



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** MOD-PAC CORP.  
**DEC Site #:** C915314  
**Address:** 1801 Elmwood  
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 MOD-PAC CORP. site ("site") located at 1801 Elmwood, 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=C915314>

#### 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 MOD-PAC CORP. ("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 August 30, 2017 through September 28, 2017.** 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, ground and any other parts of the environment that may be affected. The elements of the proposed investigation work include:

Twenty-five (25) exterior soil borings and fourteen (14) interior borings will be completed to assess the nature and extent of contamination in soil and fill on the site. Nine (9) of the exterior soil borings will be converted to groundwater wells to assess contamination in groundwater at the site.

Soil samples will be selected for analysis based on field screening results, visual and odor observations. During initial investigations, various fill materials were encountered at each location generally extending to a depth ranging from two to 16 feet below grade.

Test pit excavations are proposed in the southern portion of the Site, where historical industrial fill was identified during initial investigations. Twelve (12) test pits will be completed to further investigate former underground structures (suspect utilities raceways), as well as the evaluation of fill material.

Due to the known presence of trichloroethene (TCE) at limited soil and groundwater sampling locations, a soil vapor intrusion (SVI) investigation will be completed to assess the potential for soil vapor intrusion concerns within the current occupied Site facility. Soil vapor intrusion occurs when volatile organic compounds, from soil or groundwater, move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings.

### **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 “Where to Find Information” below). After the work plan is approved, the activities detailed in the 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 developed. 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 MOD-PAC Site is a 20.03-acre site located in an urban area. The site is bound by railroad tracks to the south, Elmwood Avenue to the west, and commercial/residential properties to the north.

**Site Features** – The site is relatively flat and includes an approximately 500,000 square foot

manufacturing facility (occupied) and vacant land on the southern 1/3 of the property. Various debris fill, and soil piles are present throughout the vacant area. A railroad spur has historically traversed the Site, extending into the facility's courtyard.

Current Zoning and Land Use – The Site is currently active and zoned for residential, commercial, and industrial use. Current site use is manufacturing.

Past Uses of the Site – Until the 1950s the entire site was used for the manufacturing of radiators and after the 1970s has been utilized for various manufacturing purposes including warehousing, box, and product packaging.

One NYSDEC Spill was identified within BCP limits listed on 8/9/1995 due to oil water and sludge in vicinity of railroad siding. Four underground storage tanks (USTs) were ultimately discovered. One of the tanks were removed and three tanks were closed in place due to proximity to utilities.

Site Geology and Hydrogeology – The site is underlain by 2-16 feet of miscellaneous fill (soil mixed with foundry sand, concrete, brick, slag, fly ash, metal, railroad ballast and asphalt) underlain by a silt/clay layer. Depth to groundwater is 2 to 9 feet below ground surface and flows 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.

North Park Library  
Attn: Paul Guminski  
975 Hertel Avenue  
Buffalo, NY 14216  
phone: 716-875-3748

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 Anthony Lopes,  
P.E.  
Department of Environmental  
Conservation Division of Environmental  
Remediation 270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
anthony.lopes@dec.ny.gov

Site-Related Health Questions  
Stephen Lawrence  
New York State Department of Health  
Bureau of Environmental Exposure  
Empire State Plaza  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

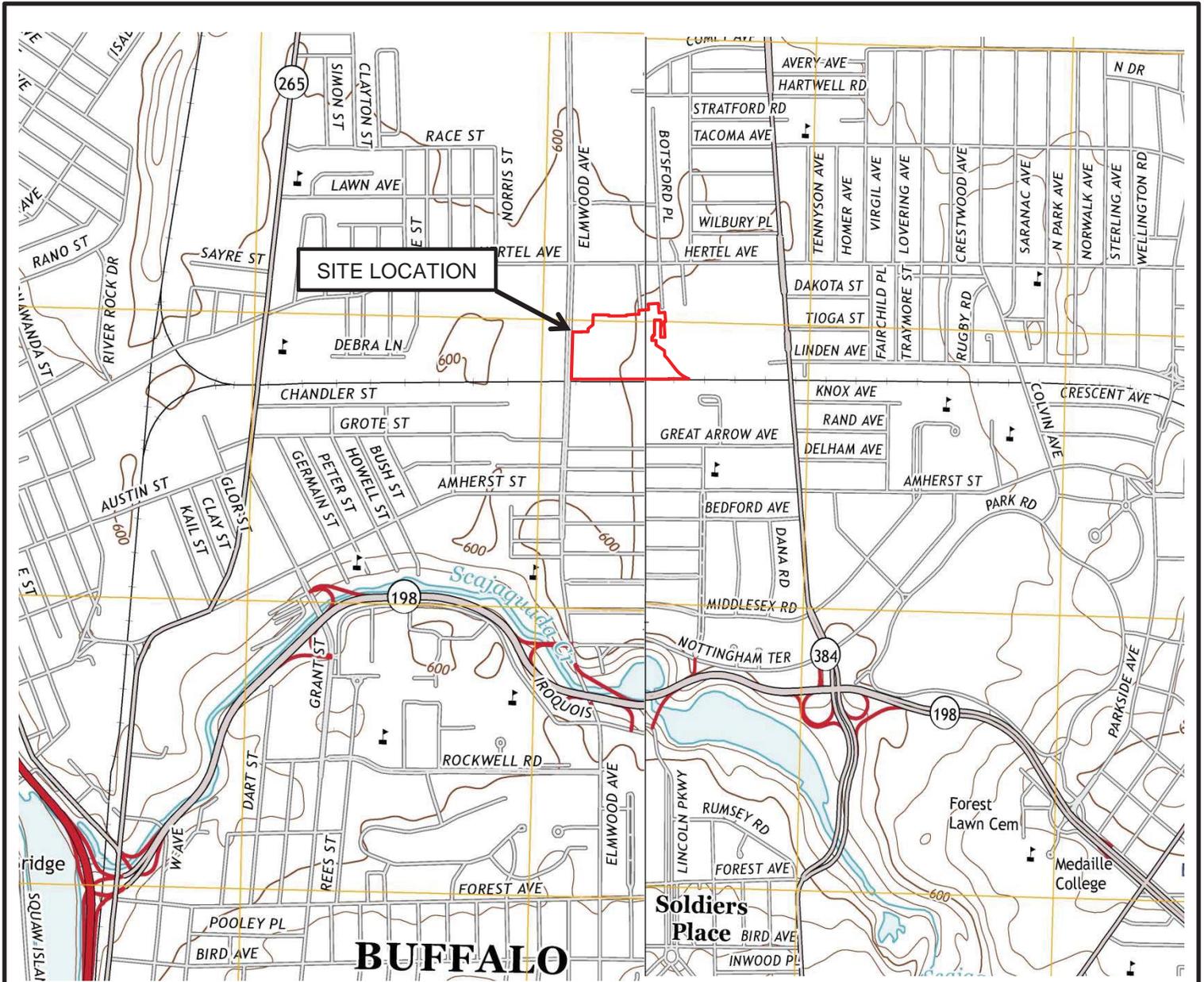
**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

### 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.



THIS DRAWING IS FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES ONLY  
 AND WAS ADAPTED FROM USGS, BUFFALO NE & NW, NEW YORK 2013 QUADRANGLE.



<b>HAZARD EVALUATIONS, INC.</b>		
<i>Phase I/II Audits – Site Investigations – Facility Inspections</i>		
<b>SITE LOCATION</b>		
<b>MOD-PAC CORP.</b>		
<b>1801 ELMWOOD AVE.</b>		
<b>BUFFALO, NEW YORK</b>		
DRAWN BY: LSH	SCALE: NOT TO SCALE	PROJECT: e1605
CHECKED BY: EB	DATE: 07/2017	FIGURE NO: 1