



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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**Site Name:** 905 Elmwood Avenue Site  
**DEC Site #:** C915288  
**Address:** 905 Elmwood Avenue  
 Buffalo, NY 14222

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the 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. Please see the map for the site location.

The cleanup activities were performed by Elmwood Village Properties, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup:

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.

## **Next Steps**

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup 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 and commercial properties border the site to the west and north. Properties in the near vicinity of the site are a mix of commercial and residential.

**Site Features:** The site was once occupied by a combined convenience store and automobile service station building and included 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 along with all contaminated soil above bedrock. The site was redeveloped with a new mixed use, 4-story residential/commercial building occupying nearly the entire site.

**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. Throughout that time, the site contained at least eight underground storage tanks (USTs).

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 is 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.

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&progno=C915288>

**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  
phone: 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.

