



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Chandler Incubator

27 and 37 Chandler Street
Buffalo, NY 14207

SITE No. C915336

NYSDEC REGION 9

October 2019

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

Where to Find Information:

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

North Park Library
975 Hertel Avenue
Buffalo, NY 14216

Who to Contact:

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

Project-Related Questions

Jaspal S. Walia, Project Manager
NYSDEC
270 Michigan Ave.
Buffalo, NY 14203
Tel. No.: 716-851-7220
jaspal.walia@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
Tel. No.: 518-402-7860
beei@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

The public is invited to comment on a proposed no further action remedy for the **Chandler Incubator Site** ("site") located at 27 and 37 **Chandler 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 to the left under "Where to Find Information."

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Remedial Investigation/Interim Remedial Measures/Alternatives Analysis Report, was prepared by Wittman GeoSciences and Hazard Evaluations, Inc., and submitted to NYSDEC by 27 Chandler Street and 37 Chandler Street, LLC. ("applicant") on October 1, 2019.

How to Comment: NYSDEC is accepting written comments about the report for 45 days, **from October 16 through November 29, 2019**. The report is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Proposed No Further Action Remedy: The "no further action" proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs) conducted by the applicant. The completed IRMs included the following:

- Removing and disposing off-site soil/fill contaminated with metals, polycyclic aromatic hydrocarbons (PAHs), and pesticides exceeding unrestricted soil cleanup objectives from alley, parking lots and some areas under the buildings' ground floor.
- Removing and disposing off-site an underground storage tank (UST).
- Removing and disposing off-site cinders and ash from the basement of 27 Chandler Street.

When the IRMs were completed, post excavation soil sampling was conducted to confirm that remaining soil met unrestricted soil cleanup objectives. The applicant will be submitting a Final Engineering Report for NYSDEC and NYSDOH review to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report with the no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, the applicant(s):

- would have no liability to the State for contamination at or migrating 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.

Site Description: The site consists of two parcels: 27 and 37 Chandler Street and is approximately 1.13 acres in a mixed residential, commercial and industrial area in the City of Buffalo. There is an approximately 20,500-square foot three story building at 27 Chandler Street parcel and 12,350- square foot two story building at 37 Chandler Street. The rest of the site area consists of alleys and parking lots. Former users of 27 Chandler were: a brick manufacturing company, a refrigerator company, a furniture manufacturing facility, a window company, a mattress manufacturing company, a refining & chemical company, a paper milk container manufacturer company, warehousing, refrigeration & heating service repair, offices, leather merchandise sales, janitorial supplies sales, and used furniture sales. Former users of 37 Chandler were: a brake company, an organ manufacturer, an iron works company, a railroad equipment manufacturing, a distribution company and a dog training, grooming, and boarding facility. The site is currently vacant and inactive.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915336) at:

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

Summary of the Investigation: The surface and sub-surface soil/fill were found to be contaminated with metals and polycyclic aromatic hydrocarbons (PAHs). Soil/fill also had

traces of volatile organic compounds and pesticides. The depth of contaminated soil/fill was less than 5 feet below ground surface. The contaminated soils were excavated and disposed off-site. The remaining soils meet the unrestricted use soil cleanup objectives. Groundwater samples met NYSDEC Groundwater Criteria except for a few naturally occurring metals, several PAHs and one pesticide. Groundwater Quality Standards were slightly exceeded in two wells for acetone and polychlorinated biphenyl. Groundwater is not used for potable purposes locally.

Brownfield Cleanup Program Overview: 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

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map



North

BCP Boundary Limits

HAZARD EVALUATIONS, INC.		
<i>Phase I/II Audits – Site Investigations – Facility Inspections</i>		
SITE LIMITS		
27 & 37 CHANDLER STREET BUFFALO, NEW YORK		
Chandler Incubator BUFFALO, NEW YORK		
DRAWN BY: MMW	SCALE: NOT TO SCALE	PROJECT: e1646
CHECKED BY: MMW	DATE: 11/18	FIGURE 1