

# LAND FOR SALE

**CROSS ROADS INDUSTRIAL – SBL: 150.00-1-9**

**Corner of Milestrip Expressway and Lakeshore Road**

**Hamburg, New York 14075**

**\$55,000 per acre**

**Zoned M3 - Heavy Industrial**



*Approximately 26 acres of highly visible, industrial land located just south of Buffalo with excellent access to the New York State Thruways and 15 miles from the Buffalo Niagara International Airport.*

## LOCATION

- .1 Miles to NYS Route 5
- 1.5 Miles to NYS Thruway I-90 (East/West)
- .3 Miles CSX intermodal Rail
- 10 Miles to Canadian Border

## 2023 TAXES

Town & County \$8,442

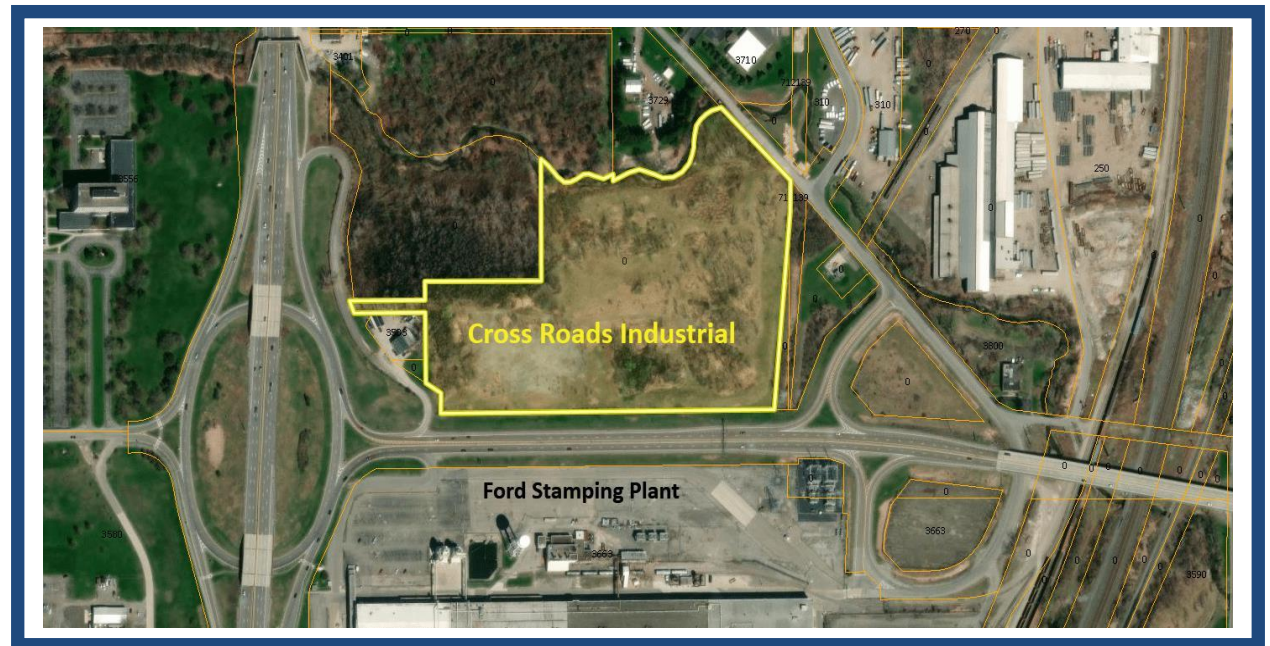
School \$7,310

## UTILITIES

Natural Gas: National Fuel ½ M cfh

Electric: National Grid; 13.2 kv transmission; 2mw capacity

Water: Erie County Water Authority; water 24 inch main & sewer 60 inch main



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## Phase 2 Recommendations and Map

This assessment has identified SVOC soil impact exceeding Commercial and Industrial Use SCOs in SB-08, and elevated SVOC concentrations in MW-03 exceeding groundwater guidance values. If desired, further investigation would be necessary to determine the extent of the SVOC impact proximate SB-08 and MW-03.

**Based on the results of this assessment, no remedial action appears warranted at this time.** Site soil/fill disturbed during redevelopment activities should be properly handled and may require characterization and off-site disposal at a regulated facility. Appropriate screening and testing should be completed in accordance with local, state and/or federal regulations prior to transportation of fill/soil to an off-site facility or location. Subsurface soils in the vicinity of SB-08 disturbed during future redevelopment activities should remain on-site under a cover system or transported off-site to an appropriate disposal facility. No elevated gamma radiation readings were observed while screening the soils recovered from test pits or soil borings during the assessment; however, due to the presence of slag commingled in the fill material at the Site, proper handling of slag containing fill and potential testing may be required during redevelopment activities and prior to off-site disposal of the fill material. The NYSDEC recently release a draft Division of Materials Management Program Policy 5 (DMM-5) for Management of Soils Contaminated with Technologically-Enhanced Naturally Occurring Radioactive Materials (TENORM). Management of slag containing fill materials at the site should be handled in accordance with this policy during future redevelopment activities. Site groundwater should not be used as a potable water source or for any Site processes without prior sampling and/or treatment.

Phase 2 Investigation Test pits and soil borings. March 2023

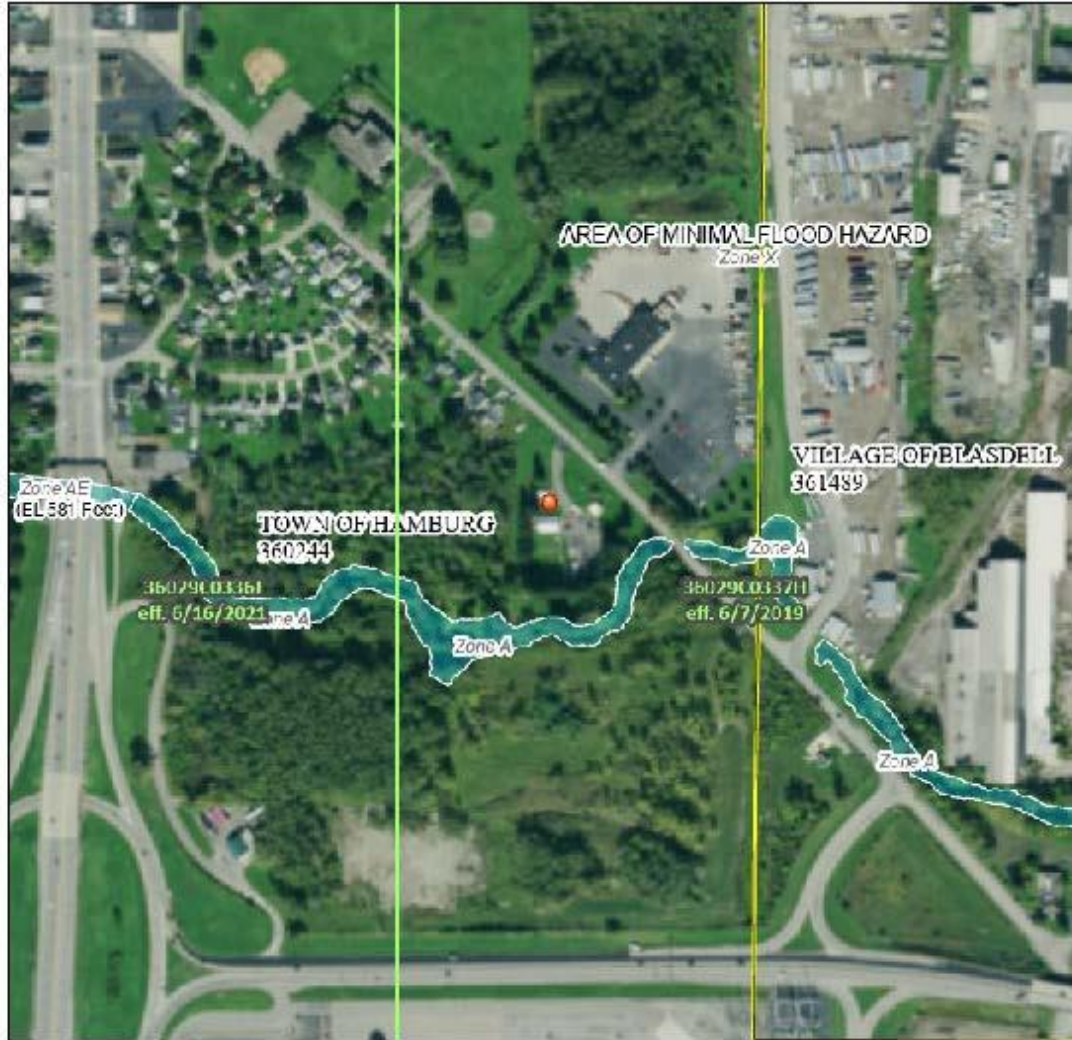


# FEMA Flood Map

## National Flood Hazard Layer FIR Mette



78°30'51" W 42°47'49" N



1:6,000

78°30'51" W 42°47'49" N

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>With Rev. Base Flood Elevation (BFE) Zone A, V, AE2</li> <li>With BFE at Depth Zone AE, A0, AE, VC, AF</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual Chertic Flood Hazard, Areas of 1% Annual Chertic Flood with average depth less than one foot, or with drainage areas of less than one square mile. Zone X</li> <li>Future Conditions 1% Annual Chertic Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Note. Zone X</li> <li>Area with Flood Risk due to Levee. Zone X</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective UMRs</li> <li>Area of Undetermined Flood Hazard Zone X</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Roadwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>20.2 Cross Sections with 1% Annual Chertic</li> <li>27.4 Water Surface Elevation</li> <li>Channel Transition</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Channel Transition Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul> <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>

This map complies with FEMA's standards for the use of digital flood maps if it is the valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/29/2023 at 2:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map control icons, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

# Wetland Delineation March 2023

