



Request for Proposal

100 Dona Street Available for Sale and Development

Issued : October 5th, 2026

Proposals Due: 12pm | November 20th, 2026

City of Lackawanna, New York | Department of Development
2838 South Park Avenue Lackawanna, New York 14218

Request for Proposals

Site Available For Sale And Development | 100 Dona Street



DATE ISSUED: Monday, October 5th, 2026

ISSUED FOR: Sale and Development of 100 Dona Street

ISSUED BY: City of Lackawanna
Department of Development
2838 South Park Avenue
Lackawanna, New York 14218

DEADLINE FOR QUESTIONS: 12pm, Friday, October 16th, 2026

SUBMISSION DEADLINE: 12pm, Friday, November 20th, 2026

CONTACT: Charles Clark
Director of Development
Email: lackawannadevelopment@lackny.com
Phone: (716) 827-6475



Table of Contents

Introduction iv

Section 1: Proposal Submission Instructions & Timeline..... 1-1

1.1 Proposal Submission Instructions 1-1

1.2 Proposed Schedule & Deadlines..... 1-2

1.3 Questions About this Request for Proposals..... 1-2

Section 2: Site Information and Development Objectives..... 2-1

2.1 Site Description 2-1

2.2 Background 2-3

2.3 Zoning..... 2-3

2.4 Nearby Uses and Development 2-4

2.5 Development Objectives..... 2-5

2.6 Market Support for Development Objectives..... 2-7

2.7 Environmental History..... 2-7

2.8 Brownfield Cleanup Program Application..... 2-7



Section 3: Sale Terms.....3-1

3.1 Purchase Price3-1

3.2 Approvals3-2

3.3 Purchaser Eligibility Requirements3-2

Section 4: Proposal Submission Requirements.....4-1

Section 5: Evaluation and Selection Criteria.....5-1

Section 6: Offer to Negotiate and Request Refined Proposals6-1

Section 7: General Information7-1

7.1 Restriction on Communications7-1

7.2 Rights Reserved.....7-2

Appendix A: Future Land Use Plan.....A-1

Appendix B: Market AssessmentB-1

Appendix C: Environmental Assessment Site SummaryC-1



Introduction

The City of Lackawanna ("City"), through this Request for Proposals ("RFP") solicitation, seeks a qualified developer/team of developers ("Developer") to purchase and creatively improve the parcel located at 100 Dona Street (the "Site") in Lackawanna, NY. It is the City's intention to receive development proposals that will lead to the sale of the Site to a Developer who presents the best use and plan/layout of such use and demonstrates the best financial capacity to undertake the proposed project within a reasonable time. The Developer will creatively improve the Site with the necessary land use/mix of uses and all necessary infrastructure to service those uses.

Through this RFP process, the City intends to select a development plan that will:

- Present the highest and best use for the location in general, and the Site specifically
- Return the parcel to the tax roll and increase the City's tax base – the development plan should be maximally productive from a tax perspective
- Provide additional housing opportunities in one of Lackawanna's most well-known and redeveloping neighborhoods
- Present high-quality design and visually enhance the streetscape



Our Lady of Victory National Shrine & Basilica, Lackawanna

SECTION 1.0

Proposal Submission Instructions & Timeline

1.1 Proposal Submission Instructions

Proposals must be received by the City of Lackawanna no later than **Friday, November 20th**. Submit a total of three (3) proposals by hard copy. Please only submit your proposal one time, using one method. All proposals shall be submitted to:

**CITY OF LACKAWANNA - DEPARTMENT OF DEVELOPMENT
ATTN: CHARLES CLARK, DIRECTOR OF DEVELOPMENT
2838 SOUTH PARK AVENUE, Room 113
LACKAWANNA, NEW YORK 14218**



1.2 Proposed Schedule & Deadlines

Release of RFP	Monday, October 5th, 2026
Questions Due	12pm, Friday, October 16th, 2026
Q&A posted to RFP website	12pm, Friday, October 23rd, 2026
RFP Submission Deadline	12pm, Friday, November 20th, 2026
City Review, Interviews (if applicable), & Selection	November 20th - December 14th, 2026
Notifications & Negotiation of Final Sale Terms	December 14th, 2026- February 28th, 2027
City Council authorization approving Land Sale	March, 2027 (meeting date TBD)

1.3 Questions About this Request for Proposals

Questions regarding the content or requirements of this RFP may be submitted to the contact listed above no later than 12PM on Friday, October 16th, 2026. Responses to all questions will be posted on the City of Lackawanna's website no later than 12 PM on Friday, October 23rd, 2026.

SECTION 2.0

Site Information and Development Objectives

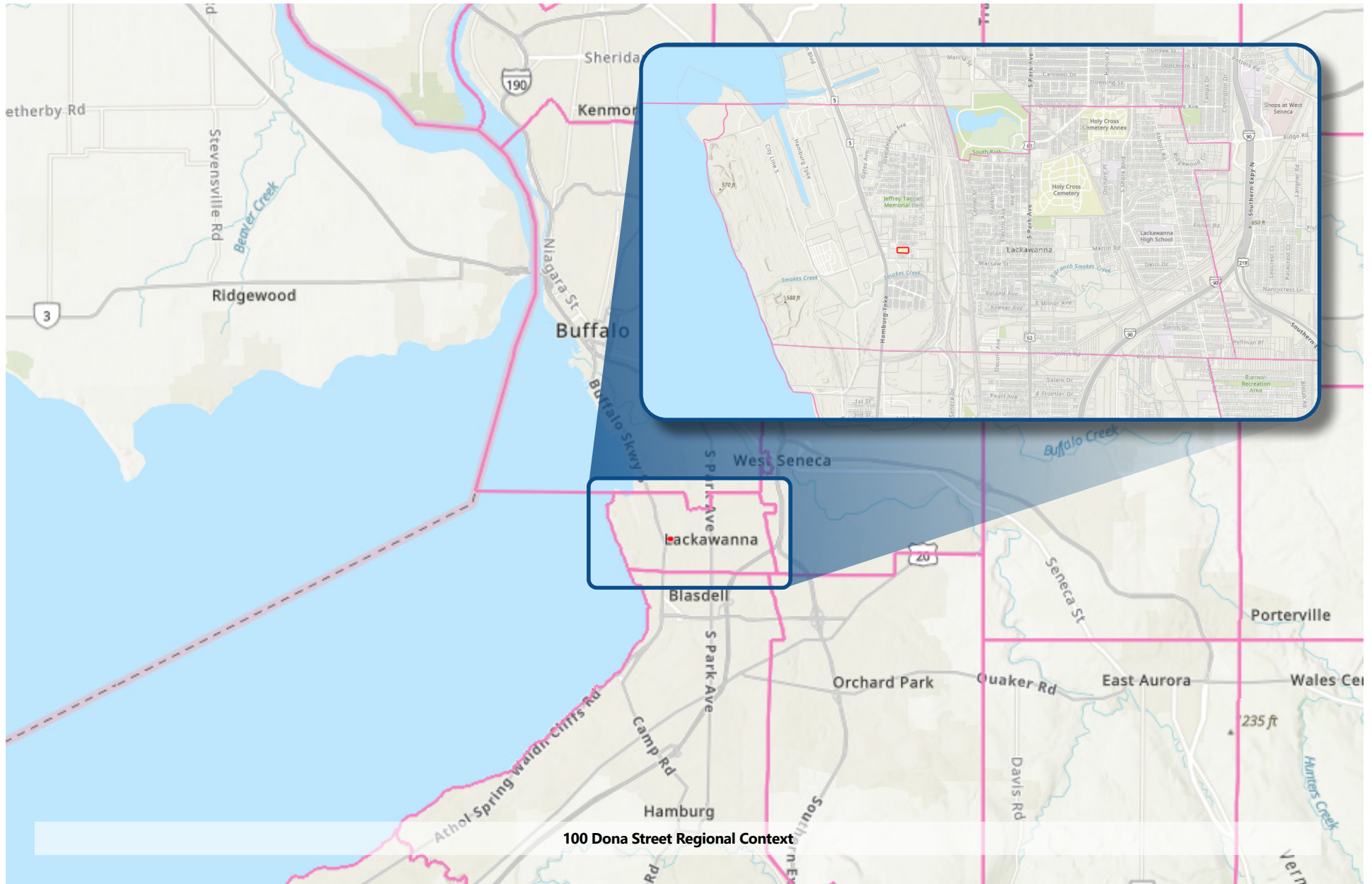


2.1 Site Description

The subject site is located at 100 Dona Street (SBL: 141.67-3-1). The site is owned by the City of Lackawanna and includes 1 tax parcel that is 449.75 feet in length by 210 feet in width for a total site area of 2.16 acres. The parcel fronts on three public roads including Dona Street, Wilmuth Avenue, and School Street. The site is currently a vacant grass covered lot and is serviced by public water and sewer infrastructure, and public sidewalks on all frontages.



Overhead property view from northwest





The Subject Site is outside of a typical walking distance (0.25 miles) from central Lackawanna where goods, services and amenities are more abundant. However, infrastructure and typical housing, retail and commercial opportunities can be readily found in the community. Nearby, the City of Buffalo has a population of 278,000, offering even greater access to entertainment, shopping, and institutions such as higher education and health care. Nearby amenities include parks, schools, grocery stores, medical services, and other consumer-oriented businesses. Within walking distance, there are employment opportunities and housing. Standing out is the access to larger former and future industrial sites. Recent investments in nearby brownfield redevelopment projects signal continued opportunities for future economic growth and private investment.

2.2 Background

City of Lackawanna

The City of Lackawanna is located on the southern border of the City of Buffalo, just a 10-minute drive to Downtown Buffalo, Western New York's regional economic hub. As early as the 1920s, the City of Lackawanna was home to the second largest steel manufacturing plant in the United States, located along the banks of Lake Erie. The steel manufacturing industry supplied ample

employment (at its peak nearly 20,000 employees) and as a result, vibrant and dense neighborhoods of working-class housing. After the steel plant ceased operations in 1983, many residents left the City in search of new opportunity. The height of manufacturing in Lackawanna saw the development of a robust central business district that boasts historic landmarks such as the Our Lady of Victory Basilica and Father Baker Campus, and Lackawanna Public Library constructed from a donation by Andrew Carnegie. In recent years the City has taken great strides to reinvigorate its neighborhoods and community assets by undertaking various planning and economic development efforts such as the Renaissance Commerce Park Redevelopment Project, the facilitation of a New York State Local



Waterfront Revitalization Program Plan, the adoption of a Comprehensive Plan, and most recently an overhaul of the City's Zoning Ordinance. These efforts combined with strategic investment in the city have built pillars for long-term success and revitalization in Lackawanna.

Development Site

The property was initially developed in March of 1917 as an elementary school. The property was owned by New Lincoln Elementary School up until 1985. After the Site was utilized as an elementary school, minor building expansions were constructed. The site and building then fell under management of the Friendship House of Western New York in September of 1989. The three-story building and property became owned by the City of Lackawanna in February of 2008. The school building was demolished in September of 2018 in order to eliminate the physical hazards associated with the deteriorating structure.

2.3 Zoning

The site is currently zoned Residential District 3 (R-3), which intends to provide opportunity for the development of medium density housing where the style, orientation, and character blend into the existing fabric of the neighborhood. The main



intention of the R-3 District is to allow a denser style of multi-family housing, similar to existing development that is located within Lackawanna's First Ward neighborhood. An expanded maximum height accompanied with a larger minimum lot size and lot frontage are aimed at encouraging multiple dwelling units on a single lot.

The permitted principal R-3 District uses are:

1, 2, and 3 -Family Housing

- **Manufactured Home Park (Special Use Permit Required)**
- **Multi-Family Housing**
- **Day Care Center (Special Use Permit Required)**
- **Cemetery**
- **Civic/Government Buildings**
- **Community Scale Agriculture/**
- **Neighborhood Garden**
- **Place of Worship**
- **Public Park/ Trails / Open Space**
- **Public Safety Facility**
- **School, Public or Private**
- **Public Utility**

The dimensional standards for the R-3 District are as follows:

Minimum Lot Size	7,500
Minimum Lot Frontage	75 ft
Maximum Building Height	4 stories (45 ft)
Minimum Front Yard Setback	20 ft
Rear Yard Setback	20 ft
Side Yard Setback	10 ft
Maximum Lot Coverage (including accessory structures)	N/A

The size of the existing lot successfully meets the minimum lot size and lot frontage requirements of the district. The parcel may also be subdivided into individual or smaller lots given that the lots meet the minimum requirements above. Landscaping standards require the property to be planted along the property boundaries with a mixture of deciduous shade trees and shrubs. There are no minimum

parking requirements within the City of Lackawanna. The Planning and Development Board will require a parking analysis to determine the appropriate number of parking stalls for any proposed development on the subject site.

If needed for proposed development, developers may apply for a Zoning Map Amendment. The City does not anticipate that zoning will be a hindrance to development proposals if they adhere to the guidelines of this RFP.

2.4 Nearby Uses and Development

The subject site is located approximately 500 feet from the intersection of NYS Route 5 and Dona Street. Immediately adjacent uses include a boat dealership (Boatworks of Buffalo) to the west, an auto mechanic (Marks Collision), a place of worship, and two multi-family properties to the east, and a mixture of single family and two-family dwellings to the north and south. Additionally, a manufactured home park is located to the southwest of the site along 2nd Street.

The larger area is a much more diverse mixture of uses. Within 1,000 feet of the subject site there are various industrial uses including Empire Building



Dianogtics located at 400 Ingham Avenue, Flexlume Sign Company located at 1 Albright Court, and Rapistak Corporation located at 1 Alliance Drive. Empire Building Diagnostics is planning an expansion of its operation on 3.5 acres of property purchased from the City at 3 Alliance Drive, which is adjacent to its Ingham Avenue facility. The subject site is located within walking distance of Lackawanna's Renaissance Commerce Park. Renaissance Commerce Park is the site of the former Bethlehem Steel plant that served as the economic and employment center of the City of Lackawanna in the 1900s. Its closure in 1983, Lackawanna's adjacent First Ward, and Bethlehem Park neighborhoods saw years of decline. The former steel plant site was transitioned to a development opportunity managed by the

Erie County Industrial Development Agency and currently exists as 240-acres of developable land. The current industrial park is home to national and international manufacturers like sugar refiner Sucro Sourcing, foam/rubber/plastic product manufacturer TMP Technologies and steel pipe and tube producer Welded Tube as well as two 150,000+ square foot warehouse/distribution facilities located fronting NYS Route 5. The Renaissance Park has once again become an employment hub for the City of Lackawanna and its adjacent neighborhoods. Other nearby development includes the New Village Industrial Park that is home to a number of new businesses. Within the park, a new manufacturing facility for Deckorators opened its doors in Spring of 2026.

2.5 Development Objectives

The City is seeking proposals to develop the site as housing. This is a rare opportunity to develop a large vacant site with flexible zoning, and proposed developments should uplift and complement the neighborhood. The City expects construction materials to be high-quality, and the proposed design to be complimentary to the surrounding neighborhood.

The proposed development should seek to continue this theme of providing various housing types if possible. A mixture of townhouse style dwellings, single-family dwellings, and multi-unit buildings should be considered. The proposed development should include pedestrian walkways surrounding and through the site with good connectivity to existing sidewalk networks.

A number of plans and studies have been prepared which provide guidance for Site development options, including the guidance provided by the City of Lackawanna Comprehensive Plan, the regulations outlined in the Zoning Ordinance and Map, and the City of Lackawanna's Local Waterfront Revitalization Program (LWRP).



Alignment with Future Land Use Goals

The City of Lackawanna's Future Land Use plan depicts the subject parcel as most appropriate for "Medium Density Residential" (Appendix A). Medium Density Residential is described as:

"The Medium Density Residential future land use area provides for a range of housing options and densities on smaller lots, including apartment buildings that are in scale with the surrounding development. The City should encourage infill development and rehabilitation of deteriorated properties through various programs. Some mixed commercial uses, such as storefronts with apartments above, may be permitted at intersections, where appropriate. Parks and community services are also appropriate uses in this area"

Additionally, one of the goals of the Comprehensive Plan is "To Improve Housing Quality, Quantity, and Diversity". This goal provides the direction to encourage the development of a broad range of housing types. Lackawanna's First Ward neighborhood has various housing types that make up its existing development pattern.



Precedent Image - Perry Homes, City of Buffalo, NY

While the primary development scenario is housing, the City of Lackawanna is likely to support the development of the site as a commercial or community service use, given that the site design is consistent with the existing character of the neighborhood and supports ancillary development of the surrounding properties.

Due to the proximity of the site to the Buffalo Renaissance Commerce Park the subject parcel is suited for a supportive commercial development to

existing nearby industry. Any proposed commercial development should be designed to minimize the impact on the adjacent residential uses. Proposed commercial development should seek to increase the site landscaping above the standards required in the City of Lackawanna Zoning Ordinance. Additionally, parking should be limited to the minimum needed for the basic function of a proposed development to reduce the automobile presence in the neighborhood.



The City of Lackawanna is also open to considering development plans that focus on a commercial or commercial service use, given that the site design is consistent with the existing character of the neighborhood and supports ancillary development of the surrounding properties.

2.6 Market Support for Development Objectives

Much of the existing housing stock remains affordable but has deteriorated, particularly near the Subject Site. As a result, the most feasible path for new housing is likely through State incentive programs serving households earning between 60 and 100 percent of area median income (AMI), often referred to as workforce housing. Current market rents in Lackawanna are slightly below the rents allowed under State programs for households earning 80 percent of AMI, suggesting that new housing developed with these incentives could serve both current residents and new households while supporting economic development. In addition to rental housing, new owner-occupied options could also advance economic development, neighborhood stabilization, and quality of life. These lower-density homeownership programs are also most likely to align with the Lackawanna zoning code. A detailed market assessment for the subject site is attached as **Appendix B**.

2.7 Environmental History

A summary of the Site environmental history and investigations can be found in **Appendix C**.

2.8 Brownfield Cleanup Program Application

Based on the site's environmental history, the parcel is eligible for New York State's Brownfield Cleanup Program (BCP). Entry into the BCP is contingent upon the submittal of an application to the New York State Department of Environmental Conservation. An application for the BCP has been prepared by a professional environmental remediation consultant and is ready to be submitted by the future site owner. The Brownfield Cleanup Program provides lucrative tax incentives for the redevelopment of brownfield sites. More information about the NYS Brownfield Cleanup Program is located here: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

SECTION 3.0

Sales Terms

3.1 Purchase Price

Sale and conveyance of the Site for a specified type of development will result from the award of this RFP. The Site will be sold to the Developer that provides the best proposal for the development of the Site that returns it to the tax rolls, enhances the surrounding area, and meets the needs of the community.

The purchase price is based on comparable land sales from the previous four (4) years. The purchase price of the site is valued at \$54,065.

By responding to this RFP, the Developer confirms willingness to pay the minimum of value for the Site as described above.



3.2 Approvals

Development of the Site will require approvals from the City of Lackawanna. At a minimum, the following approvals will be required:

- Lackawanna City Council (for land sale and approval of funding if applicable);
- Planning and Development Board (for site plan review and approval); and
- New York State Environmental Quality Review

Due to the history of collaborative efforts undertaken on the site, consultation with the Erie County Department of Environment and Planning is highly encouraged as part of the development process.

3.3 Purchaser Eligibility Requirements

The purchaser shall conform to the Purchaser Eligibility Requirements, as prescribed in §12-3 of Chapter 12 of the City Code.



Overhead property view from northeast

SECTION 4.0

Proposal Submission Requirements

The proposals being submitted must demonstrate a well-planned and detailed development, with high quality and appropriate design concept relying on the information in the attached documents, and the proven financial strength to undertake the project. The City reserves the right to reject any proposals submitted without the minimum requirements listed on the following pages.

The minimum items that must be submitted for consideration for the purchase and development of the Site are:

A. Project Narrative

- a. Narrative summarizing the overall project/proposal including the need/demand for the proposed use(s), key benefits (public and private) of the proposal and project development costs;
- b. Statement as to how/why the proposed development is the highest and best use of the Site.

- c. If proposing residential rental units, number of market rate and number of affordable units;
- d. If proposing homeownership units, home purchase prices;
- e. Anticipated rents per unit (residential) and/or rent per square footage (commercial/retail);
- f. Square footage by proposed uses, number and, if applicable, size of housing units broken down by floor;
- g. Key development components with an explanation of relevance for each component;
- h. Proposed building materials; highlight any use of sustainable and/or environmentally sensitive construction methods and materials, innovative new technology to increase overall building sustainability, and efforts to maximize energy efficiency;
- i. How the project responds to the environmental conditions and findings of the Site; and
- j. Any unique and/or highlighted features and how these features will be beneficial.

B. Project Development Plan

- a. A conceptual site plan including how the proposed building(s.) will be oriented on the Site, and showing building elements, landscaping, parking and access (vehicular and pedestrian);

- b. Description of land use types, styles, and number of bedrooms/square footage proposed for each land use type; and
- c. Infrastructure requirements.
- d. A preliminary analysis of the access and parking demand associated with the proposed development and how the demand will be met. Developers are encouraged to consider multiple solutions related to access such as walking, bicycling, ride-hailing, transit, car share and private automobile (parking).

C. Project Schedule

- a. Closing on property sale;
- b. Design;
- c. Anticipated permit approvals;
- d. Funding commitments based on the proposed funding sources;
- e. Construction start/completion; and
- f. Occupancy.
- g. Project Costs and Funding
- h. Provide cost estimates detailing land acquisition, hard costs and soft costs. Include all assumptions.
- i. Use the attached standardized Sources and Uses Form for summarizing the sources of funds (including bank participation, owner equity, and any other sources that may be pursued) for both construction and permanent financing, and uses of the funds.



- j. The standardized form will assist the selection committee in comparing proposals during the evaluation process.
- k. List expected terms for the project financing by source, including loan amounts, interest rates, term length, and any special loan covenants/requirements.
- l. The proposed financing arrangements must be verified by a letter from the financial source/institution indicating that the project has been reviewed and the source/institution is willing to favorably consider a loan application to finance the project.
- m. Projects requiring subsidies should identify the other resources that may be sought, specifically noting the entity names and specific program.



Property view from Wilmuth Street

- n. Provide a 10-year pro forma showing all revenues, expenses, debt service, rate of return and detailed assumptions (vacancy, rents by BR size or per sq. ft. for commercial/retail and if the latter is triple net, etc.).
- o. The proposal should identify any issues or concerns in relation to the project. Any financial assistance requested from the public sector should be presented in detail.

D. Development Team and Experience

- a. Provide a listing of, and an organization chart for the development team members, including the developer, project manager, construction manager, architects/engineers, management company, and marketing personnel;
- b. Provide resumes of the principal participants involved in the project;
- c. The proposals should include a summary of the experience of the project team, similar projects that the development team has been involved with and how that experience will be useful in undertaking the proposed project.

E. Community Benefits and Public Purpose

- d. The proposal should include all commitments or partnerships with Minority- and Women-Owned Business Enterprises (MWBEs) or Service-Disabled Veteran-Owned Business Enterprises (SDVOBs) as certified by New York State.
- e. A description of any public benefit elements that have been incorporated into or designed as part of the project.

Final Note: The City reserves the right to reject any proposal submitted without the minimum items indicated above.

SECTION 5

Evaluation and Selection Criteria

Each proposal will be evaluated based on the information submitted. A committee will be formed with members appointed from various City departments. Proposals received within the stated deadline and containing all required information will be evaluated using the criteria on the following pages.

A. Project Design, Conformance with RFP, Quality

- a. Conformance with the ideas, themes, and concepts detailed in this RFP
- b. Quality & appeal of design concept. The project design should be attractive and high-quality, and sensitive to the neighborhood's unique character.
- c. Consistency with, and support of, the objectives and design strategies in the City of Lackawanna Comprehensive Plan and other plans and reports.
- d. Appropriateness of proposed use(s) & alignment with local community and context.
- e. Materials - use of high-quality construction methods and materials.



B. Financing and Market Feasibility

- a. Feasibility of financing plan, including budget, proforma, sources/uses
- b. Realistic projections of costs, expenses, and project income
- c. Demonstration of project financial feasibility and Proof of project funding/ ability to secure project funding
- d. Compatibility with market/market demand in the neighborhood
- e. Demonstration of potential for, and ability to attract, appropriate commercial and retail tenants (if applicable)

C. Project Schedule

- a. The chosen Developer must demonstrate that it is prepared to move the project forward immediately upon closing, including evidence of financing capability, development team availability, permitting strategy, and a realistic implementation schedule. Preference may be given to proposals that can commence construction in twelve (12) months and complete the project in twenty-four (24) to thirty (30) months.

D. Development Team Experience and Capacity

- a. Track record on completion of similar projects in scope and size
- b. Experience developing and managing projects of similar scope and size or larger
- c. Experience working with the public sector and/or on a public/private partnership

E. Community Benefit and Public Purpose

- a. Utilization of MWBE/SDVOB partners, if applicable, is desirable.
- b. If proposing a development that includes housing, units should be affordable to households at a range of incomes. Inclusion of market rate units is preferred at this location.
- c. Homeownership is a top City priority, and proposals that include owner-occupied units will be reviewed favorably. Projects might include condominiums or other homeownership models.
- d. If the project is mixed-use or commercial/retail, it should offer jobs for city residents

F. Offer Price

- a. The purchase price of the property shall be no less than the value indicated in Section 3.1 of this RFP.

SECTION 6

Offer to Negotiate and Request Refined Proposals

The Developer selected for consideration under this RFP will enter into a period of exclusive negotiations with the City of Lackawanna for up to 90 days. If the City and the Developer are able to reach an agreement on the development terms (purchase price, development programs, financing plan, and development schedule), the City will move forward with the public and legal processes to sell the parcel. If the City and the Developer are unable to reach an agreement, either party may withdraw from the project with no liabilities. The City may open discussion with other Developers at that time.

The City may request any additional information as it determines appropriate to select a Developer whose Proposal is best suited to this project. All Developers are responsible for the cost of preparing all information in response to this RFP and any additional information as requested by the City.

SECTION 7

General Information

7.1 Restriction on Communications

News releases pertaining to this RFP or the services to which it is related will not be issued by an offeror/bidder/proposer or the selected offeror/bidder/proposer without the prior written approval of the City. In the event an offeror/bidder/proposer issues a news release pertaining to this RFP or the purposes to which it relates without the prior approval of the City, the offeror/bidder/proposer may be excluded from consideration.

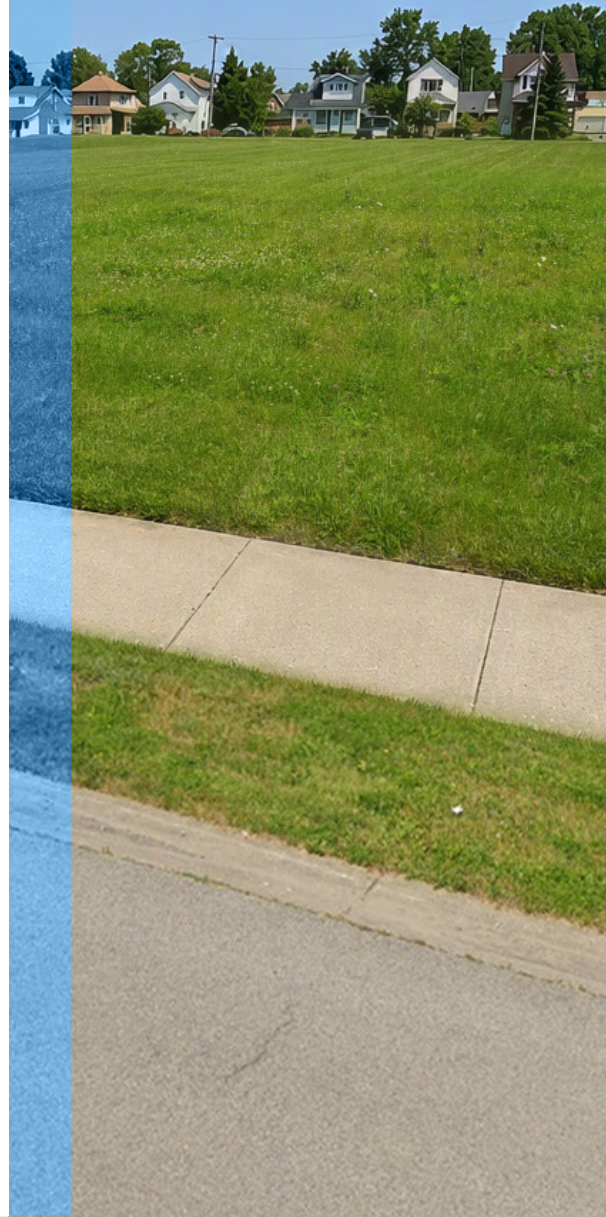


7.2 Rights Reserved

- A. Only submissions that comply with all the objectives, provisions and requirements of this Request for Proposals (RFP) will be considered for review by the City of Lackawanna (City).
- B. The City reserves the right to independently investigate or request clarification of the contents of any proposal, including requesting that any prospective purchaser provide additional information, or make a presentation before the final selection is made.
- C. All materials submitted in response to this RFP become the property of the City, without obligation of the City to return such materials.
- D. All determinations of completeness of any submission and compliance with the objectives, provisions and requirements of this RFP, and the eligibility or qualification of any developer, shall be at the sole and absolute discretion of the City.
- E. Subsequent to the submission of the proposals, the City, in its sole and absolute discretion, may enter into parallel negotiations with two or more developers, may designate two or more developers for “short list” consideration, may request best and final offers and/ or may conduct competitive proceedings with respect to the potential disposition of the property described in this RFP. This is not a competitive process; the City will assess proposals and select developers in its sole and absolute discretion.
- F. The City of Lackawanna may waive any of the provisions, requirements, terms and conditions of this RFP.
- G. The City reserves the right to cancel or reissue the RFP at its sole discretion and that the City shall have no liability for any costs incurred in preparing a proposal.
- H. The City reserves the right to issue an addendum should it become necessary to revise any section of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, or respond to written inquiries concerning the RFP.
- I. The City reserves the right at its sole discretion to accept or reject any and all proposals received as a result of this RFP, to waive minor irregularities, to withdraw from the sale of the property, to elect not to proceed with the process set forth in this RFP, and to conduct discussions with all responsible respondents, in any manner necessary, to serve the best interest of the City of Lackawanna.
- J. The City has no obligation to discuss its reasons for selecting, accepting or rejecting any proposals with any proposers or representatives of said proposers.
- K. The City shall not be liable for any costs or expenses (including but not limited to the foregoing costs and expenses of legal counsel) incurred by any proposer in responding to this Request.
- L. All costs and expenses incurred by each proposer in connection with this RFP will be borne by the proposer, including without limiting the foregoing, all costs and expenses in connection with: surveys, reports, plans, designs, schematics, studies, research and any other due diligence work; preparation of each proposal; advice and representation of legal counsel responding to this RFP.
- M. The City reserves the right to withdraw from, or lease any or all of the properties for which the City has made a public request for Proposals at any time prior to approval by Lackawanna City Council.
- N. Proposals shall be accepted from principals only. No brokerage fees, finder’s fees, commissions or other compensation will be payable by the City in connection with selection of a developer.
- O. Should it become necessary to review any part of this RFP, provide additional information necessary to adequately interpret provisions and requirements of this RFP, or respond to written inquiries concerning this RFP, the City reserves the right to issue Addenda to the RFP and post it to the City website (<https://lackawannany.gov/>) – it is the responsibility of all interested parties to regularly check the City website for any Addenda. The City reserves the right to extend the Submission Deadline by a reasonable time.
- P. The City of Lackawanna has the right in its sole and absolute discretion to reject any and all proposals, to accept any proposal and to elect not to proceed with the process set forth in this Request for Proposals.

APPENDIX A

City of Lackawanna Future Land Use Plan



4.2 FUTURE LAND USE PLAN

A Future Land Use Plan recommends desired land use patterns and represents a guide for future land use decisions. The Future Land Use Plan was developed utilizing input received from public meetings, steering committee input and an assessment of the existing conditions. Zoning changes should be consistent with the Future Land Use Plan. Existing zoning districts do not require immediate amendment upon adoption of the Comprehensive Plan, however the Zoning Ordinance should be revised, as needed, to reflect the recommendations set forth in the Future Land Use Plan. Current land uses will change over time, where appropriate, as amendments to the City's Zoning Ordinance are written and adopted in conformance with the Comprehensive Plan to achieve the City's vision. Future development that requires a rezoning must also be consistent with the Future Land Use Plan. The Future Land Use Plan purposely does not indicate defined boundaries between different future land uses to allow for flexibility in establishing various land uses in the areas that are identified below and on the Future Land Use Map.

4.2.1 Low Density Residential

The Low Density Residential future land area is relative to urban densities. This area primarily consists of single-family housing with some areas having two-family structures. The existing land use pattern should be maintained. Parks and community services are also appropriate uses in this area.

4.2.2 Medium Density Residential

The Medium Density Residential future land use area provides for a range of housing options and densities on smaller lots, including apartment buildings that are in scale with the surrounding development. The City should encourage infill development and rehabilitation of deteriorated properties through various programs. Some mixed commercial uses, such as storefronts with apartments above, may be permitted at intersections, where appropriate. Parks and community services are also appropriate uses in this area.

4.2.3 Mixed-Use Corridors

Mixed-Use Corridors are characterized by enhanced walkable streetscapes with trees and public amenities, such as benches and bicycle racks. Buildings are close to the street with parking on the side or at the rear of buildings. Building heights can be increased to four stories, including residential units above commercial establishments. Outdoor seating areas are encouraged for eating establishments. Drive-through establishments are discouraged. Apartment buildings may also be located behind the corridor with access from intersecting streets. The increased density along these corridors should create a critical mass of pedestrian traffic for businesses.

4.2.4 Central Business District

The Central Business District encompasses the original central business district in the heart of the City, centered at the intersection of Ridge Road and South Park Avenue. This area has a higher density than does the Mixed-Use Corridor land use areas. Heights can be six stories, except in the vicinity of OLV Basilica where heights and setbacks should preserve views of church. Streets are pedestrian friendly and additional apartment buildings may be located behind buildings with street frontage. This area will highlight its historic resources and new development shall be complementary to these resources. Interpretive signage should enhance the existing resources. OLV Basilica will remain the center piece for tourists. The presence of Holy Cross Cemetery, with access to South Park and connecting to the Botanical Gardens, will also serve as a tourist attraction. Access to these open spaces will be emphasized through signage and visible features. Parking should not be located along the streetscape. Auto-oriented uses will be restricted.

4.2.5 Hamburg Turnpike Commercial Corridor

The Hamburg Turnpike Commercial Corridor provides an area that permits more auto-dependent commercial development along both sides of NYS Route 5. Alternative modes of transportation should also be encouraged through the extension of the Outer Harbor Greenway. Access management should be practiced and safe crossings established in this area.

4.2.6 Mixed-Use Redevelopment Area

The Mixed Use Redevelopment future land use area provides for a variety of uses proximate to Lake Erie, the port and rail facilities, and NYS Route 5. Much of this area is vacant and holds tremendous opportunity for new development. There should be some coordination regarding the layout and establishment of different uses in this area.

4.2.7 Open Space

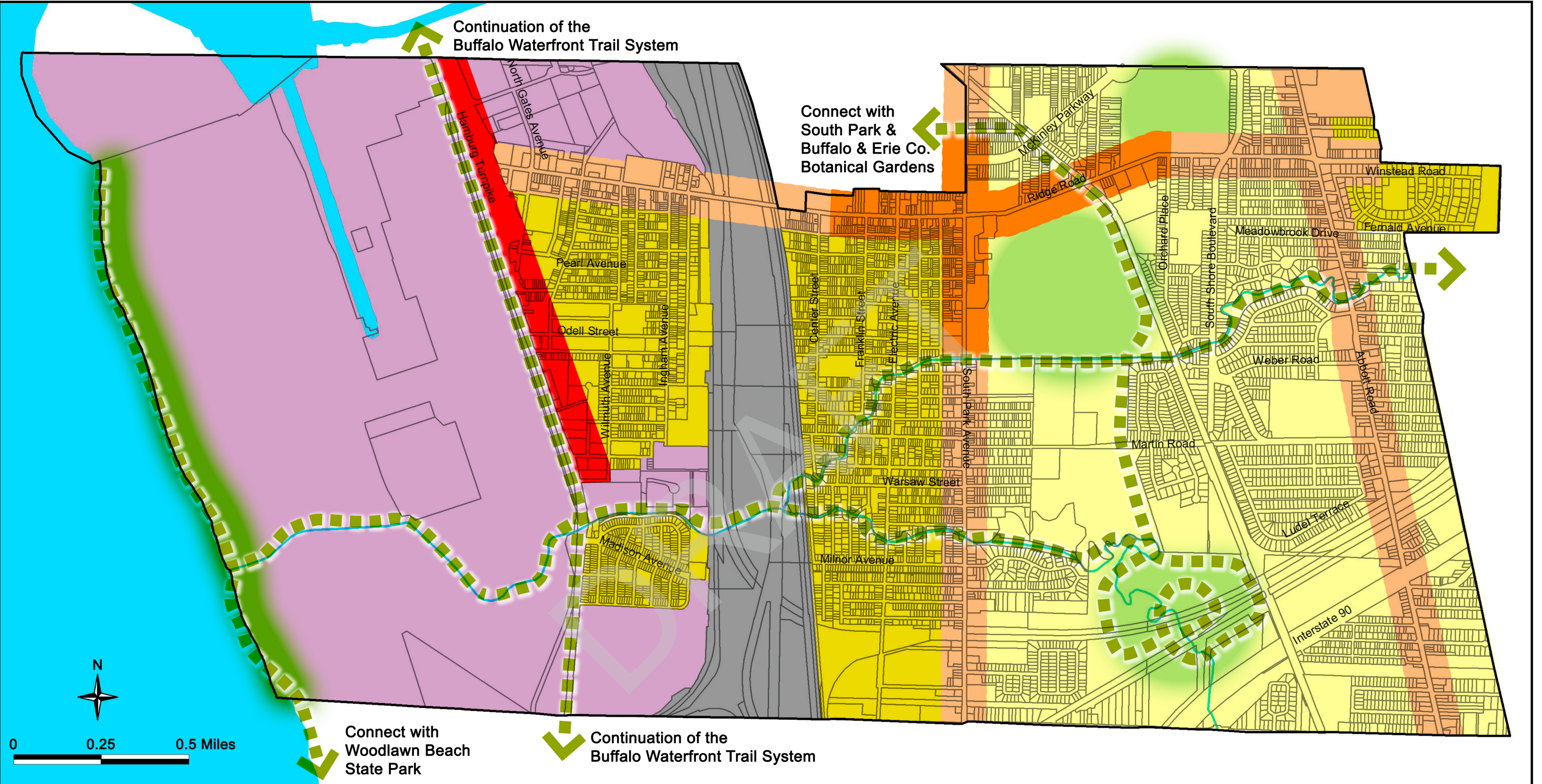
The Open Space future land use identifies large areas of passive open space that must be preserved and enhanced. These areas include both sections of Holy Cross Cemetery and the areas south of Martin Road between the two branches of Smokes Creek that should one day be developed as a nature park. Existing parks are not included in the future land use designation, but shall be preserved and enhanced in whatever future land use areas in which they are located. New recreational areas will be permitted in any future land use designation.

4.2.8 Waterfront Park

The Waterfront Park future land use area is separate from the open space area because it will be a unique destination for tourists and residents along the Lake Erie shoreline. The park will provide miles of waterfront access with a multi-use trail that extends along the water's edge, alongside the wind energy facilities. The park should be themed around the demonstration of alternative energy symbolizing the renewal of the City of Lackawanna. A wider area of open space could be developed immediately south of Smokes Creek.

4.2.9 Railroad Corridor

The Railroad Corridor is an area where active rail transportation will continue to be a vital component of infrastructure for the City and the region as a whole. Plans should be developed to grow access to existing rail service as a component of future business development employment opportunities.



Legend

Central Business District	Hamburg Turnpike Commercial Corridor	Trail Network	Medium Density Residential
Mixed Use Corridor	Mixed Use Redevelopment	Open Space	Low Density Residential
	Waterfront Park	Railroad Corridor	

City of Lackawanna Comprehensive Plan

Lackawanna, New York

Future Land Use Plan

DESIGN based
PLANNING, INC.
peter j. smith & company, inc.
www.pjsc.com
United States Buffalo, New York • Canada Fort Erie, Ontario

KHEOPS
Architecture, Engineering & Survey, DPC

APPENDIX B

Market Assessment



Market Assessment

100 Dona Street (Vacant Land)

Executive Summary

For the purposes of this market assessment, an analysis of market and economic trends are examined to facilitate the identification of the reuse scenarios that are both market-indicated and likely to be feasible based on Subject Site location, adjacent uses, and zoning.

Summary of Market Findings

The key findings identified in this market assessment are summarized in the table below:

Strengths	Weaknesses
• Very near new industrial development • Near to workforce opportunities • Target area for future economic development activity • Quiet, low traffic area • Affordable housing, relative to benchmarks • Easy access to City of Buffalo and other population and employment centers.	• Size (too small for modern industrial standards) • Low commercial rents • Low residential rents that do not support market-rate development • Housing prices that do not support new ownership opportunities given construction costs • Limited transit access • Limited amenities within walking distance • Adjacent to both commercial and residential uses.
Opportunities	Threats
• Owner occupied housing • Rental housing (incentivized) • Small scale light industrial/storage • Private incentive programs for owner-occupied housing • Childcare • Land bank	• Concentrated poverty • Environmental conditions • Commercial and residential vacancy • Blight • Macroeconomic forces

Based on these findings, potential development scenarios and their market viability are examined further.

Use 1: Housing

High construction costs, elevated interest rates, and rising home prices have made new housing development difficult. These conditions make both for-sale and rental housing especially challenging in a community with Lackawanna's sociodemographic profile. Yet, Lackawanna will likely require new and improved housing options to attract and retain families and support workforce growth. Much of the existing housing stock remains affordable but has deteriorated, particularly near the Subject Site. As a result, the most feasible path for new housing is likely through State incentive programs serving households earning between 60 and 100 percent of area median income (AMI), often referred to as workforce housing. Current market rents in Lackawanna are slightly below the rents allowed under State programs for households earning 80 percent of AMI, suggesting that new housing developed with these incentives could serve both current residents and new households while supporting economic development. In addition to rental housing, new owner-occupied options could also advance economic development, neighborhood stabilization, and quality of life. These lower-density homeownership programs are also most likely to align with the Lackawanna zoning code.

Use 2: Childcare

Like many communities, the region faces a shortage of childcare options. Lower-income areas are especially affected because childcare operations are often difficult to sustain financially. Across the county, too few available slots have created waiting lists and forced many working families to piece together care. For households with hourly wage earners, this can reduce income when parents must miss work to provide care. This challenge is also present in Lackawanna, where the census tract containing the Subject Site is considered a childcare desert. Because the site is near major corridors and employment centers, childcare could be a suitable use based on demand. However, zoning and financial feasibility remain significant barriers, given high construction costs and low returns in the childcare sector. A developer would likely need a use variance from the City, since childcare is permitted only as an accessory use under current zoning regulations. Given the demonstrated need and the general acceptance of childcare in residential areas, such a request may receive support. While childcare profitability often does not align with construction costs, New York State has made funding available that could help close the gap in a development pro forma.

Use 3: Light Industrial

Lackawanna's historic land use patterns and future plans are generally supportive of industrial uses. At present, however, the market favors large-scale redevelopment projects like those at Renaissance Commerce Park. Although an owner-occupant could be feasible at the Subject Site,

the site's characteristics and current market conditions do not support targeted light industrial reuse. Zoning is an additional constraint: the Mixed-Residential district allows business activity only as a home occupation. While a zoning variance may be possible, municipal support may be uncertain given the need to demonstrate unnecessary hardship.

Key Next Steps

From a market perspective, the following steps could help attract targeted reuse:

- Create and regularly update a menu of funding opportunities and designate a point person to help applicants navigate unfamiliar programs using calculators and examples.
- Develop a targeted list of housing developers (both for profit and non-profit) suited to small-scale infill projects.
- Consider offering technical assistance to developers willing to advance projects aligned with City priorities.
- Prepare a data room with materials useful to prospective developers, including a site survey, environmental reports, utility capacity information, and concept site plans showing housing typologies.
- Engage nearby employers to identify the best housing suited to support a growing workforce.
- Prepare alternative marketing materials for different types of inquiries.
- Prioritize a housing strategy centered on affordability.
- Prepare concept site plans and renderings.

Market Assessment:

Table of Contents

Executive Summary	1
Strengths	1
Weaknesses	1
Opportunities	1
Threats	1
Use 1: Housing	2
Use 2: Childcare	2
Use 3: Light Industrial	2
Key Next Steps	3
Introduction	6
Purpose	6
Background and Study Area	7
Subject Site	7
Geographic Scope and Study Area	7
Study Area Assets and Opportunities	8
Market Assessment	8
Population and Growth	9
Sociodemographic Characteristics	11
Population Age Groups	11
Educational Attainment	12
Income	12
Wealth	13
Racial Composition	13
Economic Characteristics	13
Employment	14
Poverty	14

Local / Regional Economy	15
Workforce and Employment	16
Commuting Patterns	17
Economic Incentives	17
Real Estate Trends	19
Homeownership.....	19
Multifamily Residential.....	20
Multifamily Rent Survey Data.....	20
Existing Subsidized Housing Supply.....	21
Affordable Housing Considerations	22
Commercial Property.....	24
Industrial Rent Survey Data	24
Retail/Office Rent Survey Data	24
Vacant Land.....	25
Growth Potential.....	25
Manufacturing.....	25
Traffic Count and Transportation	26
Community Amenities	27
Goods and Services Nearby	27
Schools and Child Care.....	28
Hospitality and Tourism	29
Visitor Attractions.....	29
Overnight Accommodations.....	29
Conclusion.....	29
Appendices	30
Appendix A: Housing Development Tools.....	30
Appendix B: Resources for Planning.....	34
References.....	34
Important Notice	34

Introduction

The City of Lackawanna commissioned this Market Assessment to identify feasible reuse options for vacant land at 100 Dona Street, Lackawanna, NY 14218 (SBL 141.67-3-1), a Mixed-Residential ('M-R') zoned site referred to in this report as the 'Subject Site' or the 'Site'. The assessment evaluates reuse options based on market conditions, financial feasibility, site characteristics and previously identified community goals and preferences¹.

As a subconsultant to C&S Companies, WindsorTurner prepared this market analysis to help attract developer interest in the site. The analysis is intended to inform site-specific planning and provide context on future market conditions and feasibility pathways to reuse.

This report reviews demographic and socioeconomic conditions, real estate market trends, and regional and national economic factors relevant to site development. It also identifies selected tools that may help bridge financing gaps created by current market conditions.

The Subject Site, formerly the New Lincoln Elementary School, is approximately 2.2 acres and has all known structural components removed. Portions of the site have identified environmental conditions that may affect the feasibility of certain reuses. An environmental consulting firm is critical to future decision making. The Site is owned by the City of Lackawanna, which seeks redevelopment that contributes to neighborhood revitalization and expands the local tax base. Potential redevelopment uses include:

- Owner-occupied residential
- Multifamily residential
- Light industrial
- Community facility, namely childcare

Market data on these uses, along with a broader scan for other viable options, is provided to support future decision-making.

Purpose

This Market Assessment evaluates the market conditions that may shape decisions by owners, developers, investors, lenders, occupants, and the community by:

- Assessing current housing supply and demand.
- Examining market indicators that influence decisions about new housing development.
- Providing information on the business climate that may affect redevelopment decisions.
- Identifying key demographic characteristics and explaining their implications.

¹ City of Lackawanna Comprehensive Plan 2020: The Future Defined

- Providing points of comparison investors may use when evaluating this project against alternatives.
- Reviewing real estate market conditions relevant to project financing.
- Identifying uses that may align with current or projected market forces and future community needs.
- Assessing forward-looking, market-based changes that may support long-term economic growth.

Background and Study Area

Subject Site

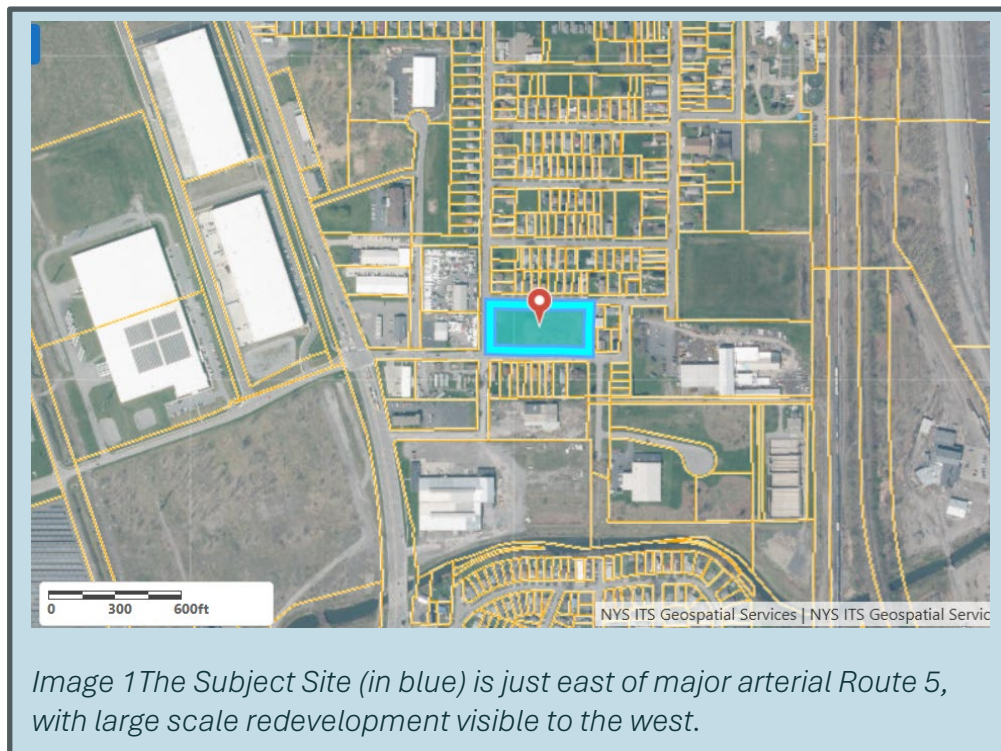
The former New Lincoln School is an approximate 2.2-acre site, bordered by public streets of Dona Street / Wilmuth Avenue/ School Street in western Lackawanna. The site is classified as Residential Vacant Land. Portions of the site have identified environmental conditions that may impact the feasibility of certain reuses. The site is currently owned by the City of Lackawanna. While zoned residential, the site lies across the street from operating commercial entities, and approximately 900 feet from a newly developed large scale light industrial project, along with other significantly sized industrial redevelopment opportunities.

Redevelopment stakeholders have identified several preferred potential reuses to allow for public activation and preservation.

Geographic Scope and Study Area

Area specifications for the purposes of this assessment include:

- The area of the Site is 2.2 acres.
- The Site is in the City of Lackawanna, which is bordered to the North by Buffalo, to the South by Hamburg, to the East by West Seneca and to the West by Lake Erie.
- Lackawanna sits on Lake Erie in Erie County, immediately adjacent to Buffalo, the state's second most populous City.
- The Site is located approximately 4 miles west of Interstate 90 and roughly 700 feet east of New York State Route 5. The recommended focused study area for demographic data will be within 1 and 5 miles of the Subject Site.
- Suggested areas of comparison analysis when suitable are the Metropolitan Statistical Area (Buffalo–Cheektowaga Metropolitan statistical area). In some cases, State or United States data may be included.

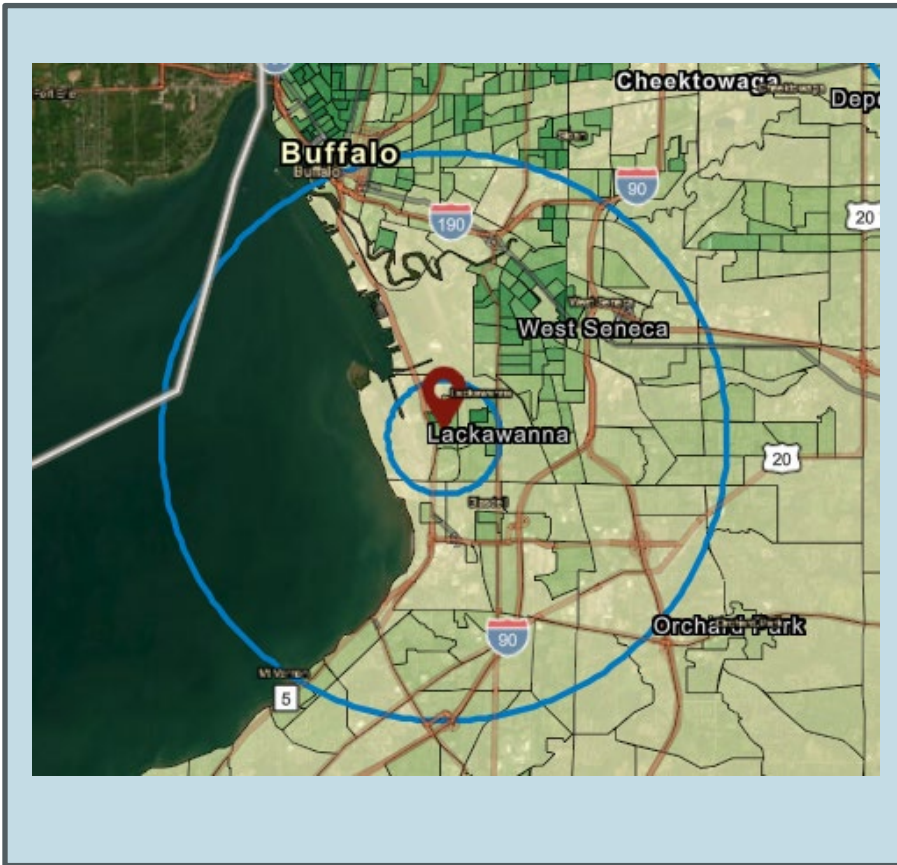


Study Area Assets and Opportunities

The Subject Site is outside of a typical walking distance (.25 miles) from central Lackawanna where goods, services and amenities are more abundant. However, infrastructure and typical housing, retail and commercial opportunities can be readily found in the community. Nearby Buffalo has a population of 278,000, offering even greater access to entertainment, shopping, and institutions such as higher education and health care. Nearby amenities include parks, schools, grocery stores, medical services, and other consumer-oriented businesses. Within walking distance, there are employment opportunities and housing. Standing out is the access to larger former and future industrial sites. Recent investments in nearby brownfield redevelopment projects signal continued opportunities for future economic growth and private investment.

Market Assessment

This section provides an analysis of market conditions within a 1-mile radius highlighting select demographics and sociodemographic conditions, economic conditions, and employment trends related to the area, as well as comparison data.



Map 1: Denser population areas are green, darker shading being denser. The Subject Site is indicated by a red pin. The site is in a comparatively lower population density by block with a 1- and 5-mile radius

Population density is a measure of people in a square mile for these purposes. Higher population densities make for smaller trade areas (meaning people get goods and services nearer to home), and lower population densities generally make for larger trade areas.

The area of the Subject Site has a population density of 6,704 people per square mile. This level of density is much lower than adjacent areas, primarily due to their non-residential uses, which can be visualized on Map 3. The lower residential areas have lighter green shading,

Population and Growth

Population data is used to make determinations of how to best use limited resources. In this instance, it can be a driver of housing demand, available labor force and commercial opportunities.

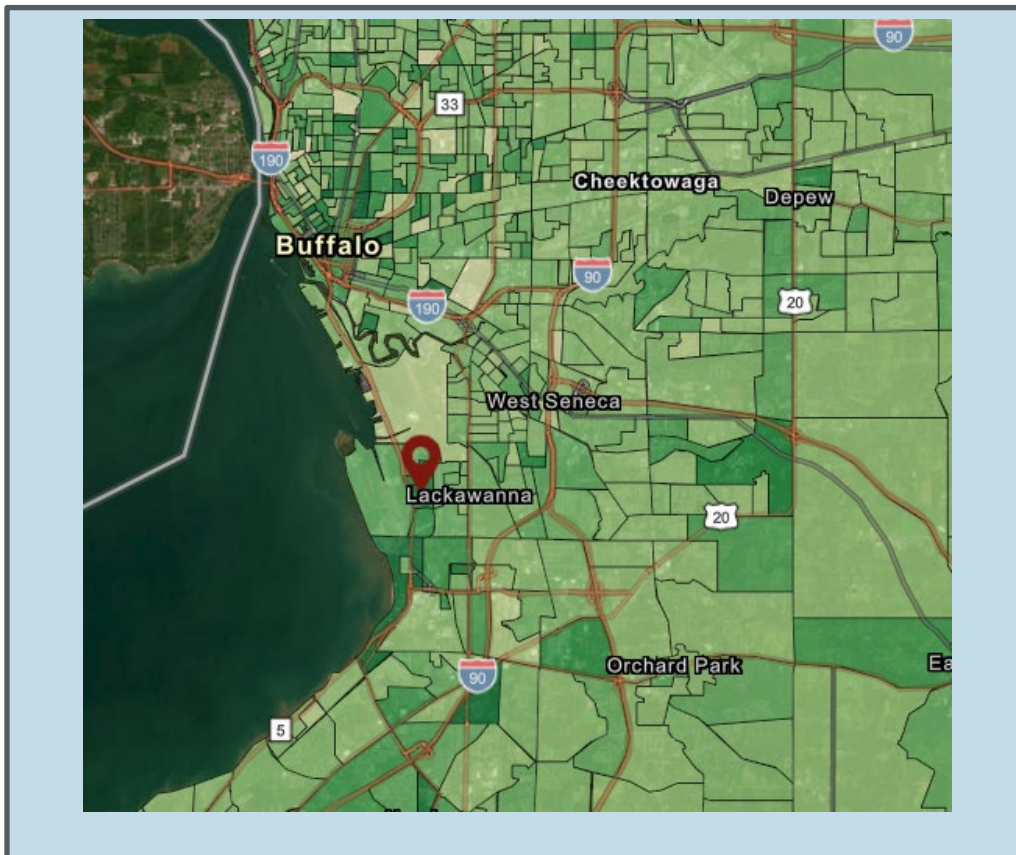
The population of Lackawanna, NY is 19,950². The number of households is 8,384. In the period since 2010, the population in the vicinity of the Subject Site has demonstrated slight growth rates, meaning the population is increasing. For comparison purposes, the MSA has a negative growth trend. This is a positive, though slight, market factor for the Subject Site.

Location	2025-2030 Growth Rate: Population	2025 Total Population	2020 Total Population	2010 Total Population
Buffalo-Cheektowaga MSA	-0.07%	1,159,741	1,166,902	1,135,509
Subject: 100 Dona Street (1 Mile radius)	0.20%	10,639	10,106	8,645

US Census Data shows negative growth in the region. American Community Survey; viewed 5/19/26



Takeaway: There is population growth occurring in the community



Map 2: Areas of population growth are indicated by green shading.

² US Census, Population estimate July 1, 2025.

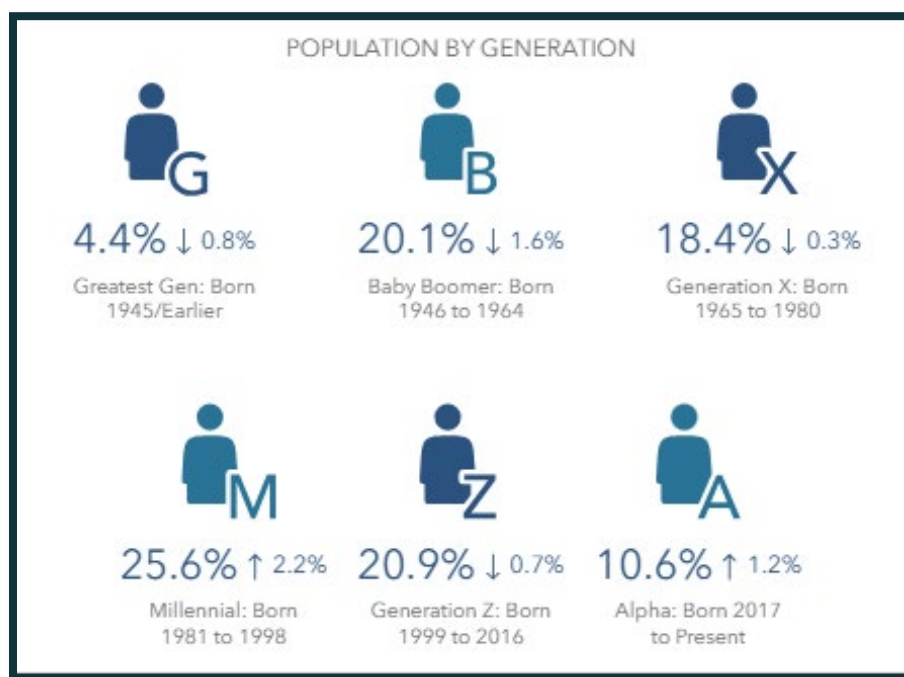
Sociodemographic Characteristics

In assessing the market, a sociodemographic picture of the community is useful. We explore some of the characteristics that may influence market-based decisions here.

Population Age Groups

A population's age data may help to drive decision making on goods and services needed in a community. Investments in childcare, schools, workforce training, specialized healthcare and other age-driven amenities and needs may be influenced by a population's age trends.

In the Subject Area, which is the area within a 3-mile radius from the Site, the population has a median age of 34.4. This is notably younger than the MSA benchmark of 41.4.



The population includes a comparatively large share of Millennials, supporting demand for workforce housing, childcare, and employment opportunities. This is generally interpreted as a positive attribute. This age group is between 30 and 45 years old and means that their peak earning years are likely ahead of them, U.S. Bureau of Labor Statistics, the median income of American workers is highest between the ages of 45 and 54. Often communities seek to add and retain younger population members who can contribute more significantly to the local economy and generally require fewer public services.



Takeaway: Younger populations need affordable housing, affordable childcare and job stability.

Educational Attainment

Educational attainment is important to understand workforce and wage opportunities. In the Subject Site Area (3-miles from the Subject Site), 13.6% of the population holds a Bachelor of Arts degree. This is significantly lower than the MSA population where 36.6% of the population has a bachelor's degree or higher. More concerning is that 16.7% of the population has not attained a high school diploma, which is well out of step with its MSA peer of 6.6%. These conditions do improve as you stretch within 5 miles of the subject site where they become more in line with MSA rates. Based solely on education, those in the area may have less access to job opportunities, which translates into reduced discretionary spending and lower levels of wealth accumulation, which in turn may impact long-term purchases and investments, such as housing.

The community should consider its targeted industries and work to make sure its workforce has training opportunities to serve industry needs to allow residents to fill future workforce needs.

Location	No HS Diploma	2024 Population Age 25+: Bachelor's Degree Attainment (%)
100 Dona Street (1-mile radius)	16.7%	13.6%
100 Dona Street (3-mile radius)	7.2%	24.3%
100 Dona Street (5-mile radius)	7.7%	26.8%
Buffalo Cheektowaga MSA	6.6%	36.6%

Education levels near the Subject Site are lower than in the region. Source: ESRI ArcGIS Business Analyst, accessed 5/20/26.

Income

Median Household Income is key to understanding financial stability and disposable income. Median Household Income in the Subject Site area is significantly lower than comparison areas. The median household income in the Subject Site Area is \$42,126. The Median Household Income in the MSA is \$71,787. Income levels may influence an area's ability to attract business investment. It also indicates the type of housing existing residents can afford.

Location	2025 Median Household Income
100 Dona Street (1-mile radius)	\$42,126
100 Dona Street (3-mile radius)	\$64,417
100 Dona Street (5-mile radius)	\$63,169
Buffalo-Cheektowaga MSA	\$71,787

Household Income Levels are lower near the Subject Site. Accessed 5/20/26

Wealth

Household wealth is an important indicator of financial well-being. It significantly correlates with opportunity and stability. Overall, median net worth around the Subject Site is lower than the comparison areas. Often this corresponds with lower home values because much of US household wealth is in their homes.

Location	2024 Median Net Worth
100 Dona Street (1-mile radius)	\$22,492
100 Dona Street (3-mile radius)	\$34,614
100 Dona Street (5-mile radius)	\$117,888
Buffalo-Cheektowaga MSA	\$187,098

Households have lower wealth in the Subject Site area. Source: ESRI ArcGIS Business Analyst, accessed 5/20/26.

Racial Composition

Understanding the racial makeup of a community is important. It can be helpful in identifying areas of past or current disparate impacts. In the Subject Area, levels of racial diversity are higher when compared to the greater area.

2025 Population by Race/Ethnicity				
Distance in Miles from Subject Site	1	3	5	MSA
White Alone	65.1%	81.6%	79.8%	74.5%
Black Alone	17.5%	6.8%	9.2%	13%
American Indian Alone	0.6%	0.5%	0.5%	.7%
Asian Alone	2.2%	1.3%	1.3%	4.2%
Pacific Islander Alone	0.0%	0.0%	0.0%	0.0%
Some Other Race Alone	4.6%	2.7%	2.7%	2.1%
Two or More Races	10%	7.1%	6.5%	5.5%

Racial characteristics breakdown in the area. Source: American Community Survey 2023

Economic Characteristics

Information about key economic, employment and workforce characteristics that influence the market is presented below.

Employment

Unemployment data is a key indicator of the economic health of the area. The unemployment level in the area surrounding the Subject Site is higher than the MSA, staying consistent in a 1- and 3-mile radius and dropping when farther away³. Areas of higher unemployment may attract less future private investment and may be at risk of disinvestment, which can result in a further decline in market conditions for development.

Location	2025 Unemployed Population Age 16+ (%)
100 Dona Street (1-mile radius)	7.2%
100 Dona Street (3-mile radius)	7.2%
100 Dona Street (5-mile radius)	6.4%
Buffalo-Cheektowaga MSA	5.1%

Source: ESRI Business Analyst; accessed 5/22/26

Poverty

Median household incomes and poverty levels are closely tied. Poverty levels in the Subject Site area are elevated when evaluated against the MSA. Private investment may be less attracted to an area of concentrated poverty without public support and underscores the importance of job creation and workforce development.

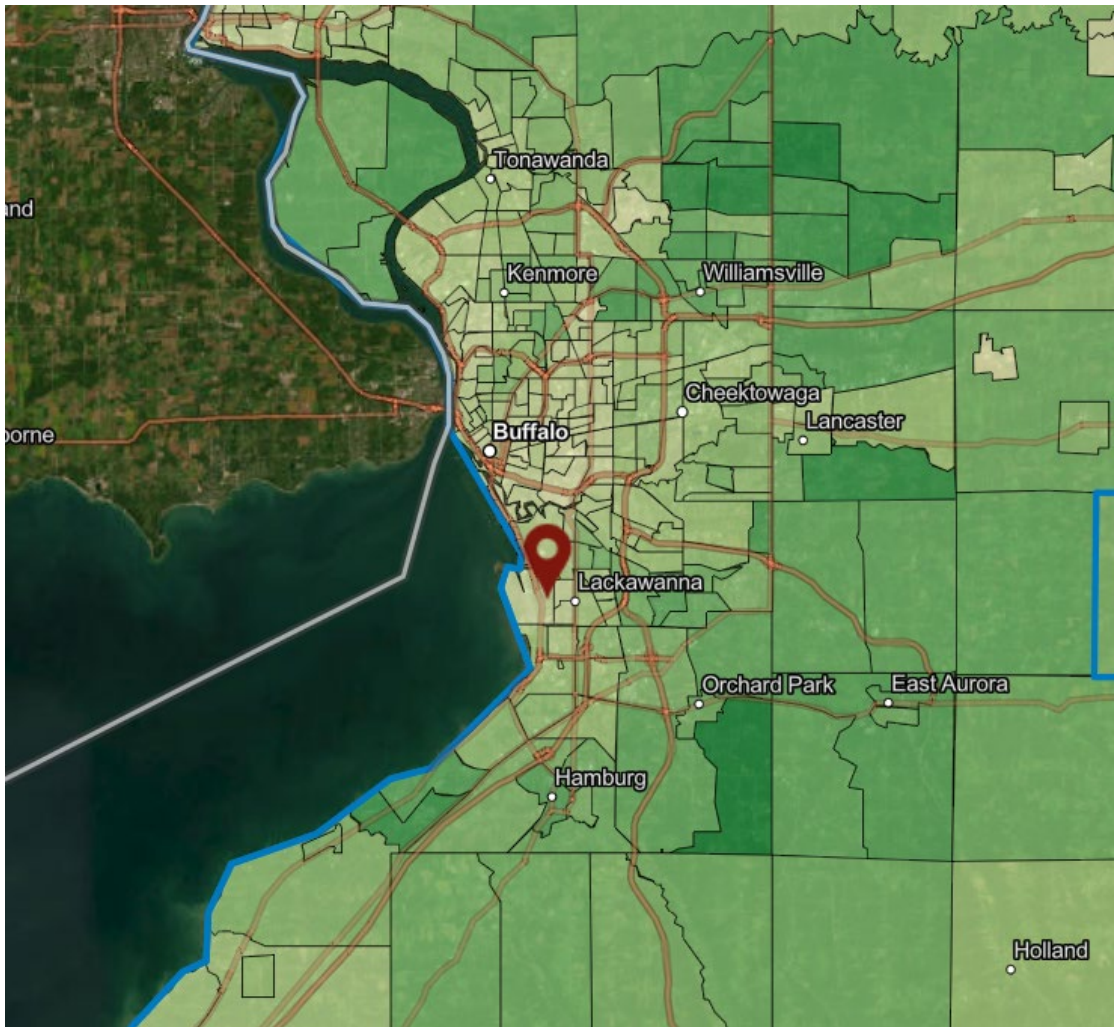
Location	2023 Households Below the Poverty Level (%)
100 Dona Street (1-mile radius)	30.2%
100 Dona Street (3-mile radius)	16.3%
100 Dona Street (5-mile radius)	16.2%
Buffalo-Cheektowaga MSA	14.0%

Source: ESRI Business Analyst; accessed 5/22/26



Takeaway: The Subject Site Area has lower wealth and greater poverty rates.

³ American Community Survey; accessed 5/22/26.

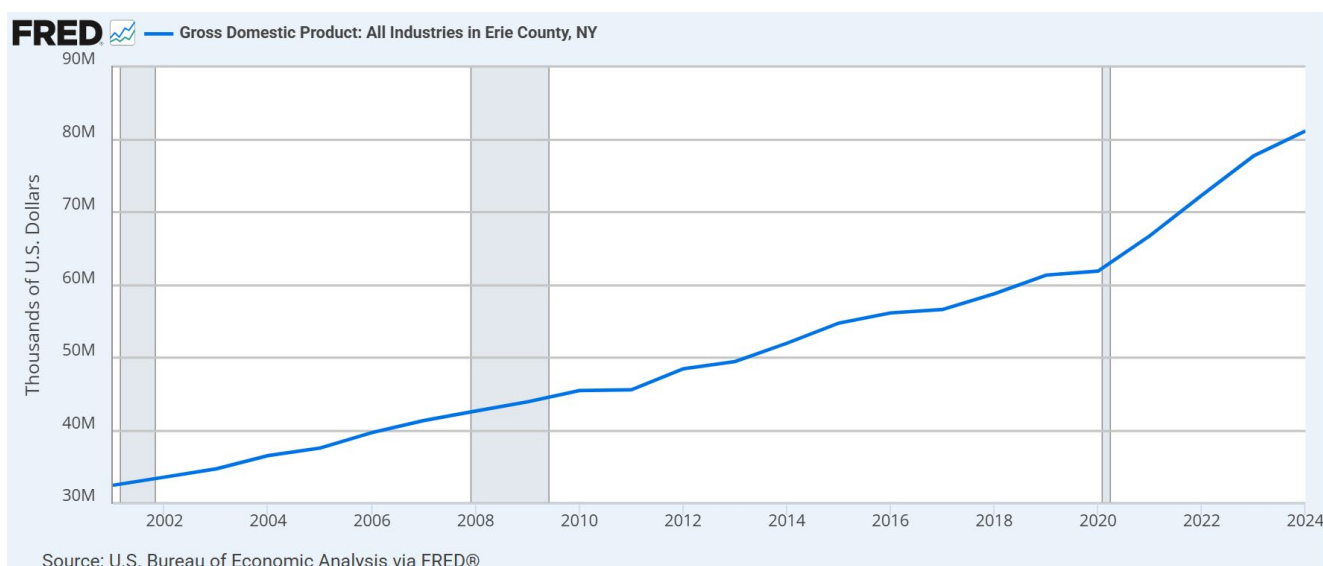


Areas with lighter shading indicate lower median household income areas. The area of the Subject Site is more aligned with its urban municipalities than wealthier suburbs such as Hamburg and Orchard Park.

Local / Regional Economy

The regional economy has inconsistent patterns. The economies of small markets can be shifted by the influences of a small number of variables, such as the idling of a manufacturing division or service sector layoff.

So, while recent investments in Lackawanna are a contributor to Erie County, the results have not translated at the household level. Opportunity in the area remains connected to the manufacturing base.



Real GDP in Erie County has risen. Source: Federal Reserve of St. Louis.

Workforce and Employment

Employment data indicates that employees within 3 miles of the Subject Site are mostly employed in Health Care/Social Assistance, Retail Trade and Manufacturing.⁴ Jobs in these fields may not offer the same access to advancement and training as in other job categories.

Workforce Industry and Occupation Data

Industry (Within 3 miles)	Employed	%	US %
Health Care / Social Assistance	5,218	20%	14.5%
Retail Trade	2,746	10.5%	10.4%
Manufacturing	2,660	10.2%	9.6%
Educational Services	2,561	9.8%	9.4%

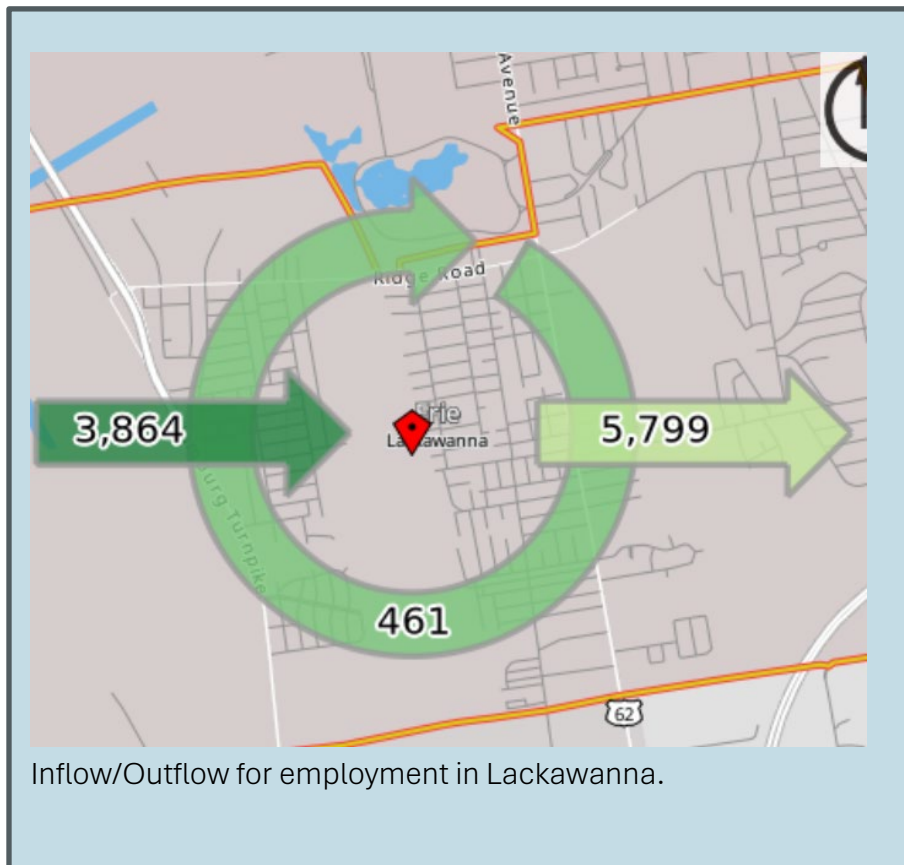
Occupation (Within 3 miles)	Employed	%	US %
White Collar	14,175	54.4%	62.5%
Blue collar	6,003	23%	21.0%
Services	5,898	22.6%	16.4%

Occupation and Industry classifications for the area Source: American Community Survey, 2023

⁴ ESRI Business Analyst, accessed 5/20/26.

Commuting Patterns

Commuting patterns are relevant to future infrastructure planning in the area. Most workers over the age of 16 travel by car to a place of employment though 8.8% rely on public transportation. Residents near the Subject Site have access to larger employment centers, such as Buffalo, within minimal commute times. The chart below provides a picture of alignment of residents and employment within the community. Most workers leave Lackawanna for work, though Lackawanna is attracting 3,864 to work. Only 461 residents remain in the community for work.

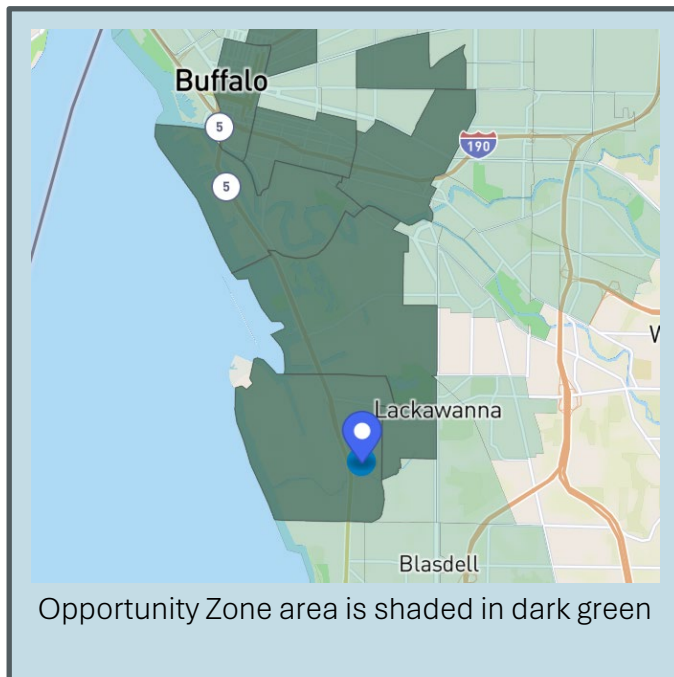


Economic Incentives

Available economic incentives may be a bellwether of where community leadership interests lie. They also may be an important source of support to projects considered infeasible based on market conditions alone. Numerous tax incentives and economic development tools are available to investors, businesses, and developers. Some incentive opportunities specifically tied to the area of the Site may include:

- PILOT and Sales and Mortgage Recording Taxes
- NYS Brownfield Cleanup Program (BCP)
- New Markets Tax Credits
- Brownfield Opportunity Area (BOA)
- NYS Homes and Community Renewal (HCR)

The Site is currently a designated Opportunity Zone Census Tract. This Site is in a qualifying “En-Zone” for the NY State Brownfield Tax Credit Program. The NY State Department of Labor's Environmental Zones ("En-Zones") are census tracts with a poverty rate of (A) at least 20 percent and an unemployment rate of at least 125 percent of the New York State unemployment rate, or (B) a poverty rate of at least double the rate for the County in which the tract is located, based on the most recent five-year American Community Survey (in this case the 2016-2020 American Community Survey 5-Year Estimates). This designation provides sites accepted into the BCP with a 5% tangible property tax credit bonus.



Economic incentives change often, and it is recommended for those making market-based decisions to engage local and regional economic development organizations early in the planning process. The incentives listed may not apply to the Subject Site, and will depend on final program, use, need, and other qualifiers.

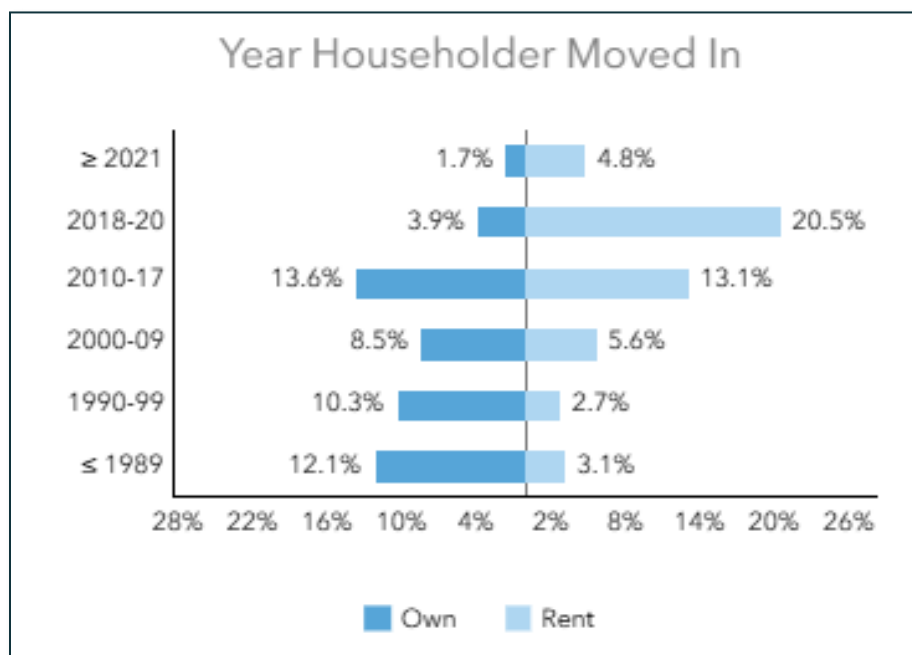
Real Estate Trends

To assess the feasibility of a real estate development project, it is important to understand what market-based evidence indicates about current and future real estate value. Value is an important consideration for investors, lenders, and stakeholders to decide the highest and best use for a property and is a driver of financing tools that will be available to a project. Below are the real estate trends in the region related to commercial and residential property. In some cases, surrounding community data was added to create a more robust data set.

Homeownership

In Lackawanna, the homeownership rate is 51%, however that rate increases to 57% within a 1-mile radius of the Subject Site. Both fall below the MSA homeownership rate of 63.5%. The median home value within a 1-mile radius of the Subject Site is \$93,923⁵, which falls below the median home value within a 3- and 5- mile radius which are \$198,346 and \$210,263 respectively. The MSA's median home value of \$258,480.

There is a notable trend related to the year householders moved into their homes and whether they rent or own. Within a 1-mile radius of the Subject Site, householders were dominantly owner prior to 2010. Following that there is a shift to rentership. The community should determine goals related to home ownership and rental opportunities. Often rental opportunities are more accessible, yet home ownership can reduce resident turnover and increase household wealth.



The housing stock in Lackawanna is old. 42% of housing within a 1-mile radius was built before 1939. Negligible amounts of housing have been constructed since 1970. There may be benefits to

⁵ ESRI ArcGIS Business Analyst; accessed 5/27/26.

the introduction of newer housing stock in attracting future residents and revitalizing neighborhoods.

Multifamily Residential

Understanding the rental housing market in an area is important to understanding demand, affordability, and the likelihood of attracting investment capital to an area for these purposes.

The multifamily market is limited in Lackawanna. Traditional search approaches for apartments primarily yield affordable housing projects. Much of the available rental housing is single-family housing that is used as a rental unit.

Multifamily Rent Survey Data

Data was collected from area apartment rental resources, such as apartments.com and Zillow. There was not a robust sample size of data for a rental market in Lackawanna that isn't subsidized, though median gross rent is \$872, so neighboring Buffalo was reviewed for a market sample. In that area, for those who live in rental housing, the median gross rent is \$1,120; this rate is lower than the national average of \$1,413, corresponding with its Housing Affordability Index of 143⁶. A score above 100 signifies that housing is more affordable, while a score below 100 indicates it's less affordable. Therefore, Lackawanna has a more affordable cost of housing. The vacancy rate of housing units in the Lackawanna market is 6%, of which the primary reason is 'other'. This may be the result of housing being in poor condition.

Multifamily rent data points to a market rent of \$1.50/sf. National development trends point to construction costs of more than \$350/sf, making the rental market unable to deliver a reasonable return on investment.

Rent Data Sample

Rental Unit	Unit Type	Monthly Rent	Unit Size(SF)	Rent/SF	Amenities
16 Knowlton Lackawanna NY 14218	1 BR 1 BA	\$975.00	850	\$1.15	No laundry / no parking / tenant pays utilities
1654 Abbott Rd Lackawanna, NY 14218	2 BD 1 BA	\$1200.00	800	\$1.50	Laundry / storage / security
12 Knowlton Lackawanna NY 14218	1 BD 1 BA	\$975.00	750	\$1.30	No parking / no laundry / appliances
12 Latona Ct Buffalo NY 14220	2 BD 1 BA	\$1050.00	--	\$--	Central air / off street parking

⁶ ESRI ArcGIS Business Analyst; accessed 5/22/26.

Residential Home Sales Survey Data

An area's housing market can reflect the overall economy of the area. The United States housing demonstrated strength since the Covid-19 pandemic, though recent interest rate fluctuations have decreased home sale activity from its peak. Lackawanna has not been immune to home price increases, though home prices fall well behind those of the United States; the average home sale prices in Lackawanna were \$199,900⁷. This is below the MSA median list price of approximately \$264,500.

Home Sale Survey Sample from Around Lackawanna

Address	Type	Sales Price	SF	Price/SF	Comments
2694 Hamburg Turnpike Lackawanna NY 14218	3 BR 1.5 BA	\$ 179,900.00	1162	\$ 154.82	Sold
76 Walnut Street Buffalo NY 14218	3 BR 1 BA	\$ 170,000.00	1076	\$ 158.00	Sold
310 Center Street Buffalo NY 14218	2 BR 1 BA	\$ 145,361	1040	\$ 134.62	Sold
30 Jackson Lackawanna NY	4 BR 2 BA	\$ 179900.00	1603	\$ 112.22	Pending
25 Holbrook St Buffalo NY 14218	3BR 3 BA	\$ 109,900	1170	\$ 93.16	Pending

Source: Realtor.org, accessed 5/25/26



Old housing stock may limit population growth.



Current market values will not offset construction costs.

Existing Subsidized Housing Supply

In Lackawanna, there are existing subsidized housing options for families, seniors, and those living with disabilities. However, as detailed below, all buildings have waiting lists. In conversations with local stakeholders, it is believed that more quality senior housing will be needed in the future as both residents and the housing stock continue to age.

⁷ Realtor.org, accessed 5/30/26

Building name	Address	Units	Bedroom/Unit	Waitlist	Target Population	Owner
Baker Homes	60 Holbrook Street Lackawanna NY 14218	271	1 – 4 bedrooms	362	Individuals and family	Lackawanna Housing Authority
Glover Gardens	47 Gates Ave Lackawanna, NY 14218	125	1-5 bedrooms	Combined w/Above	Individuals and family	Lackawanna Housing Authority
Parkview Towers	120 Ingham Lackawanna, NY 14218	94	1 – elderly and disabled	32	Senior	Lackawanna Housing Authority
Lackawanna Homes	21 Kossuth St. Lackawanna NY 14218	47	Scattered Site Development for own and rent	-	AMI	Lackawanna Housing Development Corp
Ridge Road Independent Living (Ridgeway Commons)	264 Ridge Road Lackawanna NY 14218	32	1-3 with OPWDD set aside	NA	Individuals and family w/ OPWDD set aside	Community Services for Every1
Victory Ridge Apartments	55 Melroy Ave Lackawanna NY 14218	74	1 and 2 BR Senior Housing	30 – 80%	30-80% AMI, 55+	Christopher Community Inc.

Waitlist Data for existing affordable housing options. Source: Direct outreach by WT on or about 5/26/26

Affordable Housing Considerations

Affordable housing is an area of concern to many communities in the United States. Lackawanna lies in an area that does not strongly point to a lack of affordable housing at face value.

Communities such as Lackawanna may experience rising housing prices as supply and demand pressures from low-cost housing relocations pressure prices upward. Additionally, quality and age of housing stock in the City of Lackawanna may artificially deflate demand indicators for affordable housing.

To illustrate what affordable housing might look like in Lackawanna, market rent assumptions were examined, which show affordable rents at varying levels.

	Apartment 'Market' Zillow	2 Bedroom Affordable (60%)	2 Bedroom Affordable (80%)	2 Bedroom Affordable (100%)
Rent	\$1,150	\$1371	\$1828	\$2285

Comparison of rents from American Community Survey and rents as defined by NOVOGRADAC for the market area. Without utilities 1.5 people per bedroom

It is important to examine the definition of affordability and specific criteria and allowances, but as shown above, market rents are near to what is affordable.

Income and Rent Limits

Many communities struggle with an inadequate supply of quality housing that is aligned with income levels of its residents. Income levels for low-to moderate-income households are shown in the table below.

Family Size	60.00%	80.00%	100.00%
1 Person	\$42,600	\$56,800	\$71,000
2 Person	\$48,720	\$64,960	\$81,200
3 Person	\$54,840	\$73,120	\$91,400
4 Person	\$60,900	\$81,200	\$101,500
5 Person	\$65,760	\$87,680	\$109,600

Income Limits for Select housing programs Source: Novogradac Income and Rent Limit calculator, accessed 5/26/26

Based on the Income Limits above, rent limits associated with the suggested income levels are shown below.

Bedrooms (People)	Rent Limits for 2026		
	60.00%	80.00%	100.00%
1 (1.5)	\$1,006	\$1,447	\$1,827
2 (3.0)	\$1,271	\$1,728	\$2,185

Rent Limits for Select housing programs Source: Novogradac Income and Rent Limit calculator, accessed 5/26/26



AMI based housing incentives may offset construction costs.



AMI rent levels are in line with market rent levels.

State and other affordable housing programs have strict requirements. The information provided above should be used as a guide only. If a community is considering an affordable housing project, checking with the applicable State or local housing agency to verify this information is strongly recommended. For communities not pursuing an affordable housing strategy, the information can also be useful as a tool for understanding target residents' household budgets related to housing.

Commercial Property

In smaller markets, there is often a greater incidence of cross uses of property, and it can be challenging to find a robust data set of comparable properties. It is also important to keep in mind that all end-users have a unique set of criteria related to both the population and place. Below are relevant considerations related to commercial real estate.

Industrial Rent Survey Data

Lackawanna has a blend of new, modern, high-bay industrial space and older space that is unlikely to attract users from outside of the area.

Address	Property Classification	SF	Availability	Price Per SF
2 Steel Workers way Lackawanna NY	Distribution	141,072	For Lease	\$6.50
205 Electric Ave Blasdell NY	Light Distribution	18,586	For Lease	\$5.00
297 Babcock Buffalo NY	Warehouse	10,000	For Lease	\$5.00
60 Dingens Buffalo NY	Warehouse	12,000	For Lease	\$6.50
25 Rano Street Buffalo NY 14207	Industrial	250,000	For Lease - planned	\$11.00

Industrial Rent Data. Source: Costar, accessed 5/20/26

Interviews with real estate brokers in the area confirm the findings above describing rents from \$7-\$8 a square foot before tenant improvements. The market is described as softening at the time of publication, primarily related to macroeconomic factors.

Retail/Office Rent Survey Data

Lackawanna does not have the market demand for retail or office use to push rents to a level to incentivize investment in new space. Until that occurs, users will continue to use existing commercial space available at lower rates.

Costar data demonstrates estimated rent for retail space at \$13-\$16/sf. The office market has been limited historically in the area, and using retail rent is a likely comparison for office space available.

Vacant Land

Land use development over time has left limited large vacant development sites near the Subject Site. Most development options are redevelopment of legacy sites.

Samples of publicly available data of area sales of over 5 acres in 2024 are displayed below. The average price per acre for land of this data set is \$10,947 per acre. Commercial land sales data was searched within a 40-mile radius for a larger data set. Land values are constrained and do not appear to be rising.

Commercial real estate brokers project a likely sale price of developed industrial land to be \$30-\$40,000 per acre.

Vacant Land Sale Data

Address	Property Classification	Acres	Sale Amount	Sale Date	Price Per Acre
2500 Hamburg Turnpike	Industrial Land	4	\$200,000	Feb, 2022	\$19,500
2303 Hamburg Tpke Lackawanna, NY 14218	Industrial Land	31	\$474,000	Aug, 2021	\$15,300
1 Albright Cir Lackawanna, NY 14218	Commercial Land	4	\$100,000	July, 2022	\$25,000

Nearby sales data from Costar.com; accessed 5/31/26

Growth Potential

Industries that offer opportunities based on government policy direction and existing framework are primarily manufacturing and logistics.

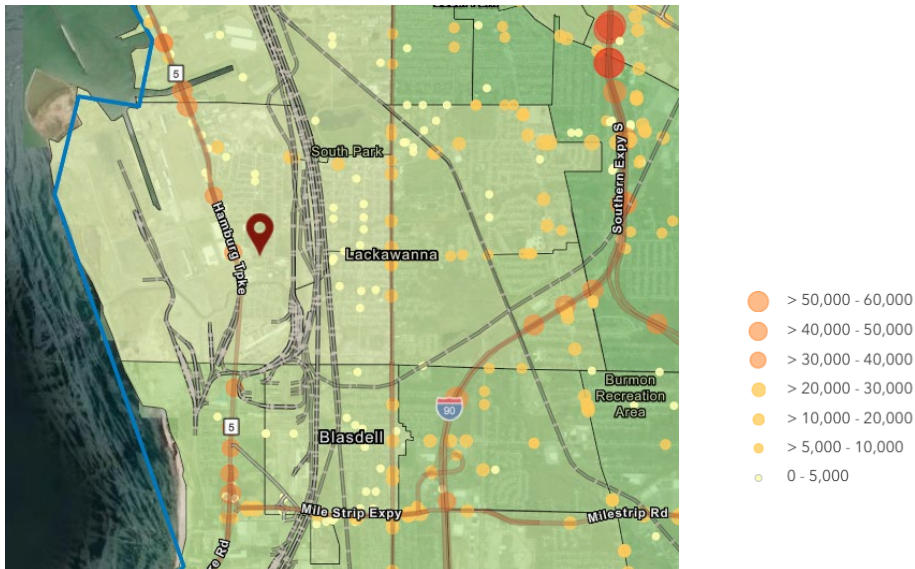
Manufacturing

The Subject Site lies at the epicenter of Buffalo's manufacturing economy that once was home to mega-employers such as Bethlehem Steel. The decline of the manufacturing economy in Western New York is well documented, and left communities such as Lackawanna devastated by the loss of direct jobs and tax-base loss, as well as by the demise of indirect and incidental economic impacts. Multi-tiered efforts to rebuild have had some impact. Most notable and very near to the Subject Site is Renaissance Commerce Park. Renaissance Commerce Park has been developed by the Industrial Land Development Corporations, an ECIDA affiliate. The project is a 240-acre site of multi-phase development with pad sites available. Buildings complete are occupied by companies

such as TMP Technologies, Welded Tube and Sucro Sourcing. Developed proximately to the area, is Buffalo Lakeside Commerce Park, also developed as a multi-use site by Buffalo Urban Development Corp. Future development is expected to advance in the Renaissance Commerce Park site and is currently being marketed through JLL for a future 235,000 sf of light industrial space.



The Area around the subject site has had success in attracting light industrial users to former brownfield sites.



Map 3: Blue shading indicates traffic patterns in trip per day.
Source NY State Dept of Transportation, accessed 7/1/2026

Traffic Count and Transportation

Traffic counts around the Subject Site were the heaviest on major artery Route 5. Traffic data was accessed from the New York State Traffic Data Viewer. The closest artery has 36,557 AADT⁸ at the corner on Route 5 and Kane Street; however, because the Subject Site is removed from the main roadway, this is not an accurate depiction of traffic levels near the site. Traffic levels near the site are more typical of residential neighborhood traffic.

The area's public transportation services are limited. The NFTA Metro services the area by the Lackawanna Route which operates every 70 minutes. The stop is approximately half a mile from the Site's nearest point.

For pedestrians and cyclists, the area is deemed *Car Dependent* with a Walk Score of 32, meaning most errands rely on a car. The Bike Score is 36, which indicates the area is *Somewhat Bikeable*, meaning there is minimal bike infrastructure. Walk Score is a rating system that measures the

⁸ New York State Data Viewer; accessed 6/12/26; <https://nysdottrafficdata.drakewell.com/publicmultinodemap.asp>

walkability and bike infrastructure of an address. More information about Walk Score can be found on the Web site, WalkScore.com.

Larger transportation hubs are available near the site, but not directly accessible to the site. There is rail, air, deep-water docks and large-scale logistics all within less than 15 miles of the site.

Given traffic and transit access levels, suggested uses may include:

- Residential (all types).
- Small administrative office
- Community driven, including for day care or religious use.
- Self-storage or other storage facilities.
- Small-scale manufacturing.
- Production facilities for niche products where customers primarily order online.

These commercial uses may not be consistent with municipal zoning standards or community preferences and are provided solely as a representation of the types of uses the market may support based on transportation activity.

Community Amenities

The City of Lackawanna has amenities to serve residents, workers and visitors. Typical goods and services such as grocery store, pharmacy, day care, parks and libraries can all be found in the community, however accessing these goods and services are difficult without private transportation access.

The area has a community park, Taggart Park within half a mile from the Subject Site. Other amenities include day care, schools (public and chart). Most easily accessible markets are typical neighborhood bodegas for shelf stable items and snacks. For full-service groceries, the closest full-service grocery store is approximately 3 miles from the subject site

Goods and Services Nearby

The table below, while not a comprehensive list, demonstrates the availability and access of typical goods and services.

Facility	Address	Distance from Subject Site	Use
Save-A-Lot	1234 Abbott Rd	3.1 miles	Full-Service Grocery Store
Elite Care Pharmacy	319 Ridge Road	.9 miles	Pharmacy
Taggart Park	Odell Street Lackawanna Ny	.5 mile	Community Park

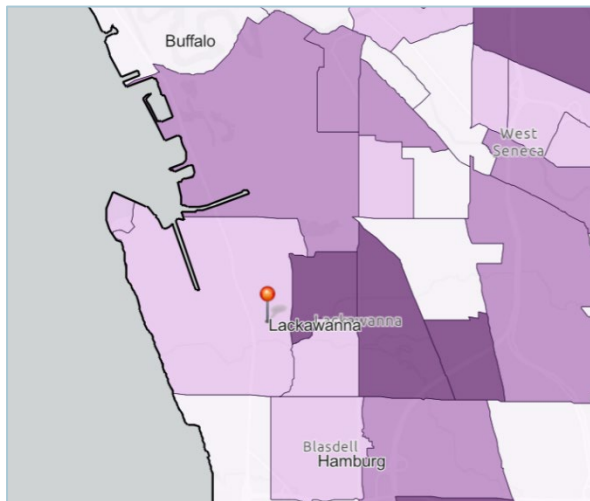
Truman Elementary School	15 Inner Drive	5 miles	Elementary
Global Concepts	100 Reservoir Rod Herkimer NY 13350	2.6 miles	Charter School K-12
St Hyacinth Head Start	257 Ridge Road Lackawanna NY	.9 miles	Childcare
Lackawanna Public Library	560 Ridge Road Lackawanna, NY	1.5 miles	Community

Schools and Child Care

Lackawanna’s school system is primarily through the Lackawanna School District. The area is also served by Global Concepts Charter School, serving grades K-12, along with specialized and private schools.

Childcare is an area of concern in Lackawanna. The map below illustrates that the site is in a Childcare Desert. This is defined by New York State as not having enough licensed/registered child day care slots to adequately serve the number of children in a geographic area. The geographic area used to measure population is a census tract. An area is identified as a childcare “desert” if there are three or more children under the age of five per available childcare slot in local day care centers, family day care, or group family day care programs. In this area, there are 7.8 children per slot⁹.

Based on this designation, the census tract where the Subject Site is located may qualify for



additional State subsidy to construct and support childcare projects through the State’s Regional Economic Development Council’s funding allocations.

As a workforce development factor, the development of child care programs by a public, private, or nonprofit operator may be a key component to workforce development. A number of incentive programs are being offered to providers and families and may support financial gaps.

Map 4: NY State Childcare Desert Map. Darker areas of shading indicate an inadequate supply of childcare. Accessed 7/1/2026

⁹ Source New York sat Child Care Desert Census Tract Map 2025, accessed 5/31/26

Hospitality and Tourism

Visitor Attractions

Reuse strategies often look to cultural, recreational and other attractions that may be a draw to both visitors and attracting residents. The area has nearby access such as the Buffalo and Erie County Botanical Gardens, Our Lady of Victory National Basilica, Tifft Nature Preserve and Woodlawn State Beach. All these attractions are part of building the story to an area. While each of these stand alone as worth a visit, there is not an apparent coordinated effort to build these sites into a coordinated tourism effort, and they instead are part of the larger regional effort to attract visitors.

Overnight Accommodations

Investigations into hospitality options around the Subject Site offer few options within a 3-mile radius, however as you move outside of that radius options become more plentiful as visitors approach West Seneca. Market information for properties nearest the Subject Site, area provided here:

Area Property Data: Hospitality

	Rooms	Market ADR	Market RevPAR	Market Occupancy	Class
LaQuinta Inn & Suites	61	\$154	\$101	65%	Midscale
Woodlawn Hotel	10	\$154	\$101	65%	Economy

Conclusion

This is the conclusion of the Market Assessment for the Subject Site. The redevelopment of the former school facility in Lackawanna, NY points to the sites appropriateness for housing development. Given the site's location, zoning and demographic trends along with the communities stated goals and economic development efforts, the redevelopment plan will likely be rooted in housing. Current market rents, home sale values, and land values do not support new construction without public subsidies or incentive programs. As a result, redevelopment strategies should focus on leveraging available housing, brownfield, and economic development incentives to bridge feasibility gaps.

Appendices

Appendix A: Housing Development Tools

Below is a menu of New York State programs that are possible sources of funding for the advancement of housing development at the Subject Site. This should be considered a sampling of options along with information known at the time of publication. Full information on the funding programs should be consulted. Links to reliable sources of information are provided for the most accuracy. Depending on development objectives, other likely sources of funding may be available through federal, local and charitable sources.

Agency/Program	Description	AMI Target	Information Link
NYS Affordable Homeownership Opportunity Program (AHOP)	Provides funding to Development incentive for up to \$200,000 per units encourage homeownership projects that will create opportunities for first-time buyers.	For 80 % AMI restricted housing units for purchase, with additional funds for 60% AMI.	AHOP Program
NYS Move-In New York	Program to Scale up the use of Crossover Modern Homes (CrossMods). Funds available in the form of a partially forgivable interest free, non-amortizing loan to enable awardees to pay for the MOVE-IN NY RFA Page 6 of 12 purchase, delivery and installation of the home on sites that can serve a minimum of 10 units.	Homes must be sold to households between 70-130% AMI, with an average price across the portfolio of 100% AMI. Case-by-case exceptions for softer markets may be considered.	MoveIn NY
NYS HCR LIHTC 4% Program	As of Right Program provides tax-exempt bond financing that generates 4% Federal Low Income Housing Tax Credits ("LIHTC") for multifamily rental housing projects developed by private for-profit and not-for-profit owners	The project must meet Bond/LIHTC low-income set aside requirements from 50% AMI to 60% AMI.	LIHTC 4% Program
NYS HCR LIHTC 9% Program	Highly competitive for the receipt of 9% Low-Income	Low-income households	LIHTC 9% Program

	Housing Tax Credit (LIHTC) for the development of multifamily housing Applications are accepted twice annually based on a highly competitive, single-source request for proposals process to access 9% LIHTC and a wide variety of subordinate financing resources and SLIHC.	earning one of several set asides pertaining to income and occupancy from 50% to 8%.	
Low-Income Housing Trust Fund Program (HTF)	HTF provides funding under the Low-Income Housing Trust Fund which is limited to \$125,000 per unit. To be eligible applicants to construct low-income housing, to rehabilitate vacant, distressed or underutilized residential property (or portions of a property), or to convert vacant or underutilized non-residential property to residential use for occupancy by low-income homesteaders, tenants, tenant-cooperators or condominium owners.	Project sponsors must ensure long-term (15-30 years) use by low and/or very low-income people. Up to 10 percent of an HTF award can be used for a community service facility those persons and families whose incomes do not exceed 90 percent of the median income for the MSA in which the project is located, or 90 percent of the median income for the State, whichever is greater.	Housing Trust Fund
Rural and Urban Community Investment Fund (CIF)	CIF is available for non-residential components of mixed-use multi-family rental housing financed by HCR 9% LIHTC or 4% LIHTC, tax-exempt bonds financed projects*, or as a “stand-alone” resource for residential preservation projects financed	For both residential and non-residential uses, at least 70% of the units must have a household income limit up to 90% AMI.	NYS Community Investment Fund

	by HCR without 9% or 4% LIHTC. NYS HCR's Rural and Urban Community Investment Fund (CIF) funds supports the creation, preservation, and improvement of affordable housing and the commercial, retail, and community facilities that serve the needs of affordable housing residents.		
Supportive Housing Opportunity Program (SHOP)	SHOP provides financing for the creation of affordable supportive housing with on-site supportive services. The use of SHOP funding is limited to projects financed with HFA bonds and those utilizing federal 9% Low Income Housing Tax Credits (9% LIHTC). Additionally, the use of SHOP funding is limited to projects with a service and operating award.	Up to 60% AMI, or 80% AMI for projects using LIHTC Average Income. Projects that target at least 10% of the income restricted units to households with incomes of up to 30% AMI receive priority in funding.	NYS Supportive Housing
Middle Income Housing Program (MIHP)	designed to provide critical funding for housing projects that serve middle-income households, facilitating vibrant and economically diverse communities across the state.	The program has a range of AMI centered restrictions that vary with associated funding sources. Ranges may be as low as 60% AMI to as high as 130% AMI.	NYS Middle Income Program
Senior Housing Program (SENR) Senior Housing Program (SENR)	HCR provides financing to develop new multifamily rental housing so that New York State's low-income seniors (62+) may age in place and live independently in their own homes and communities. The housing created will include healthy aging programming.	Up to 60% AMI, or 80% AMI if utilizing LIHTC Average Income. Projects that target at least 10% of the income restricted at up to 30% AMI will receive funding priority.	NYS Senior Housing

New York State HOME Program	Federally allocated HOME Investment Partnership Program funds to expand the supply of decent, safe, and affordable housing within the State	For households with incomes at or below 80 percent of area median income. Rental projects must serve households with incomes at or below 60 percent of the area median income. All HOME projects must remain affordable for a period of between 5 to 20 years depending on the activity and amount of HOME funds invested	NYS HOME Program
LGBTQ and Affirming Housing for Seniors	Provides financing to develop new multifamily rental housing that is affirming for New York State's LGBTQ+ low-income seniors aged 62+ their own homes and communities	Up to 60% AMI, or 80% AMI if utilizing LIHTC Average Income. Projects that target at least 10% of the income from restricted units at up to 30% will receive funding Priority.	NYS HCR LGBTQ and Affirming Senior Housing

Appendix B: Resources for Planning

City of Lackawanna Comprehensive Plan 2020: The Future Defined

City of Lackawanna, Code 2025-10-21

References

Chuck Clark, City of Lackawanna

Alexander Adrzejwski, Lackawanna Housing Development Corporation

Jim Panczykowski, JLL

Matt DiFrancesco, CBRE Buffalo

David Tytko, Uniland

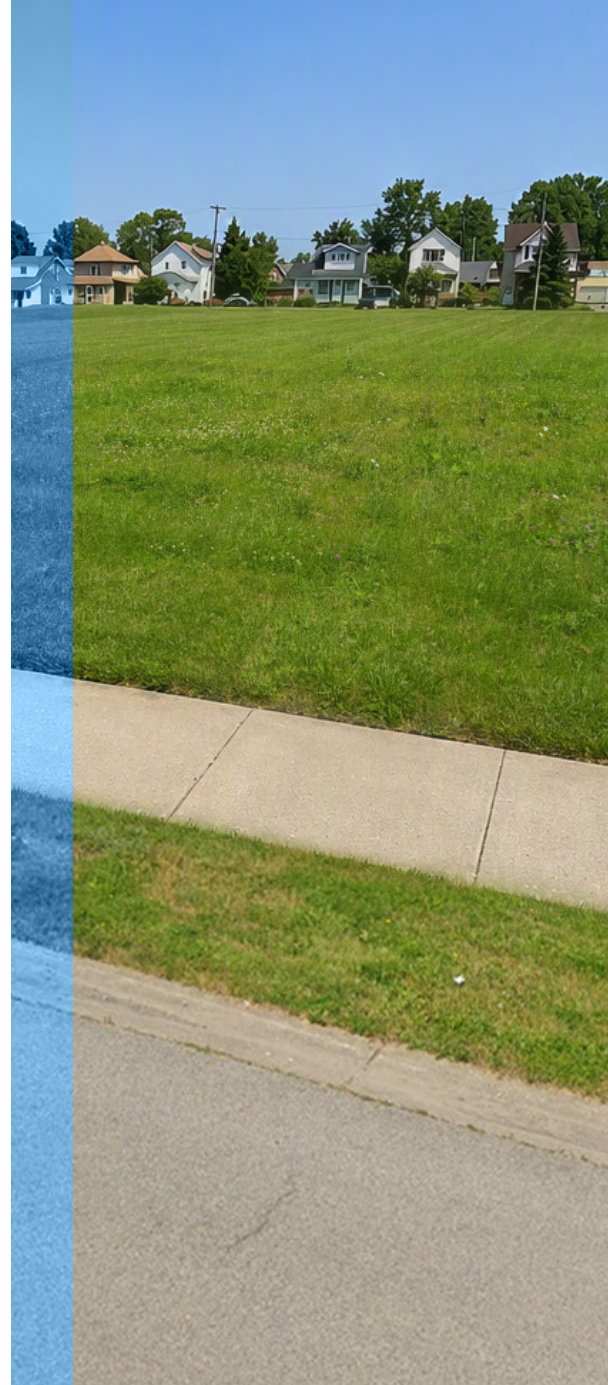
Mark Kuwik, Lackawanna Municipal Housing Authority

Important Notice

All information contained in this report has been obtained from sources believed reliable at the time of publication. WindsorTurner, LLC, or its affiliates, have not verified it and make no guarantee, warranty or representation about its contents. Any projections, opinions, assumptions or estimates used are for illustrative purposes only and do not represent the current or future performance of a property. Property owners, and other interested parties, should conduct a careful, independent investigation that includes the necessary, legal, accounting, environmental and engineering consultants. Market conditions change often, and regular updates are required.

APPENDIX C

Environmental Assessment Site Summary



May 16, 2025

Charles D. Clark
Director of Development, Marketing & Public Information
City of Lackawanna
City Hall | 714 Ridge Road - Room 309
Lackawanna, NY 14218
(716) 827-6475
chuck.clark@lackny.com

**Re: Environmental Assessment Site Summary
100 Dona Street
City of Lackawanna, Erie County, New York**

Dear Mr. Clark:

In response to your request, C&S Engineers, Inc. (C&S) has prepared this environmental site summary for the property located at 100 Dona Street (SBL: 141.67-3-1) in the City of Lackawanna, Erie County, New York (Site).

As part of the City of Lackawanna Step 3 Brownfield Opportunity Area (BOA) project, C&S prepared a Phase I Environmental Site Assessment (ESA) in August 2016 followed by a Phase II ESA in March 2017 for the aforementioned Site. Additionally, a Brownfield Cleanup Program (BCP) application was submitted and accepted in December 2020. The Site was eventually rescinded from the program.

PHASE I ESA FINDINGS

The following were the findings from the August 2016 Phase I ESA, which may not reflect current conditions:

- 100 Dona Street is a 2.2-acre parcel owned by the City of Lackawanna.
- At the time of reconnaissance, the Subject Property contained a vacant, three-story commercial building and an associated parking area. The structure has since been demolished.
- According to historical records, the initial development of the Subject Property was comprised of a single structure used as a school building. The structure underwent minor expansion and was used as the location for the Friendship House of WNY, Inc.
- Former development surrounding the Subject Property included commercial, residential, and industrial uses consisting of retail shops, churches, utility building, single family housing, and a heavy equipment repair shop.

- Single family residential development is adjacent to the Subject Property to the north and south. Commercial use such as Mark's Collision is adjacent to the east. Commercial use such as Lake Shore Metals, Inc. and Bills Boat Works are adjacent to the west.
- There were no petroleum products or hazardous materials observed on the Subject Property.
- Based on the date of construction at the Subject Property prior to 1980, there is risk for asbestos and lead containing building materials to be present on site.
- The Subject Property is located within the mapped limits of a 500-year flood zone.
- There were no groundwater wells located at the Subject Property.
- An environmental database records search indicated that the former school building was heated by oil and that vehicles were stored/maintained on premises. In addition, an unregulated underground storage tank (UST) was formerly located the southeast corner of the Subject Property. This UST is considered a Recognized Environmental Condition (REC).
- A historical automobile station located upgradient of the Subject Property is considered a REC due to potential migration of petroleum onto the Subject Property.

C&S concluded that further environmental assessment of the Subject Property was warranted to characterize the RECs.

PHASE II ESA FINDINGS

Due to the RECs identified in the Phase I ESA, a Phase II ESA was completed in March 2017. The scope of the Phase II ESA included a subsurface investigation, surface soil characterization, groundwater characterization, and analytical testing of soil and groundwater samples. The following findings were made:

- Fill material was encountered on the eastern portion of the Site from just below the asphalt and gravel sub-base or topsoil, to one to three feet below grade. Sandy and silty sand material was observed directly beneath the fill.
- Volatile organic compounds (VOCs) were not detected in the surface soil samples. However, semi-volatile organic compounds (SVOCs) exceeding Industrial Use Soil Cleanup Objectives (SCOs) and metals exceeding Unrestricted Use SCOs were detected in surface soil samples. Polychlorinated biphenyls (PCBs) were detected in surface soil samples, but did not exceed any SCOs.
- Visual and olfactory indications of petroleum impairment were evident in the northern portion of the Site. Petroleum staining appeared in borings BH-6, BH-7 and TP-9 at approximately 6 to 16 feet below grade. However, all concentrations of petroleum-related VOCs and SVOCs were below the Residential Use SCOs in the samples collected from these locations.

- Six subsurface soil samples contained concentrations of contaminants exceeding SCOs. BH-7 contained acetone exceeding Unrestricted Use SCOs. BH-11 contained SVOCs that exceeded Restricted Residential Use SCOs, and arsenic in BH-12 exceeded the Industrial Use SCO.
- No PCBs were detected in the subsurface soil samples.
- Groundwater was present at depths of approximately 5.5 to 10 feet below ground surface (bgs). Monitoring well GW-4 contained concentrations of acetone that exceeded standards. GW-3, GW-4, and GW-5 contained various concentrations of metals that exceeded standards. No PCBs were detected in any of the groundwater samples.

The **Figures** and **Tables** associated with the Phase II ESA are attached to this summary. The majority of the surface soil samples contained varying concentrations of SVOCs which exceeded Industrial Use SCOs, which is indicative of the historical industrial use of the surrounding area. Exposure to impacted soil is likely if any site improvement (i.e. earthwork) is conducted.

Subsurface soil contamination was generally limited to the top one to three feet of fill material, which was observed on the eastern portion of the Site. The fill material consists of a mix of variable amount of sand, with gravel, concrete and brick fragments. Due to the heterogeneous nature of the fill material, no defined point sources of contamination were identified.

Visual and olfactory evidence of petroleum was identified in the proximity of BH-6, BH-7 and TP-9 at depths of six to 16 feet. However, no petroleum-related VOCs or SVOCs were detected in the soil samples from these locations. Based on this information, it appears that the release of petroleum occurred in the distant past and that the petroleum has since weathered. The apparent source of this impact is not known, although records suggest that the school was once heated by fuel oil. The fuel oil was once stored in an 8,000-gallon UST which was removed in 1988. The location of the UST is not known, and documentation of the closure was not found. Therefore, it is possible that the petroleum nuisance characteristics encountered during this Phase II ESA are related to the former presence of that 8,000-gallon UST.

Historical Sanborn Maps indicated the presence of a gasoline storage tank near southeast corner of the Site. Subsurface investigation and groundwater characterization of the southeast corner of the Site indicates that this historical gasoline tank does not appear to have impacted the Site.

Because analytical results indicate contaminant concentrations above the NYS SCOs for Industrial Use (the redevelopment of the site is planned for residential), the Site appears to be eligible for cleanup and redevelopment under NYSDEC's BCP.

BROWNFIELD CLEANUP PROGRAM APPLICATION

A BCP application was prepared and submitted by C&S in July 2020 for the City of Lackawanna serving as a Participant in the program. The Site was accepted into the program in December 2020. Following acceptance, the BCP process was never initiated by the City and the application was subsequently rescinded.

CONCLUSIONS AND NEXT STEPS

Following the review of Site assessments, the following should be considered as the future Site uses are being determined for the property:

- A new BCP application would be necessary for re-acceptance into the program.
- For Site eligibility, it will be dependent on the redevelopment. For single family homes (Residential Use), this site is likely eligible for acceptance into the BCP.
- For a Restricted Residential redevelopment, the eligibility potential is low. The need for more data of subsurface contamination is warranted as only two locations exceed Restricted Residential Use SCOs.
- The petroleum odor and staining is beneficial for an application. If the project is for affordable housing the DEC is more lenient.
- For a Commercial redevelopment, the eligibility will struggle with lack of significant contamination exceeding Commercial Use SCOs
- With the current eligibility guidelines, the property could experience push back from the DEC with regards to level of contamination, and length of time since the data was gathered.

C&S would be happy to discuss the next steps and potential BCP options for the City or a future site developer. Should you have any questions regarding this letter or require additional information, please feel free to contact the undersigned.

Sincerely,

C&S ENGINEERS, INC.



Jesse Alt-Winzig, E.I.T.
Project Environmental Engineer

F:\Project\Q27 - City of Lackawanna\Q27007001 - 2024 Environmental Services\Planning-Study\Reports\100 Dona Street\Environmental Assessment Summary - 100 Dona Street.docx

ATTACHMENT A:

Phase II Figures



Legend

- Parcel Boundaries
- Subject Property



C&S Engineers, Inc.
141 Elm Street
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com



100 DONA STREET PHASE II
ENVIRONMENTAL SITE ASSESSMENT

LACKAWANNA, NY

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	Q27.001.001	
DATE:	07/19/2016	
DRAWN BY:	S.HERBERGER	
DESIGNED BY:	S.HERBERGER	
CHECKED BY:	DAN RIKER	
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE LOCATION

FIGURE 1

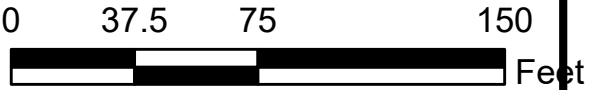
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Legend

- Parcel Boundaries
- Subject Property
- Surface Soil
- Test Pits
- Soil Borings
- Boring 40 Feet



C&S Engineers, Inc.
141 Elm Street
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

N

**100 DONA STREET PHASE II
ENVIRONMENTAL SITE ASSESSMENT**

LACKAWANNA, NY

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	Q27.001.001	
DATE:	11/2/2016	
DRAWN BY:	S.HERBERGER	
DESIGNED BY:	S.HERBERGER	
CHECKED BY:	DAN RIKER	
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SOIL
LOCATIONS

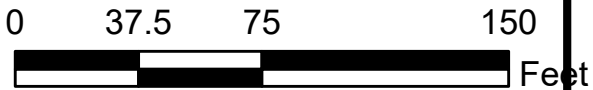
FIGURE 2



Legend

- Parcel Boundaries
- Subject Property

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



C&S Engineers, Inc.
141 Elm Street
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com



100 DONA STREET PHASE II
ENVIRONMENTAL SITE ASSESSMENT
LACKAWANNA, NY

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO:	Q27.001.001	
DATE:	11/2/2016	
DRAWN BY:	S.HERBERGER	
DESIGNED BY:	S.HERBERGER	
CHECKED BY:	DAN RIKER	
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

GROUNDWATER
WELLS

FIGURE 3



Legend

- Parcel Boundaries
- Subject Property
- Samples Exceeding Unrestricted Use SCOs
- Samples Exceeding Residential Use SCOs
- Samples Exceeding Restricted Residential Use SCOs
- Samples Exceeding Industrial Use SCOs

C&S COMPANIES®

C&S Engineers, Inc.
141 Elm Street
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com



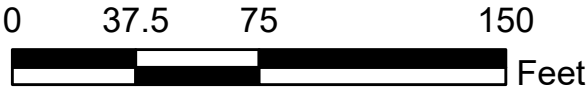
100 DONA STREET PHASE II
ENVIRONMENTAL SITE ASSESSMENT

LACKAWANNA, NY

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: 027.001.001		
DATE: 1/10/2016		
DRAWN BY: S. HERBERGER		
DESIGNED BY: S. HERBERGER		
CHECKED BY: DAN RIKER		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SOIL SAMPLING
RESULTS

FIGURE 4



ATTACHMENT B:

Phase II Data Tables

TABLE 1 - SURFACE SOIL SAMPLING RESULTS
100 DONA STREET

Field Sample ID	Unrestricted Use	Residential Use	Restricted Residential Use	Commercial Use	Industrial Use	SS-1		SS-2		SS-3		SS-4		SS-5		SS-6		SS-7		SS-8		SS-9		SS-10		SS-11		SS-12					
Date Sampled						12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016		12/28/2016			
Sample Matrix						SO		SO		SO		SO		SO		SO		SO		SO		SO		SO		SO		SO		SO		SO	
Units						mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg	
Volatile Organics																																	
Methylene Chloride	0.05	51	100	500	1000	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		0.00528	J	0.01	J				
Semi-Volatile Organics																																	
Acenaphthene	20	100	100	500	1000	0.264	JM	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND					
Acenaphthylene	100	100	100	500	1000	ND		ND		0.266	J	ND		ND		ND		ND		0.364	J	ND		ND		ND		ND					
Anthracene	100	100	100	500	1000	0.847		0.293	J	0.598		ND		0.21	J	ND		ND		0.557		1.89	J	0.406		2.11							
Benzo(A)Anthracene	1	1	1	5.6	11	1.99		1.48		2.62		0.403	J	0.639		0.513		0.32	J	0.517		1.84		5.01		1.41		5.13					
Benzo(A)Pyrene	1	1	1	1	1.1	1.7		1.3		2.11		0.38	J	0.61		0.478		0.317	J	0.487		1.56		4.54		1.26		4.48					
Benzo(B)Fluoranthene	1	1	1	5.6	11	1.48		1.47		2.47		0.432		0.64		0.492		0.34	J	0.484		1.6		4.27		1.44		4.35					
Benzo(G,H,I)Perylene	100	100	100	500	1000	1.04		0.779		1.26		0.267	J	0.445		0.318	J	0.221	J	0.344	J	0.938		2.92		0.842		2.85					
Benzo(K)Fluoranthene	0.8	1	3.9	56	110	1.41		1.17		1.87		0.334	J	0.55		0.406		0.244	J	0.39	J	1.05		3.29		0.859		3.32					
Carbazole						0.526		0.249	J	0.382		ND		ND		ND		ND		0.241	J	1.09	J	0.223	J	1.09	J						
Chrysene	1	1	3.9	56	110	2.03		1.76		2.87		0.491		0.757		0.625		0.384		0.575		1.69		5.09		1.52		5.08					
Dibenz(A,H)Anthracene	0.33	0.33	0.33	0.56	1.1	0.427		0.418		0.654		ND		ND		ND		ND		0.409		1.19	J	0.377	J	1.37	J						
Fluoranthene	100	100	100	500	1000	5.17		3.45		5.79		0.841		1.41		1.14		0.715		1.22		3.97		12.3		2.97		11.5					
Fluorene	30	100	100	500	1000	0.326	J	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND					
Indeno(1,2,3-C,D)Pyrene	0.5	0.5	0.5	5.6	11	0.751		0.628		1.05		0.22	J	0.325	J	0.227	J	ND		0.231	J	0.796		2.11		0.652		2.13					
Phenanthrene	100	100	100	500	1000	3.73		1.46		2.49		0.338	J	0.644		0.627		0.36	J	0.707		1.84		8.37		1.52		8.32					
Pyrene	100	100	100	500	1000	3.99	M	2.42		3.93		0.644		1.08		0.89		0.566		0.974		3.06		9.86		2.26		9.11					
PCBs																																	
PCB-1260 (Aroclor 1260)	0.1	1	1	1	25	ND		0.0208	J	0.021	J	ND		0.0271	J	ND		ND		ND		0.0257	J	ND		ND		ND					
Metals																																	
Aluminum																		7660		7050		9030		9380		8540		8760					
Antimony																		ND		ND		ND		ND		ND		ND					
Arsenic	13	16	16	16	16	8.96		7.51		7.79		9.16		10.5		8.84		8.87		7.89		11.5		11.9		11.9		11.5					
Barium	350	350	400	400	10000	60.5		49.9		63.4		58.6		69.2		47.5		50.9		46		57.3		65.7		64.2		73					
Beryllium	7.2	14	72	590	2700	0.566		0.632		0.759		0.495		0.766		0.443		0.443		0.446		0.519		0.604		0.546		0.544					
Cadmium	2.5	2.5	4.3	9.3	60	1.34		1.41		1.49		1.48		1.95		1.3		1.54		1.22		1.73		1.7		1.9		1.63					
Calcium																		12500		28300		16100		8580		10500		17300					
Chromium, Trivalent	30	36	180	1500	6800	31.2		28.3		43.9		30.6		48.7		33.3		33.1		29.2		42.7		36.3		47.7		31.9					
Cobalt																		5.6		5.45		6.54		6.97		6.63		6.26					
Copper	50	270	270	270	10000	32		26.3		32.6		29.5		41.6		29.8		30.4		30		34.9		36.6		39.1		57.7					
Iron																		20900		20000		25100		26300		26100		23400					
Lead	63	400	400	1000	3900	108		121		142		110		174		104		124		110		149		165		148		143					
Magnesium																		3560		6100		7480		3140		3770		4970					
Manganese	1600	2000	2000	10000	10000	1190		936		1530		905		1490		1110		1010		928		1290		965		1310		910					
Mercury	0.18	0.81	0.81	2.8	5.7	0.0687	D	0.0732		0.0622		0.0923		0.0983		0.0736		0.0825		0.0695		0.102		0.0985		0.113		0.0964					
Nickel	30	140	310	310	10000	20.2		16		19.7		18.3		22.1		16.5		17.8		17.1		18.5		20.1		19.6		18.8					
Potassium																		955		906		1480		1260		1150		1110					
Selenium	3.9	36	180	1500	6800	1.60		ND		1.85		1.68		2.42		0.91		ND		2.14		0.936		1		1.09		1.47					
Silver	2	36	180	1500	6800	ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND		ND					
Sodium																		ND		92.6	J	81	J	ND		ND		82.4	J				
Thallium																		ND		ND		ND		ND		ND		ND					
Vanadium																		26.7		24.1		27.6		29.1		32.4		27.2					
Zinc	109	2200	10000	10000	10000	303		283		336		296		403		268		329		285		386		373		369		380					

Notes:

All concentrtaions in mg/kg

Analytical Data compared to Part 375 Standards and DER-10

ND - The compound was not detected at the indicated concentration.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL.

The concentration given is an approximate value.

D - The reported value is from a secondary analysis with a dilution factor. The original analysis exceeded the calibration range.

M - Matrix spike recoveries outside QC limits. Matrix bias indicated.

Blank - Not tested for

TABLE 2 - BORING SAMPLING RESULTS
100 DONA STREET

Field Sample ID	Unrestricted Use	Residential Use	Restricted Residential Use	Commercial Use	Industrial Use	BH-4		BH-6		BH-7		BH-8		BH-9		BH-10		BH-11		BH-12	
Date Sampled						12/19/2016		12/19/2016		12/19/2016		12/19/2016		12/19/2016		12/19/2016		12/19/2016		12/19/2016	
Sample Matrix						SO		SO		SO		SO		SO		SO		SO		SO	
Units						mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg	
Volatile Organics																					
2-Butanone	0.12	100	100	500	1000	ND		ND		0.0435	J	ND		ND		ND		ND			
Acetone	0.05	100	100	500	1000	ND		ND		0.242		ND		ND		ND		ND			
Carbon disulfide		100				ND		ND		ND		ND		ND		0.00738	J	ND		ND	
Isopropylbenzene						ND		ND		0.0148		ND		ND		ND		ND		ND	
sec-Butylbenzene	11	100	100	500	1000	ND		0.00382	J	ND		ND		ND		ND		ND		ND	
Toluene	0.7	100	100	500	1000	ND		ND		0.0109	J	ND		0.0333		0.0139		0.0174		0.0212	
Trichloroethylene (TCE)	0.47	10	21	200	400	ND		0.00374	JZ	0.315	Z	0.0992	Z	0.771	Z	0.398	Z	0.434	Z	0.7	Z
Semi-Volatile Organics																					
1,1-Biphenyl						ND		ND		0.387		ND		ND		ND		0.234	J	ND	
2-Methylnaphthalene						ND		ND		ND		ND		ND		ND		1.2		ND	
Acenaphthene	20	100	100	500	1000	ND		ND		0.599		ND		ND		ND		ND		ND	
Acenaphthylene	100	100	100	500	1000	ND		ND		ND		ND		ND		ND		2.09		ND	
Anthracene	100	100	100	500	1000	ND		ND		0.282	J	ND		ND		ND		1.6		ND	
Benzo(A)Anthracene	1	1	1	5.6	11	ND		ND		ND		ND		0.186	J	ND		1.54		ND	
Benzo(B)Fluoranthene	1	1	1	5.6	11	ND		ND		ND		ND		0.183	J	ND		0.699		ND	
Benzo(G,H,I)Perylene	100	100	100	500	1000	ND		ND		ND		ND		0.171	J	ND		0.433		ND	
Benzo(K)Fluoranthene	0.8	1	3.9	56	110	ND		ND		ND		ND		ND		ND		0.907		ND	
Carbazole						ND		ND		ND		ND		ND		ND		0.499		ND	
Chrysene	1	1	3.9	56	110	ND		ND		ND		ND		0.196	J	ND		1.08		ND	
Dibenz(A,H)Anthracene	0.33	0.33	0.33	0.56	1.1	ND		ND		ND		ND		ND		ND		0.273	J	ND	
Dibenzofuran	7	14	59	350	1000	ND		ND		ND		ND		ND		ND		0.952		ND	
Fluoranthene	100	100	100	500	1000	ND		ND		ND		ND		0.291	J	ND		3.79		ND	
Fluorene	30	100	100	500	1000	ND		ND		1.24		ND		ND		ND		1.82		ND	
Indeno(1,2,3-cd)Pyrene	0.5	0.5	0.5	5.6	11	ND		ND		ND		ND		ND		ND		0.383		ND	
Naphthalene	12	100	100	500	1000	ND		ND		ND		ND		ND		ND		1.33		ND	
Phenanthrene	100	100	100	500	1000	ND		ND		3.23		ND		0.202	J	ND		5.26		ND	
Pyrene	100	100	100	500	1000	ND		ND		ND		ND		0.252	J	ND		2.36		ND	
PCBs																					
Not detected																					
Metals																					
Aluminum										6780.00		12400.00		4220				7620			
Antimony										ND		ND		3.23	J			ND			
Arsenic	13	16	16	16	16	4.77		2.46		7.67		7.82		11.4		9.52		8.07		19.2	
Barium	350	350	400	400	10000	46.0		15.2		38.8		104		110		77.0		43.4		163	
Beryllium	7.2	14	72	590	2700	0.55		0.161	J	0.687		0.606		0.596		0.439		0.42		0.474	
Cadmium	2.5	2.5	4.3	9.3	60	0.43		0.178	J	0.595		0.734		0.744		0.185	J	0.322		0.829	
Calcium										6260		4930		15800				22800			
Chromium	30	36	180	1500	6800	17.4		4.87		10.9		15.2		15.1		6.13		12.3		14.9	
Cobalt										7.00		6.11		6.14				7.35			
Copper	50	270	270	270	10000	23.7		9.6		28.2		19.8		47.3		17.6		17.7		52.6	
Iron										16200		17200		37800				16200			
Lead	63	400	400	1000	3900	9.49		4.99		10.8		21.1		82.7		11.0		21.9		259	
Magnesium										1280		1710		1420				1830			
Manganese	1600	2000	2000	10000	10000	263		126		513		1760		498		69.7		276		289	
Mercury	0.18	0.81	0.81	2.8	5.7	0.0102		0.008	J	0.0727		0.131		0.0874		0.0247		0.0618		0.148	
Nickel	30	140	310	310	10000	24.7		7.05		23.9		15.6		14.0		11.1		17.1		22.6	
Potassium										1220		1230		347				842			
Selenium	3.9	36	180	1500	6800	3.3		1.08		3.27		3.86		6.06		3.54		3.06		5.01	
Silver	2	36	180	1500	6800	ND		ND		ND		ND		ND		ND		ND		ND	
Sodium										ND		ND		142				108	J		
Thallium										ND		ND		ND				ND			
Vanadium										17.1		23.8		12.1				17.5			
Zinc	109	2200	10000	10000	10000	61.3		21.7		31.9		94.6		111		23.9		52.4		273	

Notes:

All concentrtaions in mg/kg

Analytical Data compared to Part 375 Standards and DER-10

ND - The compound was not detected at the indicated concentration.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL.

The concentration given is an approximate value.

Z - See case narrative.

Blank - Not tested for

TABLE 3 - TEST PIT SAMPLING RESULTS
100 DONA STREET

Field Sample ID	Unrestricted Use	Residential Use	Restricted Residential Use	Commercial Use	Industrial Use	TP-1		TP-2		TP-3		TP-5		TP-6		TP-7		TP-8		TP-9	
Date Sampled						12/27/2016		12/27/2016		12/27/2016		12/27/2016		12/27/2016		12/27/2016		12/27/2016		12/27/2016	
Sample Matrix						SO		SO		SO		SO		SO		SO		SO		SO	
Units						mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg		mg/kg	
Volatile Organics																					
Acetone	0.05	100	100	500	1000	ND		ND		ND		ND		ND		ND		ND		0.0505	
Isopropylbenzene						ND		ND		ND		ND		ND		ND		ND		0.0105	
Trichloroethylene (TCE)	0.47	10	21	200	400	ND		0.0142	Z	0.0175	Z	ND		0.0376	Z	0.0281	Z	0.0284	Z	ND	
Semi-Volatile Organics																					
1,1-Biphenyl						ND		ND		ND		ND		ND		ND		ND		0.703	
Acenaphthene	20	100	100	500	1000	ND		ND		ND		ND		ND		ND		ND		1.51	
Fluorene	30	100	100	500	1000	ND		ND		ND		ND		ND		ND		ND		2.77	
Phenanthrene	100	100	100	500	1000	ND		ND		ND		ND		ND		ND		ND		4.7	
Pyrene	100	100	100	500	1000	ND		ND		ND		ND		ND		ND		ND		0.416	J
PCBs																					
Not detected																					
Metals																					
Aluminum												4060				5950		7160		5470	
Antimony												ND				ND		ND		ND	
Arsenic	13	16	16	16	16	1.70		2.87		1.43		1.93		3.73		3.98		4.25		5.91	
Barium	350	350	400	400	10000	23.6		20.3		15.0		22.0		27.8		25.3		31.5		37.8	
Beryllium	7.2	14	72	590	2700	0.164	J	0.198	J	0.147	J	0.237	J	0.417		0.283	J	0.302		0.697	
Cadmium	2.5	2.5	4.3	9.3	60	0.140	J	0.191	J	ND		0.182	J	0.209	J	0.161	J	0.272	J	0.42	
Calcium												74900				16200		44500		3960	
Chromium, Trivalent	30	36	180	1500	6800	5.39		6.84		5.09		7.07		12.9		8		9.54		9.38	
Cobalt												3.72				4.7		4.49		7.29	
Copper	50	270	270	270	10000	10.8		11.2		8.02		13.8		20.9		14.9		14.0		24.3	
Iron												7800				10500		11000		16100	
Lead	63	400	400	1000	3900	5.31		5.54		4.74		5.83		11.5		9.34		15.9		10.4	
Magnesium												12200				4410		7700		1540	
Manganese	1600	2000	2000	10000	10000	179		256		139	M	144		271		247		233		639	
Mercury	0.18	0.81	0.81	2.8	5.7	0.00451	J	0.00582	J	0.00488	J	0.0111		0.0108		0.0179		0.0449		0.0512	
Nickel	30	140	310	310	10000	9.44		8.58		6.74		11.9		24.1		12.3		12.3		21.1	
Potassium												1010				865		823		1160	
Selenium	3.9	36	180	1500	6800	1.65		1.01		0.575	D	1.41		0.972		ND		0.8		ND	
Silver	2	36	180	1500	6800	ND		ND		ND		ND		ND		ND		ND		ND	
Sodium												108	J			ND		108	J	ND	
Thallium												2.55				ND		1.25	J	ND	
Vanadium												11.3				15.1		15.9		15.0	
Zinc	109	2200	10000	10000	10000	33.5		34.3		46.6	D	40.1		45.6		39.0		52.5		40.9	

Notes:

All concentrtaions in mg/kg

Analytical Data compared to Part 375 Standards and DER-10

ND - The compound was not detected at the indicated concentration.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL.

The concentration given is an approximate value.

D - The reported value is from a secondary analysis with a dilution factor. The original analysis exceeded the calibration range.

M - Matrix spike recoveries outside QC limits. Matrix bias indicated.

Z - See case narrative.

Blank - Not tested for

TABLE 4 - GROUNDWATER SAMPLING RESULTS
100 DONA STREET

Field Sample ID	NY-TOGS	GW-1		GW-2		GW-3		DUP		GW-4		GW-5		Trip Blank	
Date Sampled		01/16/2017		01/16/2017		01/16/2017		01/16/2017		01/16/2017		02/23/2017		01/16/2017	
Sample Matrix		WG		WG		WG		WG		WG		WG		WG	
Units		ug/l		ug/l		ug/l		ug/l		ug/l		ug/l		ug/l	
Volatile Organics															
Acetone	50.0 ug/l	18.7		5.75	J	19.9		8.45	J	59.3		ND		9.43	J
Carbon disulfide		1.49	J	ND		ND		ND		ND		ND		ND	
Methylcyclohexane		ND		6.05		ND		ND		ND		ND		ND	
Semi-Volatile Organics															
Dibenzofuran		ND		ND		ND		ND		ND		5.24			
Fluorene	50.0 ug/l	ND		ND		ND		ND		ND		9.37			
Phenanthrene	50.0 ug/l	ND		ND		ND		ND		ND		5.15			
PCBs															
Not detected															
TAL Metals (ICP)															
Aluminum	100.0 ug/l					37300		34700		206000		11300			
Antimony	3.0 ug/l					ND		ND		ND		ND			
Arsenic	25.0 ug/l					19.9		15.6		132		ND			
Barium	1000.0 ug/l					372		358		1440		199			
Beryllium	3.0 ug/l					ND		ND		9.22		ND			
Cadmium	5.0 ug/l					ND		ND		20.6		ND			
Calcium						431000		436000		6390000		284000			
Chromium, Total	50.0 ug/l					55.1		50.2		410		18.5			
Cobalt	0.0 TBE					ND		ND		165		ND			
Copper	200.0 ug/l					68.8		66.7		601		24.3	J		
Iron	300.0 ug/l					44600		42700		364000		16300			
Lead	25.0 ug/l					29.5		28.6		228		17.1			
Magnesium	35000.0 ug/l					62300		62100		978000		343			
Manganese	300.0 ug/l					1000		1000		27600		997.0			
Mercury	0.7 ug/l	ND		ND		0.116	J	ND		2.31					
Nickel	100.0 ug/l					67.7		63.8		486		21.5	J		
Potassium						15400		15000		50900		4460			
Selenium	10.0 ug/l					ND		ND		82.9		ND			
Silver	50.0 ug/l					ND		ND		ND		ND			
Sodium	20000.0 ug/l					40400		41800		12100		24600			
Thallium	0.5 ug/l					ND		ND		173		ND			
Vanadium	0.0 TBE					55.3		52.4		413		16.9			
Zinc	2000.0 ug/l					211		205		856		258.0			
Part 375 Metals (ICP)															
Arsenic	25.0 ug/l	11.0		ND											
Barium	1000.0 ug/l	102		76.6	J										
Beryllium	3.0 ug/l	ND		ND											
Cadmium	5.0 ug/l	ND		ND											
Chromium, Total	50.0 ug/l	26.9		28.5											
Copper	200.0 ug/l	13.9	J	12.5	J										
Lead	25.0 ug/l	ND		ND											
Manganese	300.0 ug/l	333		323											
Nickel	100.0 ug/l	21.9	J	24.0	J										
Selenium	10.0 ug/l	10.2		11.9											
Silver	50.0 ug/l	ND		ND											
Zinc	2000.0 ug/l	ND		38.2	J										

Notes:

All concentrtaions in ug/l

Analytical Data compared to Part 375 Standards and DER-10

ND - The compound was not detected at the indicated concentration.

J - Data indicates the presence of a compound that meets the identification criteria. The result is less than the quantitation limit but greater than MDL.

The concentration given is an approximate value.

Blank - Not tested for