



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 1176 South Park Avenue Site 3  
**DEC Site #:** C915301  
**Address:** 1176 South Park Avenue, Buffalo, NY 14210

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 the 1176 South Park Avenue Site 3 ("site"), South Park Avenue and Bertha Street in 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."

The cleanup activities will be performed and funded by John W. Danforth Construction, 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 does not pose a significant threat.

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=C915301>

#### How to Comment

NYSDEC is accepting written comments on the investigation report for 45 days, from **October 18, 2017** through **December 4, 2017**. The investigation report is available for public 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.

#### The proposed remedy:

- Removal and off-site disposal of four areas of concern containing arsenic, PCBs and petroleum impacted soil.
- Installation of a site-wide cover to allow for commercial use of the site. The site cover may consist of paved surface parking areas, sidewalks, or a soil cover. In areas where soil cover is required, the cover will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil

cover material, including any fill material brought to the site, will meet the soil cleanup objectives (SCOs) for commercial use.

- Installing sub-slab depressurization systems on all current and future on-site building to mitigate radon gas infiltration into buildings.
- Placing an environmental easement on the property which will:
  - require periodic certification that the environmental easement and engineering controls (the cover) are in place and effective;
  - allow the use and development of the controlled property for commercial use, although land use is subject to local zoning laws;
  - restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
  - require compliance with the Department approved Site Management Plan.

In addition, an Interim Remedial Measure (IRM) consisting of excavation and off-site disposal of 290 tons of soil/fill contaminated with PCBs, cadmium and benzo(a) pyrene in a portion of the site where a commercial re-use building has been constructed. (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. An IRM allows for expedited remedial action while the remainder of the proposal is being considered.

#### *Summary of the Investigation*

Information obtained during the remedial investigation found soil at the site is impacted by semi-volatile organic compounds (SVOCs); metals including arsenic, chromium, cadmium, mercury and lead; and poly-chlorinated biphenyls (PCBs).

Weathered petroleum products were noted in subsurface soils and groundwater in the north-central portion of the site. Additionally, groundwater in one bedrock monitoring well contained chlorobenzene and 1,4-dichlorobenzene exceeding groundwater quality standards. Groundwater at the site is considered non-potable.

#### **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 Remedial Work Plan (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:

1176 South Park Avenue Site 3 includes four separate city tax parcels located along the 1100 block of South Park Avenue in the City of Buffalo. The site is located north of South Park Avenue and is bordered to the north by the Buffalo River.

#### Site Features:

This 9.04 acre site is largely vacant, except for a newly constructed commercial-use building. The site is flat with two large berms (one in the north area of the site and one in the south) that were created with on-site soil/fill from past development activities. The surface of the site consists of crushed stone, field grass and brush. In the eastern portion of the site there are remnants of former concrete building slabs and asphalt paving from a former hydroponic tomato operation.

#### Current Zoning and Land Use:

The site is zoned M3 - Heavy Industrial District and subject to the newly adopted Buffalo Green Code. Surrounding land use to the west includes Parker's Pork Pie Company (a bakery facility that produces frozen, baked products), Parker's Pitch Bar and an active soccer pitch. To the south is the Buffalo High-tech Manufacturing Innovation Hub at RiverBend.

#### Past Use of the Site:

The site has been used for industrial purposes since 1919 when it was developed as part of the Ferguson Steel & Iron Company. Several commercial/industrial operations existed prior to the parcel being acquired by the Republic Steel Corporation/LTV Steel Company who owned the parcels from 1940 to 1981. Vacant until 1999, a hydroponic tomato manufacturing facility was in operation from 1999 to 2003. The parcel has been vacant since that time.

#### Site Geology and Hydrogeology

The surficial geology is fill material containing slag, brick, concrete and a mix of sand and from approximately 1 to 6 feet below ground surface (fbgs). Beneath the fill material is brown/gray sand, clay and silt material to about 10 fbgs under which is grey sand.

Bedrock beneath the site consists mostly of dark gray/black shales and limestones.

Groundwater was encountered at 8 to 12 fbgs and is influenced by the location and flow of the adjacent Buffalo 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 Library  
1 Lafayette Square  
Buffalo, New York 14203  
(716)851-8900

NYSDEC – Region 9  
Attn: Maurice Moore  
270 Michigan Ave  
Buffalo, NY 14203  
716-851-7220  
[maurice.moore@dec.ny.gov](mailto:maurice.moore@dec.ny.gov)

Selected project documents are also available on the NYSDEC website at:  
<http://www.dec.ny.gov/chemical/37554.html>.

### Who to Contact

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

#### Project Related Questions

Maurice F. Moore  
Department of Environmental Conservation  
Division of Environmental remediation  
270 Michigan Avenue Buffalo NY, 14203  
(716)851-7220  
[maurice.moore@dec.ny.gov](mailto:maurice.moore@dec.ny.gov)

{Call for an appointment}

#### Site-Related Health Questions

Arunesh Ghosh  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation Empire State Plaza - Corning  
Tower Room 1787  
Albany, NY 12237  
[beei@health.ny.gov](mailto: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.**

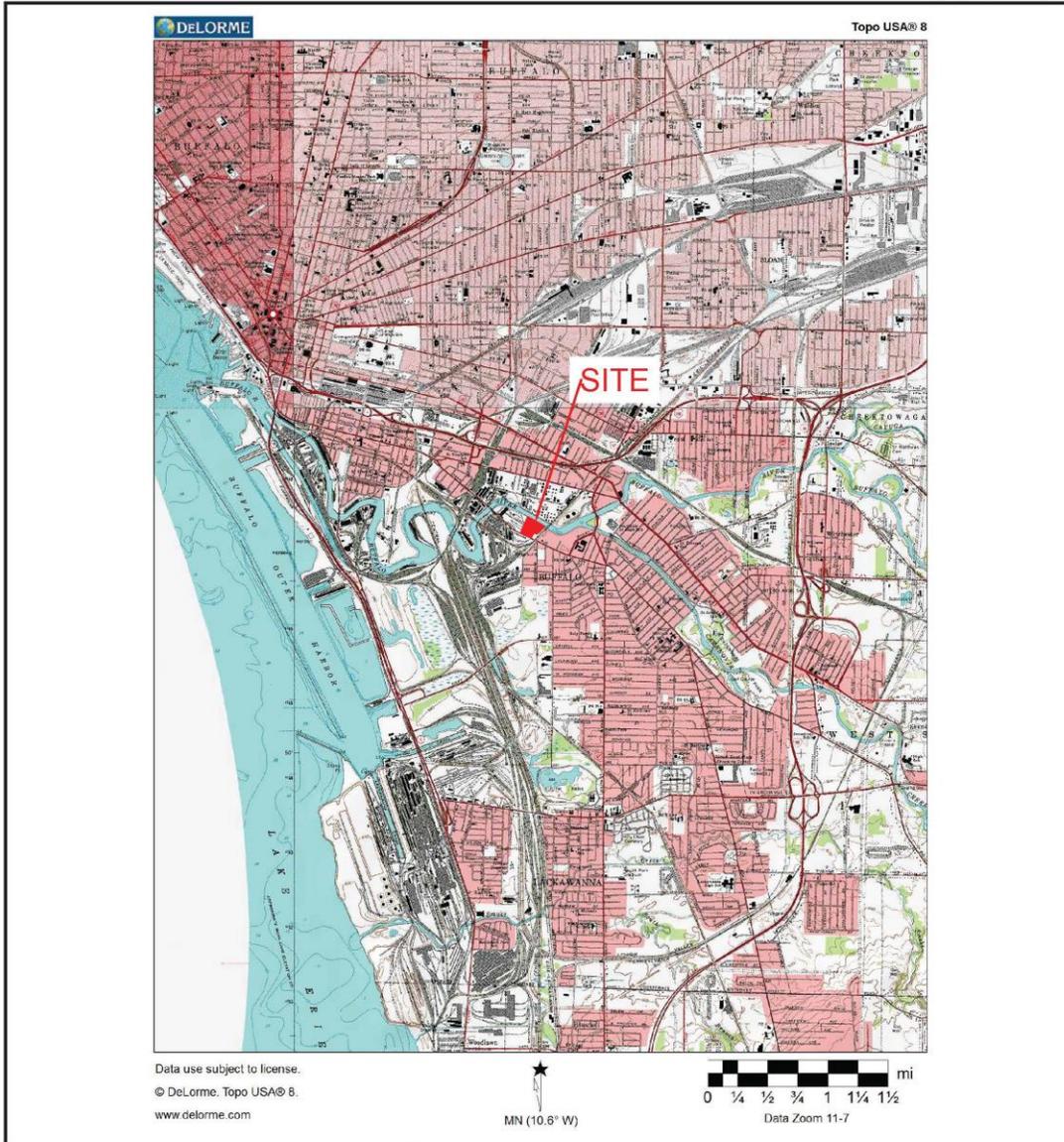
### Receive Site Fact Sheets by Email

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.

FIGURE 1



 <p><b>BENCHMARK</b> ENVIRONMENTAL ENGINEERING &amp; SCIENCE, PLLC</p> <p>2558 HAMBURG TURNPIKE SUITE 300 BUFFALO, NY 14218 (716) 658-0599</p>	<p><b>SITE LOCATION &amp; VICINITY MAP</b></p> <p>BROWNFIELD CLEANUP PROGRAM</p> <p>RI-IRM-AA REPORT</p> <p>1176 SOUTH PARK AVENUE SITE 3</p> <p>BCP SITE NO. C915301</p> <p>BUFFALO, NEW YORK</p> <p>PREPARED FOR</p> <p>JOHN W. DANFORTH CONSTRUCTION, LLC</p>
<p>PROJECT NO.: B0350-015-001</p>	<p><small><b>DISCLAIMER:</b> PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING &amp; SCIENCE, PLLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS &amp; SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING &amp; SCIENCE, PLLC.</small></p>
<p>DATE: JUNE 2017</p>	
<p>DRAFTED BY: RFL</p>	