



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Western New York  
Workforce Training Center  
683 Northland Avenue  
Buffalo, NY 14211

December 2018

**SITE No. C915310**  
**NYSDEC REGION 9**

### Where to Find Information:

*Project documents are available at these location(s) to help the public stay informed.*

**Buffalo & Erie County Public Library**  
1 Lafayette Square  
Buffalo, NY 14203  
716-858-8900

### Who to Contact:

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

#### **Project-Related Questions**

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#### **Project-Related Health Questions**

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**For more information about New York's  
Brownfield Cleanup Program, visit:**

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Western New York Workforce Training Center Site ("site") located at 683 Northland Avenue, Buffalo, Erie County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 683 Northland LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) 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 following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 6,800 tons of soil and fill material exceeding the Commercial Use soil cleanup objectives and the site-specific cleanup criteria, and approximately 250 tons of soil which contained hazardous waste levels of polychlorinated biphenyls (PCBs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Vapor Mitigation - A sub-slab depressurization system will be installed in portions of the building to protect against soil vapor intrusion. This system operates similar to a radon mitigation system.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 1-foot clean soil cover in landscaped areas.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement.
- Recording of an Environmental Easement that will limit property use to commercial or industrial uses, restrict groundwater use at the site and require compliance with the SMP.

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**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**Site Description and Background:** This 8.5-acre site is located at 683 Northland Avenue in the City of Buffalo, Erie County. The site is bounded to the north by Northland Avenue with residential properties beyond, to the south by a railroad spur, and to the east and west by commercial/industrial properties. The general area consists of a mix of residential, commercial, and industrial properties. The site is being redeveloped into the Western New York Workforce Training Center to provide vocational job training, as well as other leased commercial or light industrial spaces.

The site was developed as a machine and tool works facility beginning in approximately 1911. The facility used hydraulic equipment, electrical equipment, and other industrial equipment (i.e., cranes, foundry, etc.) that led to the present site contamination. The site has seen several building additions and upgrades since its initial construction. The property was used for storage until it was purchased by the current owner in 2015.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the

Site ID, C915310) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**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>

*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 at:

[www.dec.ny.gov/chemical/61092.html](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.

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## Site Location Map

