



FACT SHEET

Brownfield Cleanup Program

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Site Name: 1130 Niagara Street Site
DEC Site #: C915284
Address: 1130 Niagara Street
Buffalo, NY 14213

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination;

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 1130 Niagara Street Site ("site") located at 1130 Niagara Street in Buffalo, Erie County, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Jenesis Development LLC (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.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in soil vapor. The threat will be addressed by the actions described below.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C915284>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from November 8, 2017 through December 22, 2017. The draft Remedial Investigation – Alternative Analysis Report (RI-AAR) 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:

- Excavation and off-site disposal of approximately 1,500 cubic yards of chlorinated solvent contaminated soil/fill from the delineated source area. The contaminated soil will be excavated to top of bedrock.

- Implement a phased in-situ (in-place) groundwater treatment remedy. The first phase would involve fracturing the upper bedrock surface exposed during the contaminated soil removal remedy and applying zero valent iron with emulsified oil (EZVI) to promote chemical and biological treatment of dissolved chlorinated solvents in groundwater. The second phase would include additional injections of an edible vegetable oil carbon source and nutrients, as necessary, to further promote biological treatment of chlorinated solvent contaminated groundwater.
- Placement of approved backfill as required to restore the excavated areas to grade.
- Placement of a site wide cover system, including demarcation layer underlying one foot of approved cover soil or hardscape (building, asphalt and concrete) to address residual contamination in soil/fill.
- Execution of an environmental easement that restricts groundwater use and places limitations on end use of the site to commercial or industrial uses, and
- Development of a Site Management Plan that will include:
 - Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner; and
 - Site Monitoring Plan that includes a site-wide inspection program to assure that the engineering controls have not been altered and remain effective and the in-situ groundwater treatment remedy is effective.
 - Provisions for additional soil vapor intrusion evaluations and mitigation, where required, if any new buildings are constructed on the site.

Summary of the Investigation

A Remedial Investigation (RI) was commenced in March 2015 to define the nature and extent of contamination in soil, groundwater and soil vapor at the site, including further evaluation of previously identified chlorinated solvent groundwater contamination. The investigation identified an area of chlorinated solvent contaminated soil/fill that was the main source of groundwater contamination. In addition, on-site soil vapor was contaminated with chlorinated solvents and the on-site source may be impacting off-site soil vapor. Additional off-site investigation is warranted and will be pursued by the Department. A discrete area of petroleum related contamination was excavated and disposed off-site in August 2016 as an interim remedial measure (IRM). An IRM is a remedial action that can be implemented to address a known area of contamination without extensive investigation. The remainder of the site contains varying amounts historic fill contaminated with metals and semi-volatile organic contaminants above the commercial use soil cleanup objectives.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RI-AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RI-AAR (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 1130 Niagara Street situated in the northwest section in the City of Buffalo. The site is situated at the southwest corner of the intersection of Niagara Street and Ferry Street. The western side of the site borders an active railroad corridor, beyond which lies NYS Interstate 190, the Black Rock shipping canal, the southern tip of Unity Island and finally the Niagara River. The local area use consists of a mix of light industrial and commercial along Niagara Street and transitions to residential beyond the eastern side of Niagara Street.

Site Features:

The site consists of three separate parcels with two contiguous and the other separated by Gull Street.

Parcel 1: The 1144 Niagara St. parcel is an L shaped lot that is currently vacant and formerly contained a 63,000sq. ft. one story warehouse/manufacturing building that covered most of the parcel. The building was demolished early 2016, but the concrete floor remains. The ground surface on western side of the parcel abruptly drops off near the railroad tracks with an embankment. The embankment is supported by a limestone block wall.

Parcel 2: The 17 Gull Street parcel is a vacant open lot contiguous with parcel 1 that formerly contained a three-story building that was razed by a fire in 2008. The eastern third of the lot is paved with asphalt paving to serve loading docks on the former 1144 Niagara St. building. The balance of the parcel is fallow and is covered with a mix of soil, gravel and small pieces of hard demolition debris. The parcel slopes westerly toward the railroad tracks.

Parcel 3: The 103 West Ferry St. (currently named Robert Rich Way) parcel is the non-contiguous parcel and is covered by an asphalt paved parking lot approximately 38,000 sq. ft. in area, and a 1,500sq. ft. standalone one story masonry building located at the southwest corner of the parcel. This parcel is separated from the two contiguous parcels by Gull Street.

Current Zoning and Land Use:

The concrete flooring from the former 1144 Niagara St. building is partially being used as employee parking. The 17 Gull Street parcel is vacant. The paved portion of the 103 West Ferry St. parcel is being used for employee parking, and the masonry building at the southwest corner of the parcel is vacant. The site zoning is M-1, light industrial use, but is being used for commercial purposes. The M-1 zone extends north and south along the west side of Niagara St. Zoning across Niagara St. to the east is commercial.

Past Use of the Site:

The site consists of three parcels and ownership/use has varied over the decades. The respective parcels that constitute the site have a long history of being utilized for residential and commercial/industrial operations from the late 1880s.

Parcel 1: 1144 Niagara St. has been occupied by several industrial and commercial businesses since approximately 1925 to 2015. During Curtis Screw manufacturing operations (1960 to 2005), various lubricants and solvents were used in the manufacturing

of screws and small machine components. The industrial building that occupied the parcel was demolished in 2016 and the parcel used since for surface parking.

Parcel 2: 17 Gull street had been used for industrial manufacturing from 1906 to 2005. Prior to 1925, the mid-section of the parcel contained residential dwellings. Prior to 1951, residential dwellings occupied the east side of the parcel. The industrial building complex on this parcel was destroyed by a fire in 2008 and was subsequently demolished. The parcel remains vacant and has not been used since the fire destroyed these buildings.

Parcel 3: 103 West Ferry St. was occupied in the late 1880s by a number of structures that varied in use including a foundry-iron works facility on the southern half of the parcel. Other industrial uses included steel annealing. Prior to 1925, a boarding house and several residential dwellings occupied the northern half of the parcel. By 1951, some of these dwellings had been demolished, the area filled and paved for parking. The parcel currently contains a 1,500-square foot vacant storage building located at the southwest corner of the site.

Site Geology:

The overburden geology in the immediate vicinity of the Site is classified as urban land and is mostly covered by streets, parking lots, and buildings. The overburden consists of the following materials listed from the ground surface to bedrock.

- Ground surface covering consisting of concrete, asphalt, or topsoil;
- Fill material consisting of a mixture of varying amounts of sand and gravel with brick fragments, wood, and cinders; and
- Native clay with fine gravel and sand.

The native clay at the Site varies by parcel from approximately 4.5 feet thick on Parcel 2 to 18 feet thick on Parcel 3. The fill material overlying the clay at the Site ranges in thickness from approximately 4.5 feet thick on Parcel 3 to 7.5 feet thick on Parcel 1. The bedrock at the Site is encountered at depths ranging from 4.5 feet below ground surface (bgs) on Parcel 2 to 18 feet bgs Parcel 3.

Groundwater was encountered in the overburden and in bedrock. The groundwater gradient in both units flows generally in a westerly direction towards the Blackrock Canal/Niagara River.

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.

Buffalo & Erie County Public Library - Niagara Branch
280 Porter Ave
Buffalo, NY 14201
716-882-1537

Who to Contact

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

Project Related Questions

Eugene Melnyk, PE
New York State Department of
Environmental Conservation
270 Michigan Ave.
Buffalo, NY 14203
716-851-7220
eugene.melnik@dec.ny.gov

Site-Related Health Questions

Jacqueline Nealon
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
518-402-7860
bee@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.

