS SPACE FOR CLERK'S TIME STAMP.
(Do not write in this space.)



County Clerk's Recording Page

Return to:

Party 1:
NEW YORK STATE URBAN DEVELOPMENT
CORPORATION (THE) DBA

Party 2:
CENTRAL TERMINAL RESTORATION CORP

Book Type: Q Book: 350 Page: 2548

Page Count: 8

Doc Type: MISC-FILE

Rec Date: 12/21/2022

Rec Time: 01:17:50 PM

Control #: 2022238231

UserID: Eileen

Trans #: 22193836

Document Sequence Number

Recording Fees:

RECORDING \$0.00

Consideration Amount:

BASIC MT \$0.00

SONYMA MT \$0.00

ADDL MT/NFTA \$0.00

SP MT/M-RAIL \$0.00

NY STATE TT \$0.00

ROAD FUND TT \$0.00

Total: \$0.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

FILED DOCUMENT SCANNED TO CREATE ELECTRONIC RECORD

Michael P. Kearns
Erie County Clerk



FOR CONSIDERATION

September 20, 2018

TO: The Directors

FROM: Howard A. Zemsky

SUBJECT: Buffalo (Western New York Region – Erie County) – Central Terminal
Restoration Capital – Buffalo Regional Innovation Cluster (Capital Grant)

REQUEST FOR: Findings and Determinations Pursuant to Section 10(g) of the Act;
Authorization to Adopt the Proposed General Project Plan;
Authorization to Make a Grant and to Take Related Actions;
Determination of No Significant Effect on the Environment

General Project Plan

I. Project Summary

Grantee: Central Terminal Restoration Corp. ("CTRC" or the "Organization")

ESD* Investment: A grant of up to \$5,000,000 to be used for the cost of design, planning,
and renovation to reactivate the historic Buffalo Central Terminal
("Central Terminal" or "Terminal")

* The New York State Urban Development Corporation doing business as
Empire State Development "ESD" or the "Corporation")

Project Location: 495 Paderewski Drive, Buffalo, Erie County

Proposed Project: Planning, design, and construction of improvements to the existing
historic entry lobby and concourse of the Central Terminal

Project Type: Renovation/Adaptive Reuse

Regional Council: The Western New York Regional Economic Development Council has
been made aware of this item. The project is consistent with the
Regional Plan as it advances smart growth in the Western New York
region.

NF
per SK
499-7
238231

II. Project Cost and Financing Sources

<u>Financing Uses</u>	<u>Amount</u>
Planning/Design	\$1,000,000
Renovation	<u>4,000,000</u>

Total Project Costs	<u>\$5,000,000</u>
---------------------	--------------------

<u>Financing Sources</u>	<u>Amount</u>	<u>Percent</u>
ESD-Grant	<u>\$5,000,000</u>	<u>100%</u>
Total Project Financing	<u>\$5,000,000</u>	<u>100%</u>

III. Project Description

A. Grantee

Industry: Historic Preservation

Grantee History: CTRC was established in 1997 with the goal of preserving the Terminal and helping to promote it as a viable redevelopment opportunity in the City of Buffalo. The Organization owns the Terminal Concourse, Baggage Building, and Tower, and has spent more than two decades stabilizing the facility, facilitating interest in the Terminal, and actively seeking reuse of the site.

Ownership: CTRC is a volunteer-based not-for-profit organization.

Size: CTRC has a 13-member volunteer board of directors.

Market: N/A

ESD Involvement: In his January 2017 State of the State address, Governor Andrew M. Cuomo announced Phase II of the Buffalo Billion Initiative, a \$500 million investment in Western New York. Included in this plan was funding to support neighborhood-based assets of regional significance that, if targeted for reinvestment, could act as a catalyst for growth and spur private investment in the community. The Central Terminal, an art deco masterpiece that once provided passenger rail service to Buffalo, is one such exemplary jewel of Buffalo's unique history that contributes to the quality of life that gives the region a competitive advantage. CTRC will use the \$5 million grant to continue the restoration and renovation of the Terminal.

Competition: N/A

Past ESD Support: This is the Organization's first project with ESD.

B. The Project

Completion: December 2022

Activity: CTRC will undergo design, planning, and renovation for the reactivation of the historic waiting room, restaurant, concourse, and entry lobby.
Projects may include, but are not limited to:

- Critical and emergency repairs to the building exterior that need to be completed for reactivation;
- Entry lobby renovations to include fabrication of exterior doors to match the existing interior doors, refurbishing of existing elevator (one of four), and restoration of ceiling and wall finishes in historic ticket agent and rental spaces;
- Concourse restoration to include kiosks, marble columns, and walls, as well as repairs to ceiling, floors, tile, and windows, reproduction railings on second level, and ceiling light fixture;
- Reconfiguration of historic men's restroom into men's and women's restrooms to support concourse use; and
- Removal of temporary restrooms to allow for restoration of waiting room and installation of HVAC for year-round activation of the space.

Results: The renovation of the Central Terminal will begin to breathe new life into the long-abandoned and deteriorating building. This funding will secure its preservation and ensure that it serves as a solid foundation for the East Side of Buffalo's future growth. Reactivation of portions of the building will allow these spaces to be fully-functional for community and private use, create revenue-generating opportunities within the structure that can be used to fund further capital improvements, and reactivate an important community and historical asset in the region.

**Infrastructure
Investment**

Project: No Benefit-Cost Analysis ("BCA") is required since these projects generate long-term benefits not captured in the short-term period used for the BCA and may involve no permanent job commitments.

Grantee Contact: Mr. Paul Lang, Vice Chairman
Central Terminal Restoration Corp.
487 Main Street, Suite 500
Buffalo, NY 14203
Phone: (716) 842-3165 x118

E-mail: plang@cwm-ae.com

ESD Project No.: #131,868

Project Team:	Origination	Amanda Mays
	Project Management	Jean Williams
	Contractor & Supplier Diversity	Geraldine Ford
	Finance	Kathleen Uckert
	Design & Construction	Dennis Conroy
	Environmental	Paul Tronolone

C. Financial Terms and Conditions

1. Upon execution of the grant disbursement agreement, the Grantee shall reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Grantee will demonstrate no materially adverse changes in its financial condition prior to disbursement.
3. Up to \$5,000,000 will be disbursed to the Grantee as follows:
 - a. Upon execution of the Grant Disbursement Agreement, \$1,000,000 will be deposited into an ESD held account (the "Imprest Account"). Funds in the Imprest Account, from the time of deposit and until disbursed from such account in accordance with terms to be approved by the ESD Directors, will be invested in accordance with ESD's Investment Guidelines. Funds from the Imprest Account will be used for eligible project expenses.
 - b. A second deposit of \$2,000,000 will be made into the Imprest Account upon documentation and reimbursement of eligible expenses, verified by ESD, of at least 60% of Initial Deposit (\$600,000).
 - c. A final deposit of \$2,000,000 will be made into the Imprest Account upon documentation and reimbursement of eligible expenses, verified by ESD, of at least 100% of the Initial Deposit and 60% of the Second Deposit (\$2,200,000 cumulative).

The Grantee may, no more frequently than quarterly unless otherwise approved by ESD, seek authorization to release funds from the Imprest Account to pay for eligible project invoices due and payable, assuming all project approvals have been completed and funds are available. Each subsequent disbursement request from the Imprest Account will include current invoices and proof of payment for invoices submitted during the previous disbursement. Expenditures must be incurred on or after April 13, 2018 to be considered eligible project costs. Payments will be made upon presentation to ESD of an invoice and such other documentation, as ESD may require.

All disbursements require compliance with program requirements and must be requested by no later than December 31, 2022. Within 12 months of the final deposit, the Grantee must document \$5,000,000 (cumulative) in eligible project expenditures.

Grantee shall demonstrate compliance with protocols recommended by Guidepost Solutions which include the following:

- a. Grantee shall be required to demonstrate to ESD's satisfaction, that project costs to be paid for by ESD grant funds are incurred in arms-length transactions;
 - b. Grantee shall be required to procure materials, contractors and services to be paid for with ESD grant funds in accordance with a competitive procurement process approved by ESD;
 - c. Grantee shall be required to submit standard AIA documentation and other appropriate documentation supporting construction related costs that are to be paid by ESD grant funds;
 - d. Grantee shall be required for each payment to submit a certification confirming the lack of bribery, collusion and the fair price of invoices submitted.
 - e. Grantee shall be required to submit additional documentation verifying project expenses as may be required by ESD.
4. All agreements with developers, for-profit entities, and not-for-profit organizations involved in future renovation and development at the project location must be approved by ESD in advance of execution.
5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$5,000,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Grantee and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.
6. Grant funds will be subject to pro rata recapture if the property at the Project Location is sold within five years of disbursement of funds. The Recapture Amount is based on the time that has lapsed between when the Grant funds were disbursed and when the transfer occurred. The Recapture Amount shall be calculated by aggregating the Recapture Amount for each disbursement of the Grant, which in each instance shall be equal to:
 - (i) 100% of the disbursed amount if the transfer occurred in the calendar year that the disbursement was made, or in the first full calendar year after the disbursement was made;
 - (ii) 80% of the disbursed amount if the transfer occurred in the second full calendar year after the disbursement was made;
 - (iii) 60% of the disbursed amount if the transfer occurred in the third full calendar year after the disbursement was made;

- (iv) 40% of the disbursed amount if the transfer occurred in the fourth full calendar year after the disbursement was made;
- (v) 20% of the disbursed amount if the transfer occurred in the fifth full calendar year after the disbursement was made.

IV. Statutory Basis – Buffalo Regional Innovation Cluster Fund

The funding was authorized in the 2017-2018 New York State budget and reappropriated in the 2018-2019 New York State budget. No residential relocation is required as there are no families or individuals residing on the site.

V. Design and Construction

Submission of Payment Requisitions to ESD will be made according to the Design and Construction disbursement terms outlined in the Grant Disbursement Agreement. ESD reserves the right to review all related project design/ construction documentation and visit the project site to insure compliance with these terms and review project payments/ progress.

VI. Environmental Review

Empire State Development completed an environmental review of the proposed Project, pursuant to the requirements of the State Environmental Quality Review Act and the implementing regulations of the New York State Department of Environmental Conservation. This review found that the proposed Project, which involves an in-kind restoration of a National Register-listed property to facilitate supporting additional types of assembly uses (e.g., public events, catering, etc.) was an Unlisted Action would not result in significant adverse impacts on the environment. Therefore, ESD staff recommend that the Directors make a Determination of No Significant Effect on the Environment.

VII. Non-Discrimination and Contractor & Supplier Diversity

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. The Recipient shall be required to include minorities and women in any job opportunities created, to solicit and utilize Minority and Women Business Enterprise (MWBES) for any contractual opportunities generated in connection with the Project and shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8) to achieve an overall MWBE Participation Goal of 30%. The overall goal shall include a Minority Business Enterprise Participation Goal of 15% and a Women Business Enterprise Participation Goal of 15% related to the total value of ESD's funding.

VIII. ESD Employment Enforcement Policy

ESD's Employment Enforcement Policy will not apply since the project will not directly create or retain jobs.

IX. ESD Financial Assistance Subject to Availability of Funds and Additional Approval

The provision of ESD financial assistance is contingent upon the availability of funds and the approval of the State Division of the Budget.

X. Additional Submissions to Directors

Resolutions

New York State Map

Project Finance Memorandum

Project Photographs



December 7, 2022

Via certified mail and email at eriecountyclerkoffice@erie.gov

Erie County Clerk Michael Kearns

Erie County Hall

92 Franklin Street

Buffalo NY 14202

- RE: - Musical Suites Capital Project, Public Notice
- Buffalo Niagara Freedom Station Coalition ESCEDF Capital Project, Public Notice
 - Broadway-Michigan Mixed Use Redevelopment Capital RC6 Project, Public Notice
 - Central Terminal Restoration Project, Public Notice
 - NFTA Multi-Modal Access Capital RC6 Project, Public Notice
 - Buffalo Erie County Naval Military Park Capital Project, Public Notice

Dear Erie County Clerk Kearns:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for the following projects: Musical Suites Capital Project, Public Notice, Buffalo Niagara Freedom Station Coalition ESCEDF Capital Project, Public Notice, Broadway-Michigan Mixed Use Redevelopment Capital RC6 Project, Public Notice, Central Terminal Restoration Project, Public Notice, NFTA Multi-Modal Access Capital RC6 Project, Public Notice, Buffalo Erie County Naval Military Park Capital Project, Public Notice. This material is being filed pursuant to Section 16(2) of the UDC Act.

In accordance with current Legislation, a virtual public hearing to consider the Plan(s), open to all persons, will be held remotely by the Corporation on Tuesday, December 13th, 2022, from 2 p.m. to 3 p.m. utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notice>. Additionally, the public is given an opportunity to comment on the Project(s) by submitting comments electronically to Landgprojectcomments@esd.ny.gov

Subject: Comment - Musical Suites Capital Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.

Subject: Comment - Buffalo Niagara Freedom Station Coalition ESCEDF, Capital Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.

Subject: Comment - Broadway-Michigan Mixed Use Redevelopment Capital RC6 Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.

Subject: Comment - Central Terminal Restoration Project, Capital Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.

Subject: Comment - NFTA Multi-Modal Access Capital RC6 Project, Capital Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.

Subject: Comment - Buffalo Erie County Naval Military Park Capital Project, by 5:30 p.m. on, Tuesday, December 13th, 2022.



ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Sincerely,

Anita Bogoevska
Project Manager
Empire State Development
95 Perry Street, Buffalo, New York 14203
716-262-4971 | anita.bogoevska@esd.ny.gov

Cc: Scott Kroll

Attachment F

Document Repository Confirmation

Cody Martin

From: April Tompkins <tompkinsa@buffalolib.org>
Sent: Friday, March 24, 2023 1:01 PM
To: Cody Martin; 'ADeMarchi@cscos.com'
Subject: Repository - Hope on Main Site

Good morning Cody and Alayna,

I hope all is well. I don't know who sent the documents, so I'm including both of you.

This morning, I received the repository documents for "Hope on Main Street." The documents were delivered along with an email printout I sent to Alayna in 2015 with contact information for Carol Batt (now deceased). Please forward the updated information to your staff regarding our procedure. It is very important to **always include a cover letter**.

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 documents and cover letter to the Central Library. We will process according to our procedure and distribute to the location(s) of your choice. **If you would like a confirmation that your documents were received, you will need to include the request in your cover letter and provide an email address.**

Please keep the following in mind:

1. 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

1. 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.

1. If you would like the documents 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.

1. Documents that cannot be stapled, should be kept together in some type of binder. Please do not send 'loose' papers, especially if including a cd or flash drive.

2. You have the choice regarding the format (hard copy print and/or disk or flash drive) you wish to submit. If submitting in more than one format (ex: print and disk), 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 disk 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.

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

Regards,

April

April Tompkins, Sr. Library Clerk

Office of Chief Operating Officer

Buffalo and Erie County Public Library

1 Lafayette Square | Buffalo, NY 14203

Voice: 716-858-7129 | Fax: 716-845-9053

E-mail: tompkinsa@buffalolib.org

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