Department of Environmental Conservation

March 2015

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 132 Dingens St. Site
DEC Site #: C915263
Address: 132-136 Dingens Street; Buffalo, NY 14206
Website: http://www.dec.ny.gov/chemical/83325.html

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 New York State Department of Environmental Conservation (DEC) to address contamination related to the 132 Dingens St. Site ("site") located at 132-136 Dingens 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 identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 132 Dingens Street, LLC (applicant) with oversight provided by DEC. When DEC 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.

How to Comment
DEC is accepting written comments about the proposed plan for 45 days, from **March 25, 2015** through **May 8, 2015**. The proposed plan is available for public review at the location identified below under "Where to Find Information." Please submit comments to DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedy
The proposed remedy consists of:

1. **Excavation of Contaminated Soils/fill:** The soils/fill contaminated with elevated levels of metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated bi-phenyls (PCBs) will be excavated and disposed off-site at permitted facilities.
2. **Cover System:** After excavation, the entire site, including remaining contaminated soils will be covered with a minimum of one foot cover. The cover system may consist of crushed stone, asphalt cap, or a vegetative cover.

3. **Site Management Plan**: This plan will include a maintenance plan for the cover system and a soils management plan for any future excavation activities.
4. **Environmental Easement:** The institutional controls in the form of an environmental easement will be required. The institutional controls such as allowable land use and groundwater use restrictions and engineering controls such as monitoring and maintenance of the cover system and implementation of the SMP will be described in this document.

The proposed remedy would be protective of public health and the environment as elevated contaminated soils/fill would be removed and the cover system would reduce the potential exposure to remaining subsurface contamination in soil/fill materials. The Site Management Plan (SMP) will ensure that any contaminated soil/fill excavated during future activities would be handled properly and the cover system is maintained. The Environmental Easement would ensure that all the institutional and engineering controls remain and the SMP is carried on.

Summary of the Investigation:
During site investigations, soil/fill and groundwater were tested. The contaminants in soil/fill were identified to be metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated bi-phenyls (PCBs).
The levels of metals, PAHs and PCBs in soil exceed the cleanup objectives for the intended use of the property (Commercial) and require a remediation. The groundwater does not show significant contamination and does not require remediation.

Next Steps
DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (DOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location:
This site is located at 132-136 Dingens Street in the City of Buffalo. The site borders with UPS terminal and Buffalo Games to the north, Dingens Street to the south, Family Service Center to the southwest, Buffalo News warehouse and FPPF Chemical Company to the west, and Niagara Tying Service to the east.

Site Features:
This 13 acre irregular shaped site contains an old refrigeration building and the remnants of a warehouse building (concrete floors) which was destroyed by a fire in 2010. Currently the site is vacant except for the old refrigeration which is partly rented. The site is completely fenced, and is cluttered with tires and miscellaneous materials.

Current Zoning/Use:

The site is zoned for industrial use. This site is next to the New Buffalo Industrial Park complex. The general land use of the surrounding properties is commercial and industrial.

Historical Uses:
In early 1900s, the area was covered with railroad tracks. From early 1930s to 1966, the site was used by Mali's Fuel Service for its fuel oil equipment construction and service business. In 1966, the property was purchased by Niagara Frontier Service/ Tops Market. The Tops Market constructed a 102,260 square feet warehouse building and a refrigeration building to store perishable foods. The refrigeration building contained ammonia tanks and was connected to the warehouse by a 5' 4" diameter tunnel. In 1996, Tops Market moved out. Later, the property was used by Superior Pallet for recycling, refurbishing, and shredding wood pallets and by Umbra for warehousing and distribution of small waste basket containers. In 2006, AMS Ventures LLC took over the property. Dating back to 1930s, there had been several above ground and underground petroleum storage tanks (USTs) and transformers at the site. In 1987, a spill (# 8707625) was reported due to leaking USTs containing diesel fuel. That spill was closed in 1991.

Site Geology and Hydrogeology:
The site is generally underlain by industrial fill materials (such as slag, cinders, ash, brick, glass, metal, and wood) which is intermixed with earthen fill (such as sand, gravel, silt and clay). The fill overlays natural clays and silts. Groundwater is estimated at approximately 20 feet bgs. The bedrock consists of Onondaga Limestone and is approximately 30 – 35 feet below ground surface. The local groundwater flow is generally to the south.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at: http://www.dec.ny.gov/chemical/83325.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915263

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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 to help the public stay informed.

Buffalo & Erie Public Library
Attn: Susan Carson
East Clinton Branch
1929 Clinton Street
Buffalo, NY 14206
716-858-7135

Project documents are also available on DEC website at:
http://www.dec.ny.gov/chemical/83325.html

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

Project Related Questions
Jaspal Walia
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
jaspal.walia@dec.ny.gov

Site-Related Health Questions
Anthony C. Perretta
Public Health Specialist II
Bureau of Environmental Exposure Investigation
New York State Department of Health
ESP Corning Tower, Rm 1787
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. DEC 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.

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

LEGEND
Pump-house Building
(partly rented by commercial business)
Manhole
Property Boundary
Foundation (old warehouse)
(debris from 2011 fire has been cleared)
N
Dingens St