Environmental Advantage

Environmental Advantage, Inc. 3636 N. Buffalo Road Orchard Park, New York 14127
Industrial Compliance, Hazardous Materials Management, Site Assessment/Remediation

May 20, 2022

Megan Kuczka, DER Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
270 Michigan Avenue
Buffalo, New York 14203

Re: **Periodic Review Report – April 2022; DEC Site #C915320**
166 Chandler Street Site, 166 Chandler Street, Buffalo, New York

Dear Ms. Kuczka:

In accordance with the Site Management Plan (NYSDEC Site Number: C915320), Section 6.2 Periodic Review Report, and NYSDEC's March 8, 2022 letter to Mr. Rocco Termini regarding the preparation and submittal of a Site Management Periodic Review Report and IC/EC Certification, please find attached a Periodic Review Report that includes the appropriate certifications and the 2021-2022 Routine Progress Report.

If you have comments or questions regarding the contents of these documents, please contact me directly.

Very truly yours,
ENVIRONMENTAL ADVANTAGE, INC.

C. Mark Hanna, CHMM
President

Attachments

cc: R. Termini
J. Rothschild
M. Schenne

01103\CY2021-2022\166 Chandler St. Site – BCP #C915320 – PRR 2021-2022 052022

Periodic Review Report

166 Chandler Street Site
166 Chandler Street
Buffalo, New York 14203

NYSDEC Site Number: C915320

Prepared by:
Environmental Advantage, Inc.
3636 North Buffalo Road
Orchard Park, New York 14127
(716) 667-3130

May 20, 2022

Environmental Advantage

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Certifications

For each institutional or engineering control identified for the Site, I certify that all of the following statements are true:

- The inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under my direction;
- The institutional control and/or engineering control employed at this site is unchanged from the date the control was put in place, or last approved by DER[1];
- Nothing has occurred that would impair the ability of the control to protect the public health and environment;
- Nothing has occurred that would constitute a violation or failure to comply with any Site Management Plan for this control;
- Access to the Site will continue to be provided to DER to evaluate the remedy, including access to evaluate the continued maintenance of this control;
- Use of the site is compliant with the environmental easement;
- The engineering control systems are performing as designed and are effective;
- To the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program and generally accepted engineering practices;
- No new information has come to the remedial party (site owners) attention, including groundwater monitoring data from wells located at the Site boundary, if any, to indicate that the assumptions made in the qualitative exposure assessment of off-Site contamination are no longer valid; and
- The information presented in this report is accurate and complete.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law. I, C. Mark Hanna, CHMM, President of Environmental Advantage, Inc., 3636 N. Buffalo Road, Orchard Park, NY 14127, am certifying as Owner's/Remedial Party's Designated Site Representative.

0696		May 20, 2022
CHMM Certification #	Signature	Date

[1] "DER-10/Technical Guidance for Site Investigation and Remediation" prepared by New York State Department of Environmental Conservation (NYSDEC), dated May 3, 2020.

1.0 SITE OVERVIEW

1.1 Site Summary

The 166 Chandler Street Site ("subject site") is an approximate 0.49 acre property located at 166 Chandler Street in the City of Buffalo, Erie County, New York. A Site location map is provided in Figure 1, presented in Appendix A. A Track 2: Restricted use with generic soil cleanup objectives brownfield cleanup was completed at the site in 2018. The Site consists of an approximate 58,000-square foot four-story building which covers the entirety of the parcel. Construction of the western portion of the building was completed in 2018-2019. The Site is zoned D-C Flex Commercial, which permits Residential, Retail & Service, and Light Industrial uses. The neighborhood surrounding the Site primarily includes light industrial, commercial and residential properties.

1.2 Site Remedial History

The Site building was originally constructed in 1907 as a dairy machine manufacturer with additions to the building in 1909, 1919, 1927, and 1931. Former uses at the subject site also included several commercial operators including Megowen Educator Food Co (food products), Lehon Co, Inc. (building materials), G&W Emerick Trading (beer distributor), Hamlin Chauncy (building materials), Eagle Picher Sales (merchandise brokers), Meyers Co. (wholesale chemical), Acceptance Warehouse Co., Curtis Training School, Aeronautical Manufacturing Corp (laboratory) and Chandler Industries, Inc. From the 1948 to the 1990's the Site was occupied by Barcalo Manufacturing, a furniture manufacturer, followed by G&R Machinery and Equipment. Several fires occurred during the 1980s and 1990s which resulted in demolition of the western portion of the building. The historical eastern portion of the building was vacant for over 20 years prior to the start of remedial activities in 2016.

A Brownfield Cleanup Agreement[2] (BCA) was executed on December 11, 2017 for the Site, identified as New York State Department of Environmental Conservation (NYSDEC) Site # C915320, under the Brownfield Cleanup Program (BCP); BCP Site boundaries are provided in Figure 2. Hazard Evaluations Inc. (HEI), in association with Wittman GeoSciences, PLLC (WGS) and Schenne & Associates (S&A), completed remedial investigation (RI) activities, as well as interim remedial measures (IRM) activities, in accordance with the NYSDEC approved RI/IRM Work Plan, dated April 2018[3]. A series of IRM work tasks as detailed in the Remedial Investigation – Interim Remedial Measures – Alternative Analysis Report[4] were performed at the Site in order to remediate the on-site concerns. A brief summary of IRM activities is described below:

[2] Brownfield Site Cleanup Agreement - BCA Index No. C915320-07-17, between 166 Chandler Holdings, LLC and NYSDEC, executed December 11, 2017.
[3] "Remedial Investigation – Interim Remedial Measures – Alternative Analysis Report Work Plan, Brownfields Cleanup Program for 166 Chandler Holdings, LLC, 166 Chandler Street, Buffalo, New York, 14207, BCP # C915320", prepared by Wittman GeoSciences and Schenne & Associates, dated April 12, 2018.
[4] "Remedial Investigation – Interim Remedial Measures – Alternative Analysis Report, Brownfield Cleanup Program for 166 Chandler Street Site, 166 Chandler Street, Buffalo, New York, 14207, BCP # C915320", prepared by Wittman GeoSciences, PLLC and Hazard Evaluations, Inc., dated December 4, 2018.

- The entire western half of the Site was excavated to the property limits and beyond the BCP boundary line as depicted in Figure 3. The western half of the Site was a vacant lot, comprised of fill overlaying urban fill and C&D debris from when the western portion of the building had been demolished into the former building foundation. Former foundation walls were exposed and located along the northern, western, and southern property limits, as well as various interior foundation walls. The bottom of the excavation extended to a solid concrete floor or continued to the native underlying silty clay soil, generally ranging in depth from five to eight feet below grade. The eastern excavation limit was defined by the western wall of the intact historical portion of the current 166 Chandler Street building. A total of 2,157 cubic yards (cy) or 3,235 tons of soil was removed from the western portion of the Site and disposed off-site at the Town of Tonawanda landfill.

  The excavations completed on the western half of the Site were completed to and beyond property limits to the north, south, and west. The eastern excavation limit extended to the western wall of the historical portion of the current Site building, exposing the building foundation along the entire length of the excavation. Therefore, no on-site sidewall confirmatory soil samples were necessary. Eleven (11) bottom confirmatory samples were collected from beneath the concrete floor, or from the underlying native silty clay in the western lot area, including one bottom sample collected underneath the UST described in the next bullet point. No VOCs, SVOCs, metals, PCBs, herbicides or pesticides were detected in the confirmation samples at concentrations above RRUSCO. Confirmatory sample locations are illustrated on Figure 3.

- An old, damaged underground storage tank (UST) was uncovered in the southwestern corner of the western vacant lot. The UST was severely corroded, and was estimated to be approximately 300 gallons in size. The tank contained a limited amount of water, estimated at approximately 20 gallons. Also, a limited amount of standing water existed around the exterior of the tank. These minor liquids were pumped and generated approximately one 55-gallon drum, which was disposed off-site by ESG. The cleaned tank remnants were taken off-site by ESG for recycling.

  No visual or olfactory evidence of impact was observed in the soil profile in the vicinity of the UST. However, due to the presence of the historical fill, additional excavation extended beyond the limits of the UST. Confirmatory soil samples were collected from the nearest west wall, south wall and bottom, while the eastern and northern walls were defined by former building foundation walls that were fully exposed. No contaminant parameters were detected at concentrations exceeding their respective UUSCO in the former UST area.

- Several SVOCs were detected in the soil sample from MW102 (0-4') located in the interior of the historic portion of the current Site building, at concentrations exceeding RRUSCO, including benzo(a)anthracene, benzo(a)pyrene, benzo(k)fluoranthene, and indeno(1,2,3-cd)pyrene. In order to address the

presence of SVOCs impacts, the concrete floor was removed and an approximate 11-foot by 11-foot excavation was completed in the vicinity of MW102; however, the western and southern limits of the excavation were limited due to concrete foundations. Approximately 18 tons of soil was removed from the area of MW102, and disposed off-site at the Town of Tonawanda landfill. Four sidewall samples and one bottom sample were collected from the excavation area of MW102. The analytical testing results did not identify SVOCs at concentrations exceeding UUSCO in the confirmatory samples.

- An elevator shaft was located in the northern portion of the historical part of the current Site building, with an associated elevator pit. The elevator had been unused for many years, and subsequently the shaft and pit had been filled with rainwater, groundwater, sediment, and miscellaneous debris. A sediment sample was collected from the pit, at the request of the disposal company for disposal characterization, which included VOC, SVOCs, metal, PCBs and the water was also analyzed for PCBs. Analytical results identified one VOC, 1,4-dichlorobeneze, and metal barium, at concentrations that were potentially hazardous. The disposal facility required further analysis for TCLP VOCs and TCLP Metals. The testing results revealed the sediment material was non-hazardous and was therefore accepted by ESG. A total of 1,698 gallons of sludge, shaft water, and wash water were removed from the elevator shaft and pit area. The concrete floors within the basement area were removed due to site development tasks, and disposed as non-hazardous soil. Soil samples taken on the south, west, and east side of the elevator pit and did not identify VOCs or metals at concentrations exceeding UUSCO.

A Certificate of Completion was issued on December 20, 2018[5].

1.3 Institutional Controls

Since remaining contamination exists at the Site, Institutional Controls (ICs) are required to protect human health and the environment. ICs at the Site include the following:

- The property may be used for restricted residential, commercial, and/or industrial uses;
- The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;
- A provision for evaluation of the potential for soil vapor intrusion in the existing building and for any new buildings developed on the Site, including provisions for implementing actions recommended to address exposures related to soil vapor intrusion;
- Data and information pertinent to Site management must be reported at the

[5] "Certificate of Completion, 166 Chandler Street, Buffalo, Erie County, Site No.: C915320", issued by NYSDEC, dated December 20, 2018.

frequency and in a manner as defined in the Site Management Plan (SMP)[6];
- All future activities that will disturb remaining contaminated material must be conducted in accordance with the SMP;
- Access to the Site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement; and
- Vegetable gardens and farming on the Site are prohibited.

1.4 Monitoring and Sampling Requirements

The SMP describes the measures for evaluating the overall performance and effectiveness of the remedy. The Monitoring Plan includes the following:

- Site-wide inspections will be performed at a minimum of once per year, as noted in SMP.
- Indoor air sampling for at least two consecutive heating seasons to evaluate the potential for soil vapor intrusion. Indoor air sampling was discontinued in June 2021 as reflected in the revised SMP dated February 2022.

2.0 SITE INSPECTION AND MONITORING RESULTS

2.1 Site Inspection

EA completed the annual Site-wide inspection on February 2, 2022. A copy of the Site-wide inspection report with photos taken during the inspection is included in Appendix B. The following observations were noted during the inspection:

- The building is developed into various tenant spaces, including a brewery occupied by Thin Man Brewery and a restaurant occupied by Tappo Pizza on the first floor, and a fitness gym occupied by F45 Training on the second floor, and a hair salon occupied by Salon in the City Suites on the fourth floor.

- The interior and exterior slabs appeared to be in excellent condition in all areas with no visible cracks or damage.

2.2 Soil Vapor Intrusion Sampling

To evaluate the potential for soil vapor intrusion into the existing site building and new building addition, air sampling was required to be completed for two consecutive heating seasons. Three consecutive air sampling events were completed on April 16, 2019, April 20, 2020, and February 18, 2021. The results of these investigations were detailed in the April 2020 Revised Periodic Review Report[7] and the April 2021 Revised

[6] "Site Management Plan, NYSDEC Site Number: C915320, 166 Chandler Street, Erie County, Buffalo, New York", prepared by Wittman Geosciences, PLLC, Hazard Evaluations, Inc., and Schenne & Associates, dated December 2018, revised February 2022.
[7] "Periodic Review Report – April 2020 Revised; DEC Site #C915320, 166 Chandler Street Site, 166 Chandler Street, Buffalo, New York", prepared by Hazard Evaluations, Inc., dated August 17, 2020.

Periodic Review Report[8]. In addition to indoor and outdoor air sampling, a site inspection and building questionnaire were completed prior to sample collection as well. Based on the results of these assessments, soil vapor intrusion did not appear to be a concern to the health and safety of the Site's occupants. As per the NYSDEC's June 23, 2021 letter[9], NYSDEC and the New York State Department of Health (NYSDOH) concurred with EA's recommendation as sated in the 2020-2021 PRR that indoor air sampling be discontinued. The Site's SMP was revised in March 2022 to reflect this change in monitoring requirements. Sampling locations from the previous air sampling events are depicted in Figure 4 with analytical results summarized on Table 1 presented in Appendix C. Full laboratory reports were included in previous PRR's. In the future should additional development or change in use of the site occur, further soil vapor intrusion evaluations may be necessary.

2.3 Certification Status

A completed Institutional and Engineering Controls Certification Form is presented in Appendix D. It should be noted that there are no Engineering Controls required for this BCP Site. Certification is provided based upon an evaluation of the information and data collected during the 2021-2022 reporting period as presented above.

3.0 CORRECTIVE ACTION WORK PLAN

No corrective actions have been identified at this time.

4.0 OVERALL PRR CONCLUSIONS AND RECOMMENDATIONS

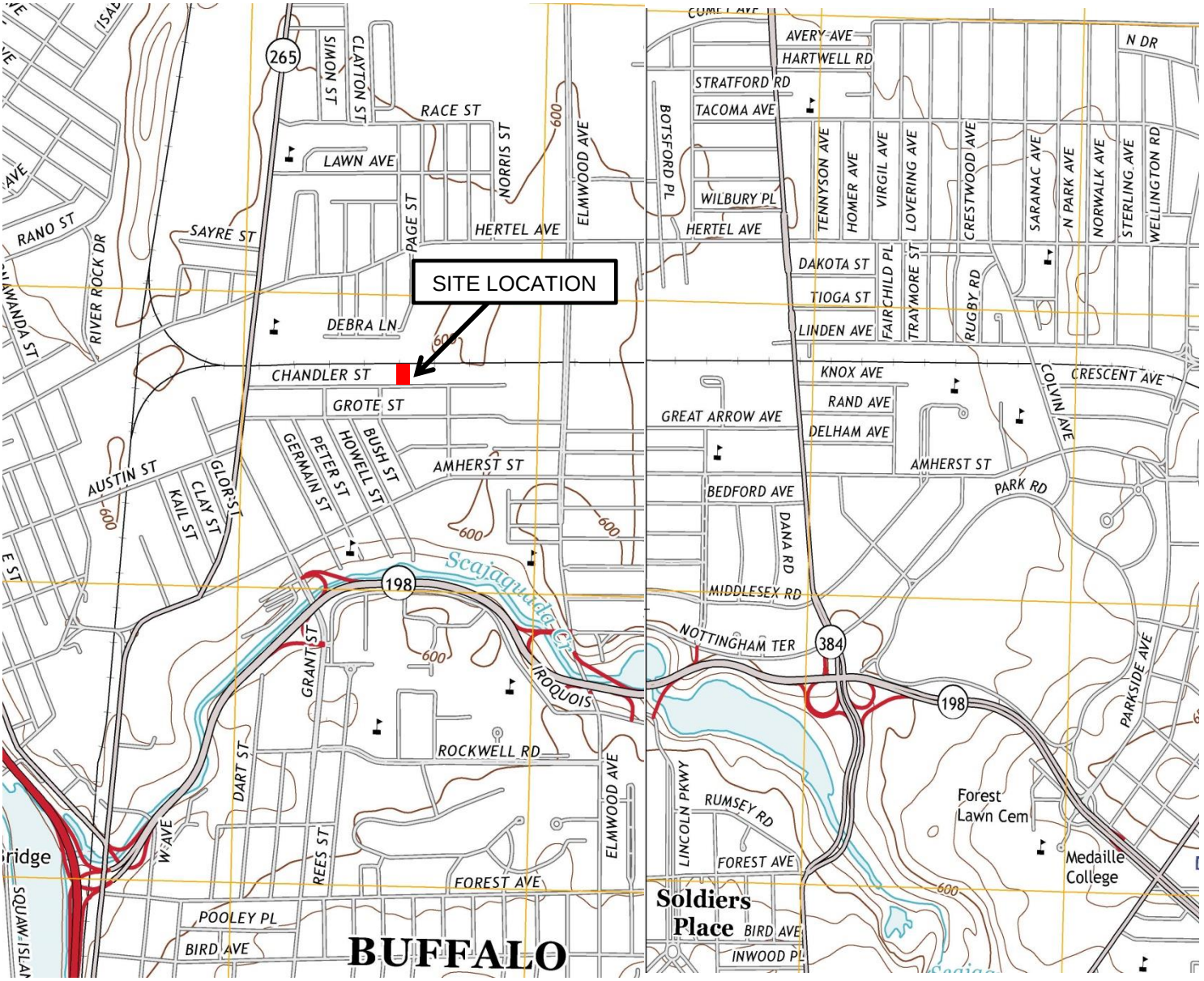
All components of the Site Management Plan have been met during the reporting period, including Institutional Controls and Monitoring and Sampling Plan. Based on activities conducted at the Site during the reporting period, the Site remedy continues to be protective of public health and the environment. The requirements for Site closure have not yet been met; however, changes to the frequency of PRR submittals are recommended. Since the air sampling requirement has been discontinued and the entirety of the Site is covered by a building with new 6-inch concrete flooring throughout with minimal risk of wear to the Site cover, it is recommended that the frequency of PRR submittals be reduced to a triennial basis with the next PRR due in 2025.

[8] "Periodic Review Report – April 2021 Revised; DEC Site #C915320, 166 Chandler Street Site, 166 Chandler Street, Buffalo, New York", prepared by Environmental Advantage, Inc., dated June 9, 2021.
[9] "Site Management (SM) – Periodic Review Report (PRR) Response Letter, 166 Chandler Street, Buffalo, Erie County, Site No.: C915320", issued by NYSDEC, dated June 23, 2021.

APPENDIX A

FIGURES

Environmental Advantage



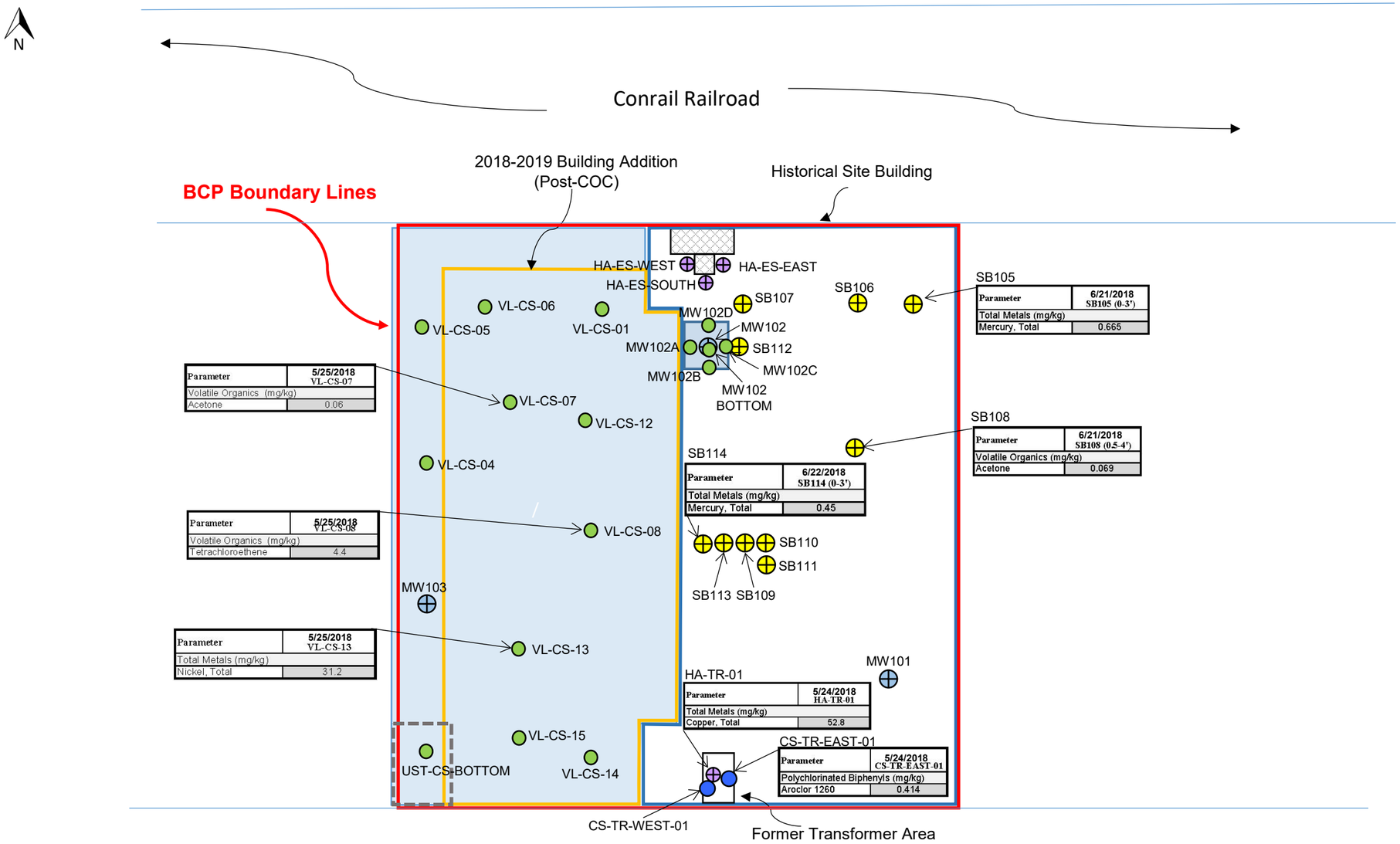
THIS DRAWING IS FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES ONLY
AND WAS ADAPTED FROM USGS, BUFFALO NE & NW, NEW YORK 2013 QUADRANGLE

ENVIRONMENTAL ADVANTAGE, INC. *Regulatory Compliance – Site Investigations – Facility Inspections*		
SITE LOCATION MAP 166 CHANDLER STREET BUFFALO, NEW YORK		
166 CHANDLER HOLDINGS, LLC BUFFALO, NEW YORK		
DRAWN BY: MB	SCALE: NOT TO SCALE	PROJECT: 01103
CHECKED BY: CMH	DATE: 02/2021	FIGURE NO: 1

N

BCP Boundary Limits

ENVIRONMENTAL ADVANTAGE, INC.		
Regulatory Compliance – Site Investigations – Facility Inspections		
BROWNFIELD CLEANUP PROGRAM SITE LIMITS		
166 CHANDLER STREET		
BUFFALO, NEW YORK		
DRAWN BY: MB	SCALE: NOT TO SCALE	PROJECT: 01103
CHECKED BY: CMH	DATE:10/2021	FIGURE NO: 2



Note: Detected soil concentrations presented on this figure exceed Unrestricted Use SCO, but below Restricted Residential Use SCO

KEY

- = Soil Boring Location (06/2018)
- = Soil Boring/Monitoring Well Location (06/2018)
- = Concrete Sample Location (05/2018)
- = Hand Auger Location (05/2018)
- = Elevator Shaft and Pit (06/2018)
- = IRM Excavation Limits (May 2018, August 2018)
- = On-site IRM Confirmatory Sample Location (5/12/2018-5/30/2018)
- = UST Remediation Excavation Limits

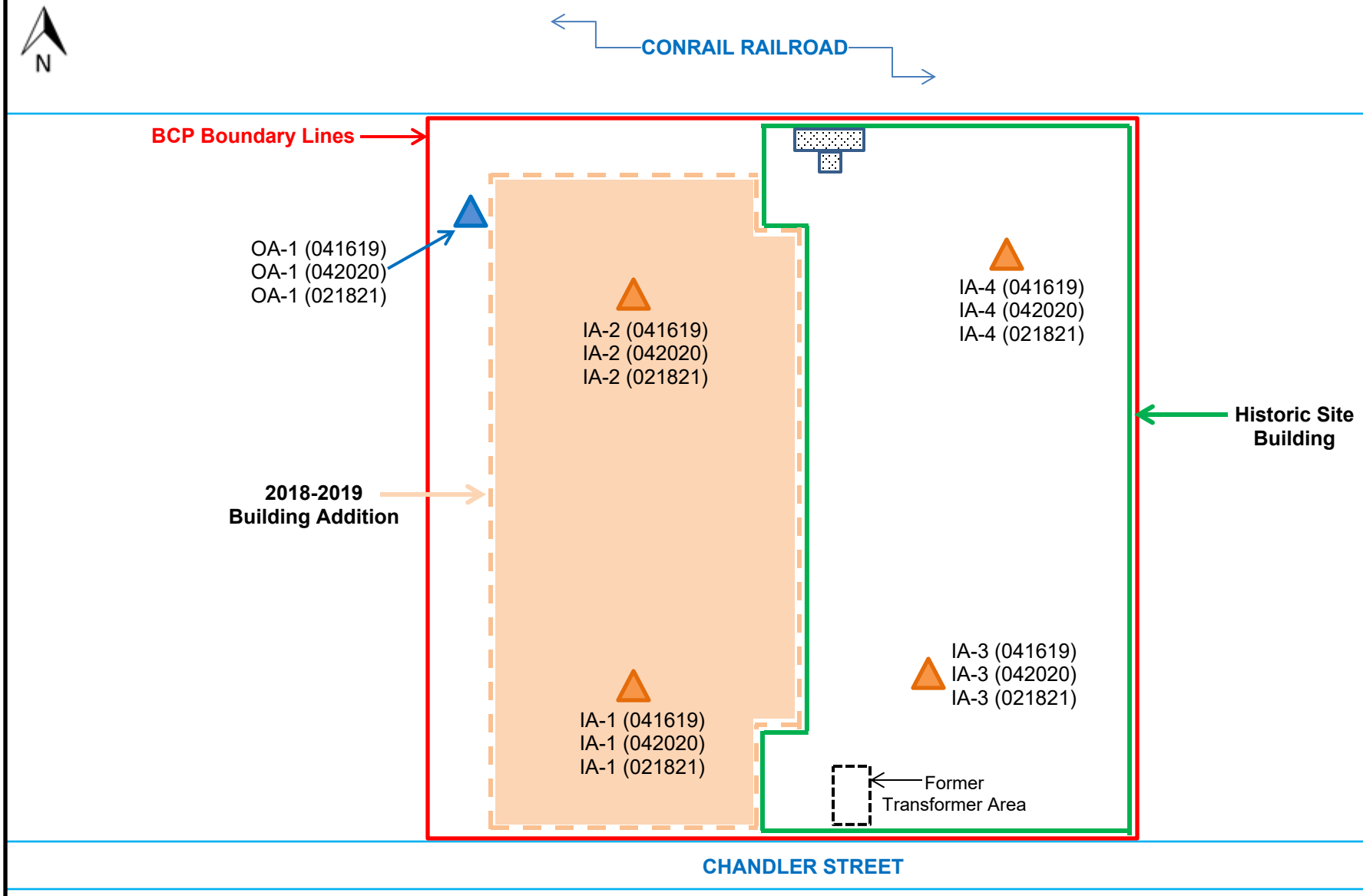
ENVIRONMENTAL ADVANTAGE, INC.

Regulatory Compliance – Site Investigations – Facility Inspections

ON-SITE CONFIRMATIORY SOIL SAMPLE LOCATIONS AND SOIL SAMPLES EXCEEDING UNRESTRICTED USE SOIL CLEANUP OBJECTIVES

166 CHANDLER STREET
BUFFALO, NEW YORK

DRAWN BY: MB	SCALE: NOT TO SCALE	PROJECT: 01103
CHECKED BY: CMH	DATE:02/2022	FIGURE NO: 3



KEY

- Indoor Air Sample Location
- Outdoor Air Sample Location
- (######) Sampling Date

ENVIRONMENTAL ADVANTAGE, INC.

Regulatory Compliance – Site Investigations – Facility Inspections

HISTORICAL INDOOR AIR SAMPLING LOCATIONS

166 CHANDLER STREET
BUFFALO, NEW YORK

166 CHANDLER HOLDINGS, LLC

BUFFALO, NEW YORK

DRAWN BY: MB	SCALE: NOT TO SCALE	PROJECT: 01103
CHECKED BY: CMH	DATE: 03/2022	FIGURE NO:4

APPENDIX B

SITE-WIDE INSPECTION FORM

Environmental Advantage

Site-Wide Inspection Form

Site: 166 Chandler Street Buffalo, NY Date: 2/02/2022

Inspector: Jason Kryszak Weather: 35°F Cloudy

General site conditions at the time of the inspection: Active brewing operations in the western portion of the site and active restaurant operations in the east portion of the site.

Are site management activities being conducted including, where appropriate, confirmation sampling and a health and safety inspection? Yes.

Do the implemented institutional controls continue to be protective of human health and the environment? Yes.

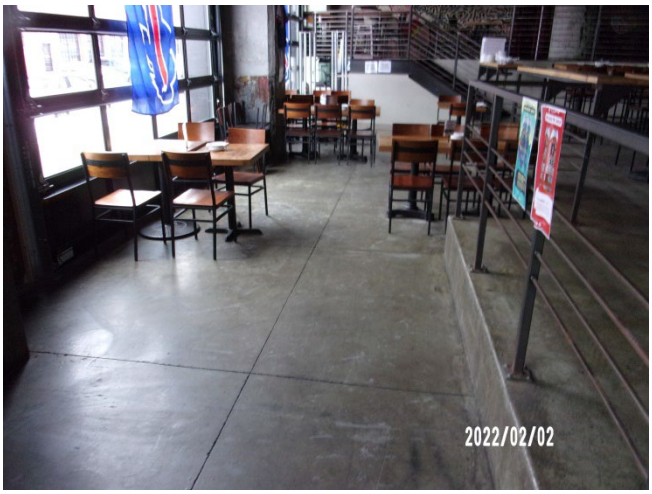
Is the site currently in compliance with requirements of the SMP and the Environmental Easement? Yes.

Are site records complete and up-to-date? Yes.

Deficiencies Observed / Corrective Actions Required: None.

Implemented Institutional Controls:

1. The property may only be used for restricted residential, commercial, and/or industrial use;
2. The use of groundwater is prohibited at the property;
3. Vegetable gardens and farming are prohibited at the property;
4. A provision for evaluation of the potential for soil vapor intrusion in the existing building and for any new buildings developed on the property, including provisions for implementing actions recommended to address exposures related to soil vapor intrusion;
5. Data and information pertinent to site management must be reported at the frequency and in a manner as defined in the SMP;
6. All activities that will disturb remaining contaminated material must be conducted in accordance with the SMP; and
7. Access to the site must be provided to agents, employees, or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by the Environmental Easement.

			
1.	02/02/2022: Southeast interior looking west.	2.	02/02/2022: Northern portion of brewing area.
			
3.	02/02/2022: Southwestern interior looking north near man door. Floor has minor surficial peeling.	4.	02/02/2022: Western interior looking south. Floor has minor surficial peeling.
			
5.	02/02/2022: Southern interior looking west. Floor is in excellent condition.	6.	02/02/2022: Central interior looking southwest. Floor has minor surficial peeling.

			
7.	02/02/2022: Central interior looking northwest. Floor has minor surficial peeling.	8.	02/02/2022: View of western concrete driveway looking south. Excellent condition.
			
9.	02/02/2022: View of western concrete driveway looking north near garage door. Excellent condition.	10.	02/02/2022: View of western concrete driveway looking north. Excellent condition.

APPENDIX C

TABLES

Environmental Advantage

Table 1
Soil Vapor Intrusion Analytical Testing Results
166 Chandler Street, Buffalo, NY
Historical Data

	Guidance Values - Indoor Air		IA-1			IA-2			IA-3						IA-4			OA-1			Outdoor Air
LOCATION	Table C2 Commercial Indoor Air Background (90%)	NYSDOH Air Guideline Value	IA-1 (041619) Indoor Air	IA-1 (042020) Indoor Air	IA-1 (021821) Indoor Air	IA-2 (041619) Indoor Air	IA-2 (042020) Indoor Air	IA-2 (021821) Indoor Air	IA-3 (041619) Indoor Air	IA-3 (041619) Duplicate	IA-3 (042020) Indoor Air	IA-3 (042020) Duplicate	IA-3 (021821) Indoor Air	IA-3 (021821) Duplicate	IA-4 (041619) Indoor Air	IA-4 (042020) Indoor Air	IA-4 (021821) Indoor Air	OA-1 (041619) Outdoor	OA-1 (042020) Outdoor	OA-5 (021821) Outdoor	Table C2 Outdoor Air Guidance Values
SAMPLING DATE			4/16/2019	4/20/2020	2/18/2021	4/16/2019	4/20/2020	2/18/2021	4/16/2019	4/16/2019	4/20/2020	4/20/2020	2/18/2021	2/18/2021	4/16/2019	4/20/2020	2/18/2021	4/16/2019	4/20/2020	2/18/2021	
LAB SAMPLE ID			L1915616-01	L2016426-01	L2108107-01	L1915616-02	L2016426-02	L2108107-02	L1915616-03	L1915616-04	L2016426-03	L2016426-04	L2108107-03	L2108107-04	L1915616-05	L2016426-05	L2108107-05	L1915616-06	L2016426-06	L2108107-06	
1,1,1-Trichloroethane	20.6		ND	ND	ND	0.169	ND	ND	0.131	0.175	ND	ND	ND	ND	0.338	ND	ND	ND	ND	ND	2.6
1,2,4-Trimethylbenzene	9.5		ND	ND	ND	1.57	ND	ND	ND	ND	ND	ND	ND	ND	1.64	ND	ND	ND	ND	ND	5.8
Acetone	98.9		565	33.7	57.2	461	40.4	46.1	278	287	32.3	17.4	39	31.6	278	37.3	44.7	5.18	4.3	4.8	43.7
Benzene	9.4		0.898	ND	0.658	1.40	ND	0.661	0.847	0.815	ND	ND	0.642	0.655	1.11	ND	ND	ND	ND	ND	6.6
Carbon tetrachloride	<1.3		0.629	0.635	0.421	0.560	0.522	0.39	0.604	0.616	0.679	0.616	0.403	0.472	0.554	0.654	0.44	0.629	0.629	0.403	0.7
Chloroform	1.1		ND	ND	1.34	ND	ND	1.07	ND	ND	ND	ND	1.01	1.03	ND	ND	1.21	ND	ND	ND	0.6
Chloromethane	3.7		1.25	1.08	1.13	1.27	1.19	1.12	1.21	1.26	1.14	1.14	1.17	1.17	1.32	1.13	1.16	1.34	1.15	1.14	3.7
cis-1,2-Dichloroethene	<1.9		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.107	0.25	0.103	ND	ND	ND	ND	ND	<1.8
Cyclohexane	NV		3.44	1.3	1.47	2.74	0.768	1.47	2.49	2.41	0.688	ND	ND	ND	2.19	ND	ND	ND	ND	ND	NV
Dichlorodifluoromethane	16.5		2.38	2.62	2.32	2.31	2.77	2.32	2.37	2.42	2.71	2.67	2.34	2.35	2.38	2.61	2.45	2.34	2.83	2.29	8.1
Ethanol	210		57.1	6,200	28,300	86.3	4,540	18,800	117	117	2,360	923	14,200	14,400	149	3,600	17,600	ND	14.9	60.3	57
Ethyl acetate	5.4		ND	32.8	112	ND	29.7	61.6	7.39	7.82	17.1	13.9	53.7	54.4	2.98	31.2	68.1	ND	ND	ND	1.5
Ethylbenzene	5.7		3.90	ND	ND	4.56	1.03	ND	8.43	8.60	ND	0.886	ND	ND	7.43	1.68	1.1	ND	ND	ND	3.5
Heptane	NV		1.33	ND	ND	2.73	ND	ND	1.54	1.43	ND	ND	ND	ND	2.43	ND	ND	ND	ND	ND	NV
Hexane	NV		12.6	ND	ND	9.80	ND	ND	7.30	6.98	ND	ND	ND	ND	6.52	ND	ND	ND	ND	ND	6.4
Isopropanol	NV		71.8	9,370	2,450	55.1	2,390	1,610	92.2	86.5	1,630	205	2,120	2,140	147	1,270	2,040	3.32	3.39	15.5	NV
m&p-Xylene	22.2		15.5	3.5	1.79	17.5	4.14	3.04	32.5	33.7	3.61	3.9	ND	ND	28.7	6.99	4.25	ND	ND	ND	12.8
Methyl Ethyl Ketone	12		118	22.4	275	87.3	37.2	294	51.6	53.1	12.7	12.7	162	165	46.3	21.5	301	ND	ND	ND	11.3
o-Xylene	7.9		3.84	0.934	ND	4.69	1.09	ND	8.73	8.99	1.09	1.22	ND	ND	7.08	1.71	1.04	ND	ND	ND	4.6
Styrene	1.9		ND	ND	ND	1.35	ND	ND	0.903	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.3
Tetrachloroethene	15.9	30	0.156	ND	0.149	0.170	ND	ND	0.170	ND	ND	ND	ND	0.156	0.149	ND	ND	ND	ND	ND	6.5
Tetrahydrofuran	NV		1,080	1.76	2.01	835	2.63	1.79	475	498	1.78	1.93	1.62	1.63	481	1.99	1.71	ND	ND	ND	NV
Toluene	43		14.5	0.95	1.86	12.1	1.11	1.42	10.7	9.38	0.904	1.22	1.44	1.42	8.14	0.788	1.52	1.82	ND	ND	33.7
trans-1,2-Dichloroethene	NV		ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.975	ND	ND	ND	ND	ND	NV
Trichloroethene	4.2	2	0.570	0.21	0.188	0.677	0.204	0.188	0.672	0.580	0.204	0.451	0.226	0.516	1.27	0.22	0.188	0.134	ND	ND	1.3
Trichlorofluoromethane	18.1		ND	1.57	1.34	1.13	1.57	1.29	1.33	1.25	1.66	1.7	1.33	1.32	1.17	1.61	1.34	1.14	1.68	ND	4.3

Notes:

1. Compounds detected in one or more samples included in this table. For a list of all compounds, refer to analytical report.
2. Analytical testing for VOCs via TO-15 completed by Alpha Laboratories.
3. Results present in ug/m^3 or microgram per cubic meter.
4. Samples were collected during a 8-hour sample duration.
5. 90th percentile values as presented in C2 (EPA 2001: Building assessment and survey evaluation (BASE) database) Appendix C, in the NYSDOH Guidance Manual, as indicated for Indoor and Outdoor air only.
6. Air Guidance Values from "Guidance for Evaluating Soil Vapor Intrusion in the State of New York" dated October 2006, prepared by New York State Department of Health.
7. NYSDOH does not currently have standards, criteria or guidance values for concentrations in sub-slab vapor. The detection of VOCs in sub-slab vapor samples does not necessarily indicate soil vapor intrusion is occurring or action should be taken to address exposures.
8. Blue shaded values represent the data most recently collected.
9. Grey shaded values represent exceedance of table C2 indoor/outdoor guidance values; yellow shaded values represent exceedance of NYSDOH Air Guidance Values
10. Qualifiers: J = result is less than the reporting limit but greater or equal to the method detection limit and the concentration is an approximate value.
11. ND = Non Detect; NV = No Value

Environmental Advantage

APPENDIX D

INSTITUTIONAL CONTROLS/ENGINEERING CONTROLS CERTIFICATION

Environmental Advantage

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

Site Details **Box 1**

Site No. C915320

Site Name 166 Chandler Street

Site Address: 166 Chandler Street Zip Code: 14207
City/Town: Buffalo
County: Erie
Site Acreage: 0.490

Reporting Period: April 20, 2021 to April 20, 2022

	YES	NO
1. Is the information above correct?	☑	☐
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	☐	☑
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	☐	☑
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	☐	☑
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.		
5. Is the site currently undergoing development?	☐	☑

Box 2

	YES	NO
6. Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	☑	☐
7. Are all ICs in place and functioning as designed?	☑	☐

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

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

_____ _____
Signature of Owner, Remedial Party or Designated Representative Date

Box 2A

	YES	NO
8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	☐	☑

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	☑	☐

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C915320 **Box 3**

Description of Institutional Controls

Parcel	Owner	Institutional Control
77.84-4-5	166 Chandler Holdings, LLC	Site Management Plan Ground Water Use Restriction Landuse Restriction Monitoring Plan IC/EC Plan

Box 4

Description of Engineering Controls

None Required

Not Applicable/No EC's

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

   a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

   b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and compete.

YES	NO
☑	☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

   (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

   (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

   (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

   (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

   (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES	NO
☑	☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

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

_____ _____

Signature of Owner, Remedial Party or Designated Representative — Date

IC CERTIFICATIONS
SITE NO. C915320

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I C. Mark Hanna (print name) at 3636 N. Buffalo Road, Orchard Park, NY 14127 (print business address),

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

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

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

05/20/2022
Date