



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 31 Tonawanda Street
DEC Site #: C915299
Address: 31 Tonawanda Street
Buffalo, NY 14207

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 31 Tonawanda Street site ("site") located at 31 Tonawanda Street, Buffalo, Erie County. 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."

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=C915299>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 31 Tonawanda Street, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from December 13, 2017 through January 11, 2018. The proposed plan is available for review at the location(s) 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The RI work will include:

- Completion of soil borings throughout the site;
- Collection of fill and soil samples for chemical analysis;

- Installation of groundwater monitoring wells;
- Collection of groundwater samples for chemical analysis; and
- Completion of a soil vapor intrusion investigation.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The 31 Tonawanda Street Site consists of two separate parcels on Tonawanda Street in the Black Rock section of the City of Buffalo. The 31 Tonawanda Street property is located on the east side of Tonawanda Street and is approximately 1.86 acres in size. The 150 Tonawanda Street property is located on the west side of Tonawanda Street and is approximately 0.92 acres in size.

The 31 Tonawanda Street property is bordered by Scajaquada Creek to the east; a Scajaquada Expressway off ramp, vacant land and Scajaquada Creek to the south; Tonawanda Street, a vacant residential/restaurant structure, a vehicle repair shop and rail lines to the west; and the former Fedders manufacturing facility to the north.

The 150 Tonawanda Street property is bordered by rail lines and vacant undeveloped industrial and commercial properties to the west; vacant property owned by the City of Buffalo to the north; Tonawanda Street, mostly vacant commercial and industrial properties, and Scajaquada Creek to the east; and the 68 Tonawanda Street Site (Site No. C915316) to the south. The New York State Thruway and the Niagara River are located about ¼ mile to the southwest.

Site Features:

The 31 Tonawanda Street property contains an irregularly shaped, approximately 115,000 square foot building that occupies the majority of the property. The rectangular section of the building on the east side of the property has three floors and a full basement. The only green space is located along Scajaquada Creek on the east side of the property and on property to the south that abuts the Scajaquada Expressway off ramp. The creek bank at the rear of the property contains large stones. The 150 Tonawanda Street property is vacant.

Current Zoning and Land Use:

Both properties are currently zoned for commercial use. The building at 31 Tonawanda Street is mostly vacant, although the western portion of the building is leased to the EB Atlas Steel Corporation and Steel Crazy Iron Art, which specialize in steel construction, architectural and

ornamental metal work. The 150 Tonawanda Street property is vacant. Surrounding properties are zoned for commercial and industrial use, and are mostly vacant. Residential properties are located approximately 0.15 miles west of the site and approximately 0.35 miles to the southeast.

Past Use of the Site:

In the late 1800s, the United States Electric Light and Power Company of Buffalo (later called the Buffalo General Electric Company) had a plant for arc lighting on the southern portion of the 31 Tonawanda Street property while the Thompsons Shingle Mill was located on the northern portion. The electric company was an experimental station of the National High Temperature Furnace Company. Sometime after 1900, the Fedders Manufacturing Company occupied the 31 Tonawanda Street property and constructed the existing building. Initially, Fedders made milk cans and kerosene tanks for Standard Oil Co. and bread pans for National Biscuit Co. Later, Fedders converted the plant to making radiators for automobiles. During World War I the company also made radiators for airplanes and manufactured appliances for heating and electrical refrigeration. During World War II, Fedders received contracts to make links and clips for machine-gun belts and rifle bullets. In the late 1940's through the 1960s, Fedders made room air conditioners and electric water coolers, heaters, radiators, radiator cores and home radiators, convectors, hot-water boilers and women's handbag frames, as well as heat-transfer equipment, including convectors, condensers, evaporators, and dehumidifiers. By 1990 the company was sold to FEDCO who manufactured automobile heating equipment. The property was sold to Black Rock Trade Center, Inc. in 2005.

The Fedders Manufacturing Company had a history of using various chemicals, oils, solvents and other materials in their manufacturing process. Processes at the property included metal stamping, soldering, brazing, welding, painting, acid washing and degreasing. Industrial wastes were reported to include solder dross, degreasing still bottoms including trichloroethylene (TCE) and tetrachloroethene, petroleum-based lubricating fluids and other products and wastes.

The 150 Tonawanda Street property has been associated with rail operations since the mid-late 1800's. By the late 1800's the property contained freight platforms and separate freight depots. As a freight depot, much of the raw and manufactured products that supported the surrounding industry and residential community were on/off loaded to/from freight trains. By 1916 the Freight house building was located on the adjacent southern parcel and rail tracts extended across the subject rail parcel.

In May 2011, a Phase I Environmental Site Assessment (ESA) was completed on the property. This was followed by the completion of a Phase II ESA in September 2014, and a Limited Sub-Slab Soil/ Subsurface Assessment in March 2015 that built upon the findings of the first assessment. These Phase II ESA's documented the presence of volatile organic compounds (primarily chlorinated solvents), semi-volatile organic compounds (primarily polynuclear aromatic hydrocarbons or PAHs), and metals at concentrations that exceeded the restricted residential soil cleanup objectives (SCOs). Pesticides were also detected but at concentrations below the SCOs. Polychlorinated biphenyls (PCBs) were not detected. Groundwater at the site was not evaluated during the Phase II ESA's.

Site Geology and Hydrogeology:

At the 31 Tonawanda Street property, fill material exists throughout the property at depths generally less than 3 feet along Tonawanda Street and up to 9 feet near Scajaquada Creek. The fill material consists mainly of black sandy gravel fill along Tonawanda Street and foundry sand, wood, brick and cement intermixed with silty clay near Scajaquada Creek. Native brown clay or silty clay underlies the fill material. This soil is stained black near Scajaquada Creek. At the 150 Tonawanda Street property, fill material exists throughout the property at depths ranging from 4 to 6 feet. The

fill material consists mainly of black sandy fill mixed with brown soil, concrete, brick and other debris. Native brown clay underlies the fill material.

Bedrock was not encountered at either property; however, at the nearby Iroquois Gas/Westwood Pharmaceutical Site (Site No. 915141) depth to bedrock ranges from 72.3 to 89.2 feet below ground surface. Although monitoring wells have not been installed at either property shallow groundwater is expected to flow toward Scajaquada Creek to the east or the Niagara River to the southwest.

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 may 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.

Riverside Branch Library
820 Tonawanda Street
Buffalo, NY 14207
phone: 716-875-0562

Who to Contact

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

Project Related Questions

Glenn May
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
glenn.may@dec.ny.gov

Site-Related Health Questions

Gregory Rys
NYSDOH – Herkimer District Office
5665 NYS Rt. 5
Herkimer, NY 13350
315-619-3194
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.

