



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 73-79 W. Huron Street
DEC Site #: C915282
Address: 73-79 West Huron St., Buffalo, NY 14202

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 73-79 W. Huron St. Site ("site") located at 73-79 West Huron Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915282>

The cleanup activities were performed by Hurondel I, Inc. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location identified below under "Where to Find Information."

Completion of Project

The cleanup consisted of:

- Excavation and off-site disposal of approximately 4,500 tons of petroleum-impacted soil.
- Development of a Site Management Plan that details the management of any future excavation on site, the continued monitoring of groundwater, and the evaluation of new or existing buildings on site for soil vapor intrusion.
- Filing of an Environmental Easement on the property that restricts site use to restricted residential, commercial or industrial (based on local zoning), requires compliance with the Site Management Plan and requires periodic certification that all controls are in place and effective.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over

after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier. 4) Certifies that a site management plan for any controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Monitoring Plan
- Environmental Easement
- Land Use Restriction
- Groundwater Use Restriction

No engineering controls have been put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The site is located at 73-79 W. Huron Street, Buffalo, in Erie County. The site is approximately 0.6 acres in size.

Site Features: The site consists of a six-story building and an asphalt-paved parking lot. The building is a vacant, brick structure with a basement and basement sump. The parking lot is located to the west of the building and covers the remainder of the site.

Current Zoning and Land Use: The site is in the City's N-1D, Downtown/Regional Hub neighborhood zone which allows for restricted residential and commercial uses.

Past Use of the Site: The building was constructed in the early 1900s as a horse stable. It was later converted to an automobile parking ramp. Historical activities included the use of petroleum products in above ground drums and underground tanks. The southern end of the paved parking lot was once occupied by a gas station. Immediately west of the site is another former gas station, currently being remediated under the Department's Spill Response program (spill #1106834).

Geology and Hydrogeology: Soils beneath the asphalt parking lot consist of general fill (i.e. bricks, metal, glass, etc.) co-mingled with fine sand to depths of 2 to 5 feet below ground surface (fbgs). Beneath the general fill and the basement of the building, the soil is a poorly graded sand and silty sand. Bedrock was not encountered during any of the site investigations, however, based on observations at other nearby sites, it is estimated that the limestone bedrock is approximately 40 fbgs.

Groundwater is present at approximately 9 to 11 fbs. Site groundwater flow direction is influenced by an active sump, located in the western half of the building's basement. Based on observations made during the remedial investigation, the sump pump operates continuously, creating a localized depression in the groundwater table, pulling groundwater from beneath the central portion of the parking lot eastward. Beyond the vicinity of this sump, in the southern end of the parking lot, groundwater flows in a southeast direction. Based on the elevation of the sump pump inlet, and observations from the soil borings completed through the basement floor, there is no unsaturated space (i.e. air space) beneath the basement floor slab.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Erie County Central Library
1 Lafayette Square
Buffalo, New York 14203

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

David Locey
New York State Department of Environmental
Conservation
270 Michigan Avenue
Buffalo, New York 14203-2915
716-851-7220
david.locey@dec.ny.gov

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza-Corning Tower Room - 1787
Albany, New York 12237
518-402-7850
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

