

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
www.dec.ny.gov

DEC 20 2016

Mr. James Panepinto  
132 Dingens St, LLC  
1 Babcock Street  
Buffalo, NY 14210

Re: Certificate of Completion  
Site No.: C915263  
Site: 132 Dingens St. Site  
Buffalo, Erie County

Dear Mr. Panepinto:

Congratulations on having satisfactorily completed the remedial program at the 132 Dingens St. Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

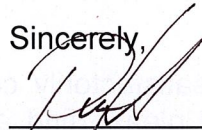


Department of  
Environmental  
Conservation

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 30, 2018.

If you have any questions regarding any of these items, please contact Jaspal S. Walia at (716) 851-7220.

Sincerely,



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Robert W. Schick, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

Ms. Krista Anders, NYSDOH

Mr. Anthony Perretta, NYSDOH

Mr. Robert E. Knor, Esq., The Knor Group, LLC ([rknoer@knoergroup.com](mailto:rknoer@knoergroup.com))

Mr. Dharma Iyer, Iyer Environmental Group PLLC ([iegpllc@aol.com](mailto:iegpllc@aol.com))

ec w/o enc.:

Mr. Michael Cruden, NYSDEC

Mr. Jaspal S. Walia, NYSDEC

Mr. Chad Staniszewski, NYSDEC

Ms. Jennifer Dougherty, Esq., NYSDEC

Mr. George Heitzman, NYSDEC



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

132 Dingens St, LLC

**Address**

1 Babcock Street, Buffalo, NY 14210

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 6/6/12    **Agreement Execution:** 6/18/12    **Agreement Index** C915263-05-12

**Application Approval Amendment:** 8/24/15

**Agreement Execution Amendment:** 8/14/12

**Agreement Execution Amendment:** 8/24/15

**SITE INFORMATION:**

**Site No.:** C915263    **Site Name:** 132 Dingens St. Site

**Site Owner:** 132 Dingens St, LLC

**Street Address:** 132-136 Dingens Street

**Municipality:** Buffalo    **County:** Erie    **DEC Region:** 9

**Site Size:** 13.20 Acres

**Tax Map Identification Number(s):** 112.19-1-14.11

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Commercial and Industrial

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit Component Rate is 20 %.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit Component Rate is 18 %.



The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as BK/PG D 11296/1444 and 2016099658.

#### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

#### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

#### **CERTIFICATE MODIFICATION/REVOCATION**

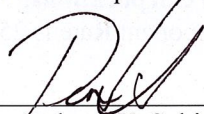
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:



Robert W. Schick, P.E., Director  
Division of Environmental Remediation

Date: December 10, 2016



**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**132 Dingens St. Site, Site No.: C915263**  
**132-136 Dingens Street, Buffalo, New York 14206**  
**Buffalo, Erie County**

**Tax Map Identification Number(s): 112.19-1-14.11**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 132 Dingens Street, LLC for a parcel approximately 13.20 acres located at the **132-136 Dingens Street** in the City of Buffalo, Erie County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as Receipt: 16079532; File: 2016099658; BK/PG D 11296/1444; Deed Sequence: TT2015020561.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

132 Dingens Street Site, Site #: C915263, Site Address: 132-136 Dingens Street, Buffalo NY 14206

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 9 Office located at 270 Michigan Avenue, Buffalo, NY 14203, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

132 Dingens Street, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK ) SS:  
COUNTY OF )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name 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.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
James Panepinto  
132 Dingens Street, LLC  
1 Babcock Street  
Buffalo, NY 14210

**Exhibit A**  
**Site Description**

## SCHEDULE A

### PARCEL A

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being part of Lots Nos. 150, 151 and 152, Township 10, Range 7 of the Buffalo Creek Reservation and further bounded and described as follows:

Beginning at a point on the north line of Dingens Street distant 1,200.00 feet east from the point of intersection of the north line of Dingens Street with the east line of Bailey Avenue as now laid out, said point being the southeast corner of lands conveyed by Deed recorded in Liber 3889 of Deeds at page 293;

thence east along the north line of Dingens Street a distance of 237.82 feet to the most southerly southwest corner of lands conveyed to the City of Buffalo Urban Renewal Agency by Deed recorded in Liber 10094 of Deeds at Page 192;

thence northeasterly at a clockwise angle of  $133^{\circ} 20' 16''$  and along the lands conveyed by said last mentioned Deed a distance of 1075.0 feet to a point;

thence northwest at right angles to the last described line and along the lands conveyed by last mentioned Deed a distance of 300.0 feet to a point;

thence southwesterly at a clockwise angle of  $107^{\circ} 10' 48''$  and along the lands conveyed by said mentioned Deed a distance of 369.66 feet record and 369.35 feet measured to a point;

thence continuing southwesterly at a clockwise angle of  $170^{\circ} 12' 08''$  and along the lands conveyed by said last mentioned Deed a distance of 316.44 feet to a point;

thence northwesterly at right angles to the last described line a distance of 72.94 feet to a point;

thence southwesterly at a clockwise angle of  $107^{\circ} 47' 08''$  and along the lands conveyed by said last mentioned Deed a distance of 264.57 feet to a point;

thence continuing southwesterly at a clockwise angle of  $184^{\circ} 34' 01''$  and along the lands conveyed by said last mentioned Deed a distance of 423.71 feet to a point on the westerly line of lands conveyed to Pfeil Cooperage Inc. by Deed recorded in Liber 2343 of Deeds at Page 333, said point being 231.0 feet southerly of the northwest corner of lands conveyed by said last mentioned Deed;

thence southeasterly and along the westerly line of lands conveyed by said last mentioned Deed and at a clockwise angle of  $86^{\circ} 28' 04''$  a distance of 106.03 feet to lands described in Parcel 3 in a Deed to the Erie Railroad Company by Deed recorded in Liber 2053 of Deeds at Page 223;

thence southwesterly at a clockwise angle of  $282^{\circ} 33' 35''$  and along the Erie Railroad Company's lands a distance of 232.49 feet to a point;

thence southerly at a clockwise angle of  $97^{\circ} 54' 00''$  a distance of 20.19 feet to its intersection with a line drawn parallel with and distant 20 feet southerly measured at right angles from a course marked "Line C" on a map accompanying aforesaid Deed to Erie Railroad Company and recorded in Liber 2053 of Deeds at Page 223;

thence northeasterly along the last described parallel line a distance of 700.78 feet to the northeast corner of lands conveyed by Deed recorded in Liber 3889 of Deeds at page 293, said point also being in the north line of lands conveyed by Deed recorded in Liber 10883 of Deeds at page 8504;

thence southerly at a clockwise angle of  $277^{\circ} 01' 50''$  and along the easterly line of said Liber 3889 of Deeds at page 293 a distance of 386.65 feet to a point on the north line of Dingens Street at the point of beginning.

Title Number: 201-035870 (Owner's)

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**Exhibit B**

**Site Survey**





**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 11/9/2016



**SITE DESCRIPTION**

**SITE NO.**            **C915263**

**SITE NAME** 132 Dingens St. Site

**SITE ADDRESS:** 132-136 Dingens Street            **ZIP CODE:** 14206

**CITY/TOWN:** Buffalo

**COUNTY:** Erie

**ALLOWABLE USE:** Commercial and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	□	■
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2018

**Description of Institutional Control**

**132 Dingens St, LLC**

1 Babcock Street

**132 Dingens Street**

Environmental Easement

Block: 1

Lot: 14

Sublot: 11

Section: 112

Subsection: 19

S\_B\_L Image: 112.19-1-14.11

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Soil Management Plan



**Description of Engineering Control**

**132 Dingens St, LLC**

1 Babcock Street

**132 Dingens Street**

Environmental Easement

Block: 1

Lot: 14

Sublot: 11

Section: 112

Subsection: 19

S\_B\_L Image: 112.19-1-14.11

Cover System