



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

The Crossroads at Genesee  
19 Doat St. & 9 Landsdale Pl.  
Buffalo, NY 14211

November 2019

**SITE No. C915338**  
NYSDEC REGION 9

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

**Frank E. Merriweather Jr. Library**  
1324 Jefferson Avenue  
Buffalo, NY 14208  
(716) 883-4418

### Who to Contact

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

**Project-Related Questions**  
Eugene Melnyk, PE, Project Manager  
NYSDEC  
270 Michigan Avenue  
Buffalo, NY 14203  
(716) 851-7220  
[eugene.melnyk@dec.ny.gov](mailto:eugene.melnyk@dec.ny.gov)

**Project-Related Health Questions**  
Sarita Wagh  
NYSDOH  
Bureau of Environmental Exposure  
Empire State Plaza  
Corning Tower Room 1787  
Albany, New York 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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)

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to The Crossroads at Genesee site ("site") located at 19 Doat St. and 9 Landsdale Place, Buffalo, Erie County. Please see the map for the site location.

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 to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of contaminants in groundwater; and no potential for offsite human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Investigation and Alternative Analysis Report (RI/AAR)" for 45 days, from **November 1 through December 16, 2019**.

- Access the RI/AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915338/>.
- Documents also are available 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.

**Highlights of the Selected Remedial Action Remedy:** The proposed Track 1 Unrestricted Use remedy consists of:

- Excavation and offsite disposal of contaminated surficial and subsurface soils to reach clean native soil;
- Excavation and off-site disposal of contaminated soil beneath building floor slabs to reach clean native soil;
- Restoring yard area grades, as necessary, with imported clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Mitigating hazardous building materials in building sections to be demolished or renovated;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities and building mitigation;
- If an unrestricted use cleanup is not achieved in areas beneath existing building slabs, the applicant will mitigate soil vapor intrusion or feasibly remove any unidentified vapor source areas beneath the building slabs, and the site remedy would achieve a Track 2 residential remedy for yard areas of the site and a Track 4 restricted residential cleanup remedy for

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the building portions of the site including installation of a soil vapor mitigation system in existing and new buildings.

- Additionally, if an unrestricted use cleanup is not achieved below the building areas, institutional controls will be implemented including recording of an Environmental Easement to ensure proper use of the site, and implementation of a Site Management Plan (SMP) for long term maintenance of any remedial systems.

The proposed remedy was developed by The Crossroads at Genesee LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The results of the site investigation are included in the RI/AAR which is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) 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.

**Site Description:** The site is approximately 1.92 acres in size and is located in an residential/commercial urban area on the eastern side of the City of Buffalo, northeast of the downtown area. The main site features include an L-shaped, four-story, 91,000 square-foot brick industrial building with the remainder of the site covered with a gravel/asphalt lot. The building occupies most of the southern and western portion of the property while the gravel and asphalt lot covers the northern and eastern sections. Industrial and manufacturing uses have occurred on the site since the early 1900s including textile manufacturing and dyeing (early 1900s to the mid-1920s); optical lens manufacturing (to mid-1940s); clothing retail (to 1950); bedding manufacturing and sales (to 2000s); and vehicle repair and tire sales (2009 to 2019). Currently multiple storage containers, tire piles, and vehicle storage areas exist on the eastern side of the property.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915338) at:

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

**Summary of the Investigation:** The yard areas of the site contain a one to two-foot layer of impacted soil/fill. The contaminants in the surface/near surface soil/fill layer includes semi-volatile organic compounds (SVOCs) consisting primarily of polycyclic aromatic hydrocarbons (PAHs) and metals found at concentrations above use-specific soil cleanup objectives. Some volatile organic compound (VOC) contaminants, mainly consisting of several petroleum compounds, were previously found in shallow soils at the site at concentrations above use-specific soil cleanup objectives. Trace levels of chlorinated solvent vapors were detected below floor slabs in existing buildings at the site. No VOC source has been found. No groundwater contamination was detected.

**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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

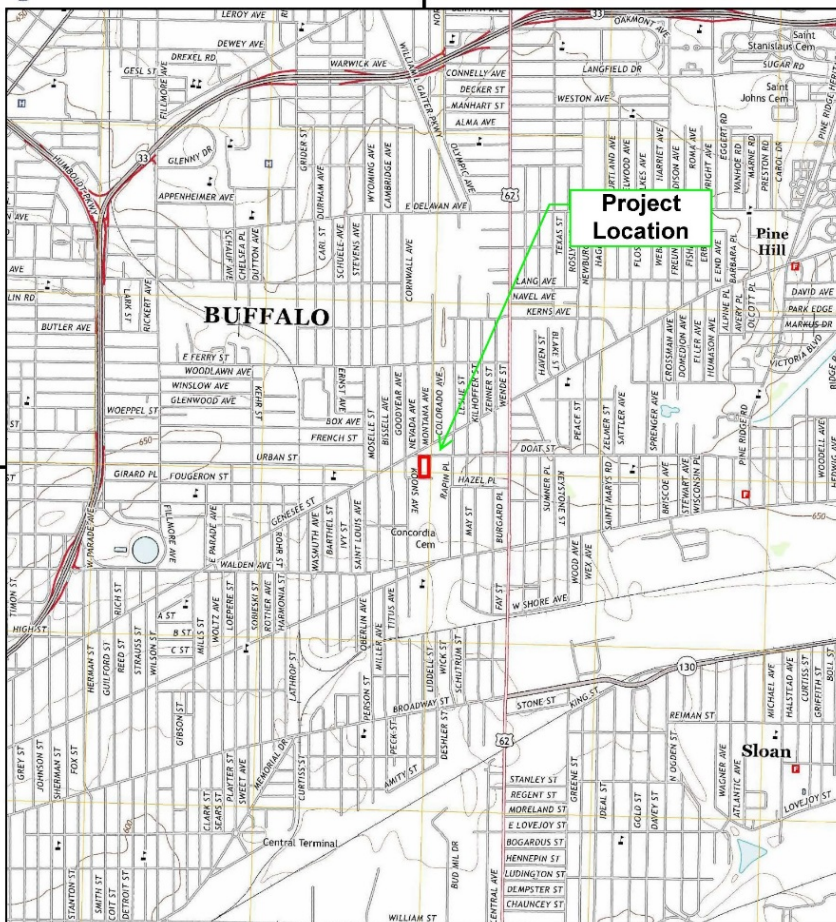
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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## Site Location Map



This report includes information from the following map sheet(s).

