



FACT SHEET Brownfield Cleanup Program

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

Site Name: 905 Elmwood Avenue Site
DEC Site #: C915288
Address: 905 Elmwood Avenue
Buffalo, NY 14222

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 905 Elmwood Avenue Site ("site") located at 905 Elmwood Avenue, Buffalo, Erie County under New York State's Brownfield Cleanup Program have been or will be 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/external/derexternal/haz/details.cfm?pageid=3&progno=C915288

The cleanup activities were performed by Elmwood Village Properties, LLC 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(s) identified below under "Where to Find Information."

Completion of Project

The Site has been remediated to achieve an Unrestricted Use (Track 1) cleanup, which included:

- 1) Excavation and removal of the gas station's five underground storage tanks, vents and fill lines, pumps and infrastructure;
2) Demolition of the existing building, including in-ground hydraulic lifts;
3) Removal of two above ground storage tanks and miscellaneous containers (i.e., 55-gallon drums), including contents;
4) Excavation and off-site disposal of petroleum impacted soil/fill exceeding Part 375 Unrestricted Use soil cleanup objectives (SCOs); and
5) Collection of post-excavation confirmatory soil samples.

Approximately 6,000 tons of petroleum-contaminated soil was removed from the site. Another 660 tons of petroleum contaminated soils were removed from a few feet beyond the north and west boundaries of the site.

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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 engineering controls used at the site has been approved by NYSDEC.

No institutional controls have been or will be put in place on the site.

No engineering controls have been or will be 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 on the southeast corner of Elmwood and West Delevan Avenue, in the City of Buffalo. Residential properties border the site to the east and south, to the west and north are commercial properties. In the near vicinity, the properties are a mix of commercial and residential.

**Site Features:** The site was once occupied by a combined, convenience store and automobile service station building, three underground storage tanks (USTs), fuel dispensers, and associated canopy. The store/service station was demolished as part of the BCP cleanup. The USTs were also removed with most of the soils on site above bedrock. Construction of a mixed use, 4-story residential/commercial building, occupying nearly the entire site, began concurrently with the site cleanup.

**Current Zoning and Land Use:** The site is within the Elmwood Avenue Business district and is zoned for commercial use.

**Past Use of the Site:** The site had been a petroleum filling and automobile service station since 1964. The site contained at least eight underground storage tanks (USTs) over the years, five tanks were found and removed during the site cleanup. Hazardous/regulated materials and/or wastes associated with automobile repair activities were likely used, stored and/or generated on-site including gasoline, diesel, No. 2 fuel oil, kerosene, propane, motor oil, and waste oils.

Site Geology and Hydrogeology: Beneath the pavement and building, non-native soil/fill material was generally present in the upper 4 to 8 feet below ground surface (fbgs) with varying amounts of granular soils (silts, sand and clay). Native soils generally consisted of sandy clay or silty sand.

Based on the bedrock geologic map of Erie County, the site is situated over the Onondaga Formation of limestone. Bedrock was encountered during the BCP cleanup at depths of 12 to 13 feet.

Depth to groundwater ranged from 4 to 7.5 fbgs. Groundwater flow direction was to the northwest, toward the intersection of Elmwood and West Delevan Avenues.

**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  
Crane Branch  
633 Elmwood Avenue  
Buffalo, NY 14222  
telephone: 716-883-6651

### Who to Contact

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

#### Project Related Questions

David Locey  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
david.locey@dec.ny.gov

#### Site-Related Health Questions

Dawn Hettrick, P.E.  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room 1787  
Albany, NY 12237  
518-402-7860  
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.

