



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 154 South Ogden Street Site
DEC Site #: C915268
Address: 154 South Ogden; Buffalo, NY 14210
Website: <http://www.dec.ny.gov/chemical/90016.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 the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 154 South Ogden Street Site ("site") located at 154 South Ogden, 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."

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 threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 4, 2014 through July 18, 2014**. The proposed plan is available for public review at the locations 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.

Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed report entitled "Remedial Investigation/Interim Remedial Measures/Alternatives Analysis (RI/IRM/AA) Report". The proposed remedy consists of:

- Limited excavation and off-site disposal of approximately 1,811 tons (1,132 cubic yards) of contaminated soil/fill 2 – 17 feet below ground surface (fbgs) impacted by metals, polycyclic aromatic hydrocarbons (PAHs), or petroleum in nine (9) discrete areas of concern (AOCs);
- Placement of a soil cover system to allow for restricted-residential use of the site. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development, or a soil cover consisting of a minimum of two feet of soil meeting the regulatory requirements for restricted residential site use. The soil cover will be placed over a demarcation layer, with the upper layer of soil of sufficient quality to maintain a vegetation layer;

- Institutional Controls including a Environmental Easement with restrictions on groundwater use and Site use to restricted-residential;
- A Site Management Plan that includes provisions for a Site-wide inspection program to assure that the IC/ECs have not been altered and remain effective; and
- 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.

The proposed remedy was developed by 154 South Ogden LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

An Interim Remedial Measure (IRM) addressed contaminated soil and fill material located on the BCP site where a new building was constructed. The IRM work plan included:

- Excavation and off-site disposal of approximately 1,132 cubic yards of contaminated soil/fill impacted by metals, polycyclic aromatic hydrocarbons (PAHs), or petroleum in seven (7) discrete areas of concern (AOC); and
- Site grading to achieve desired sub-grade elevations.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Investigation/Interim Remedial Measures/Alternatives Report (RI/IRM/AAR) is revised as needed to describe the selected remedy, and will be made available to the public.

Background

Location: The 154 South Ogden Street Site is located in an urban area. The site is near the intersection of Mineral Springs Road and South Ogden Street.

Site Features: The site is currently being developed with one school building, and bound by the Buffalo River to the north, South Ogden Street to the east, railroad tracks to the west, and vacant property, a cell tower, and Mineral Springs Road to the south.

Current Zoning and Land Use: The site is currently being developed, and is zoned for residential and commercial use. The surrounding parcels are currently used for a combination of residential, commercial, and rail right-of-ways. The nearest residential area is directly east of the Site across South Ogden Street.

Past Use of the Site: Until 2013, the site was vacant, vegetated with grasses, emergent trees and invasive species (e.g., knotweed). Prior uses that appear to have led to site contamination include past solid waste disposal over a majority of the site. Historic records indicate that the site was not previously developed. A portion of the property was historically traversed by the Buffalo River and filled when the river channel was straightened to its current configuration.

Site Geology and Hydrogeology: The soil type at the site is generally described as sandy clay with silt intermingled with waste material (ash, black sand, brick, wood, glass), underlain by native poorly graded sand with silt. Groundwater depth is approximately 15-20 feet below ground surface (fbgs), and generally flows north to northwest toward the Buffalo River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at <http://www.dec.ny.gov/chemical/90016.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915268>.

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(s) to help the public stay informed.

Buffalo & Erie County Public Library
Attn: Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203
716-858-8900

Buffalo & Erie County Public Library
Attn: Ms. Susan Carson
East Clinton Branch
1929 Clinton Street
Buffalo, NY 14206

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
alopes@gw.dec.state.ny.us

Site-Related Health Questions
Wendy S. Kuehner, P.E.
New York State Department of Health
Empire State Plaza Coring Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

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