



FACT SHEET

Brownfield Cleanup Program

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

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

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 73-79 West Huron Street ("site") in the City of Buffalo. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Hurondel I, Inc. (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

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

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 23** through **August 7, 2017**. The *Site Investigation / Interim Remedial Measures / Alternatives Analysis Report* (SI/IRM/AA report, May 2017), containing the proposed site remedy, is available for public review at the location identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

1. Imposing an environmental easement on the property that will restrict it to restricted-residential, commercial and industrial uses; and
2. Implementing a Site Management Plan that will detail the management of any future excavations in areas of remaining contamination, detail site monitoring requirements (including groundwater monitoring) and detail the steps necessary for the periodic review and certification of these controls.

In addition to the proposed remedy, an interim remedial measure (IRM) has already been completed at the site. An IRM is a cleanup activity that may be performed when a source of

contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The IRM completed at this site included the excavation and off-site disposal of 4,500 tons of petroleum impacted soils.

The completed IRM removed the grossly contaminated soils that were contributing to the groundwater contamination. Though the groundwater remains contaminated, recent monitoring indicates a decline in contaminant levels which is expected to continue, through the natural processes of attenuation. The groundwater will continue to be monitored, and trends in contaminant concentrations will be evaluated to determine if the remedy continues to remain effective or if alternative remedial measures are necessary. The environmental easement will restrict the use of the site and use of the groundwater and thereby reduce the risk of exposure to residual contaminants.

Summary of the Investigation

A gas station was once located on that portion of the site which is now a paved parking lot. Another gas station is located immediately adjacent and off site to the west. Earlier environmental investigations had found that the groundwater and soil at both former gas stations have been impacted by petroleum-related contaminants. The off-site property is being addressed by the responsible party, with NYSDEC oversight, under the State's Spill Response Program.

During the BCP site investigation, no metals, semi-volatile organic compounds (SVOCs), pesticides or polychlorinated biphenyls (PCBs) were detected in the soils on site, at concentrations exceeding applicable soil cleanup objectives (SCOs) for restricted residential use. Volatile organic compounds (VOCs) were found at concentrations exceeding SCOs, but only beneath the parking lot.

Groundwater samples collected during the BCP site investigation found primarily petroleum-related VOCs, at concentrations exceeding groundwater quality standards/guidance values. The higher concentrations were found at the southern end of the site parking lot, where the gas station was once located and the contaminated soils were excavated and disposed as part of the IRM. After the soil excavation had been completed, the concentrations of VOCs still exceeded standards/guidance values but at significantly lower levels than before. The decline in groundwater contaminant concentrations has been attributed to the removal of the grossly-contaminated soils from the site and the ongoing remediation of soil and groundwater on the adjacent and up-gradient petroleum spill site to the west.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the SI/IRM/AA report and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final SI/IRM/AA report (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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 building and an asphalt-paved parking lot. The six-story building is a parking garage addressed as 73 W Huron. The vacant parking garage is a brick structure with a basement and has a 0.34 acre footprint. The parking lot is located to the west of the parking garage and is currently in use.

Current Zoning and Land Use: The parking lot portion of the site is used for commercial purposes. Following the site cleanup, the building will be redeveloped for mixed commercial/residential use.

Past Use of the Site: The six-story 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 western half of the site, currently the paved parking lot, was once occupied by a gas station. Adjacent to the west of the site is another former gas station, currently being remediated under the Spill Response Program (spill #1106834).

Geology and Hydrogeology:

Soils beneath the asphalt parking lot consist of fine to medium sand with less than 20% silt and clay and intermittent fill. Groundwater is present at approximately 7.5 to 10 feet below ground surface and locally flows to the east and southeast.

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.

