Department of Environmental Conservation

July 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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 132 Dingens St. Site ("site") located at 132-136 Dingens Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program. 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 by132 Dingens St, LLC ("applicant(s)") with oversight provided by New York State Department of Environmental Conservation (DEC).

Highlights of the Upcoming Cleanup Activities
The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

a. Excavation:
- Excavation and off-site disposal of approximately 1,300 cubic yards of contaminated soil or fill with metals (arsenic, lead, and mercury), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). A demarcation layer will be placed in the excavated areas followed by backfilling with acceptable clean materials.

b. Cover System:
- The entire site will have a cover system which will consist of either asphalt, concrete, crushed stone, or soil. The soil cover will be a minimum of one foot from acceptable sources. The soil cover will also have four inches of top soil and will be seeded.

c. Institutional Control:
- Institutional Controls including an Environmental Easement with controls for groundwater use and limiting Site use to commercial or industrial use subject to local municipal approval;
- Implementation of a Site Management Plan that includes provisions for a Site-wide inspection program to assure the institutional/engineering controls (IC/ECs) have not been altered and remain effective;

d. Site Management Plan:
- Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner;
- Maintenance of the site cover system.

Next Steps
After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to DEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

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

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 building which is partially rented. The site is completely fenced, and is cluttered with tires and miscellaneous materials.

Current Zoning and Land Use:
The site is zoned for industrial use. The general land use of the surrounding properties is commercial and industrial.

Past Use of the Site:
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. 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's 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 S. Walia
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
jaspal.walia@dec.ny.gov

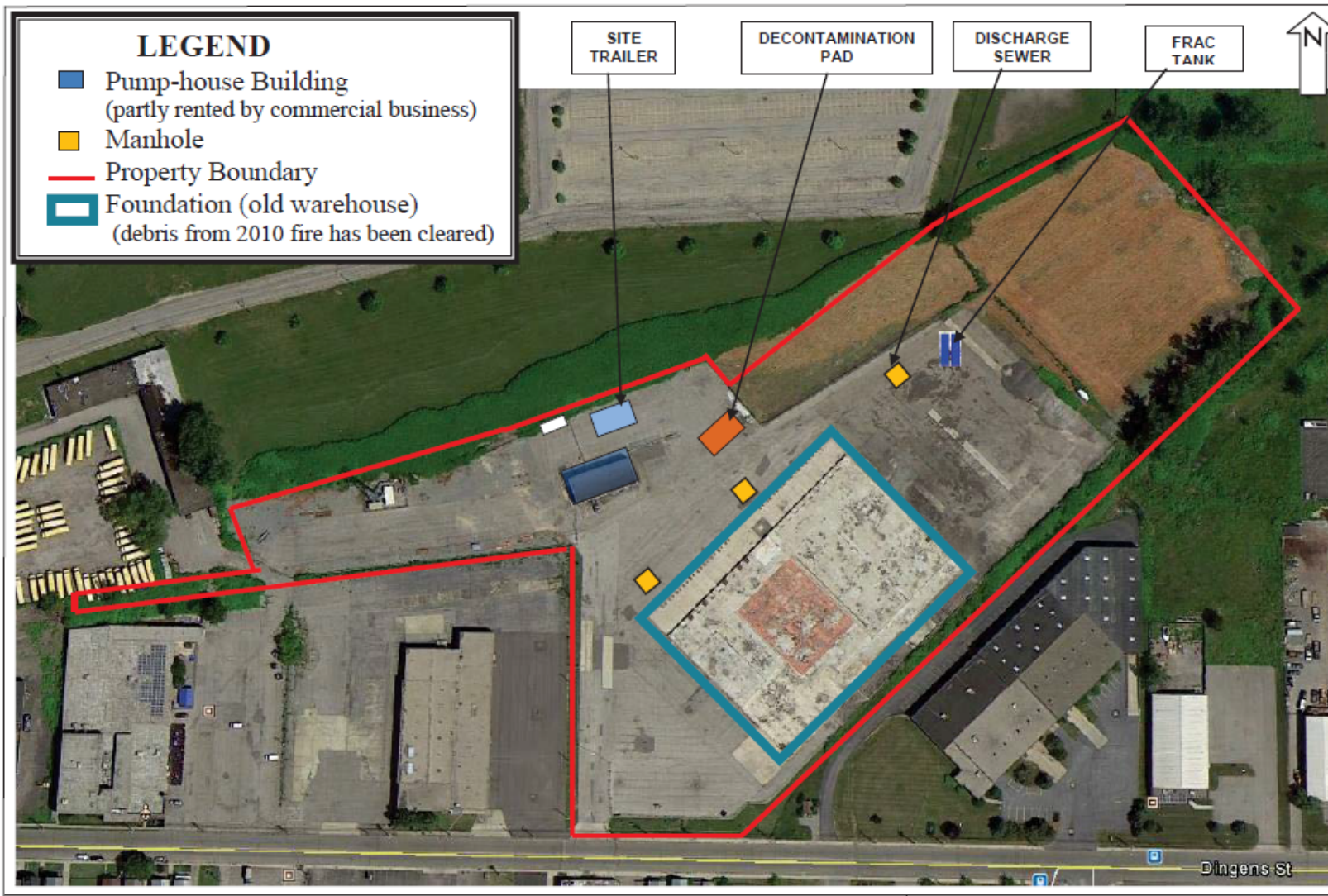
Site-Related Health Questions
Anthony Perretta
NYS DOH
Bureau of Env. Exposure Investigation ESP
Corning Tower, Rm 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.



132 DINGENS ST. SITE, BUFFALO, NY AERIAL PHOTO WITH PROPERTY BOUNDARY	FIGURE IEG