



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** 837 Bailey Ave.  
**DEC Site #:** C915298  
**Address:** 837 Bailey Ave.  
 Buffalo, NY 14206

Have questions?  
See  
"Who to Contact"  
Below

### Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 837 Bailey Ave. site ("site") located at 837 Bailey Ave., 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."

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **December 21, 2015** through **January 19, 2016**. The proposed plan is available for review at the location(s) 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.

#### Highlights of the Proposed Site Investigation:

- The proposed site investigation consists of:
- i) Sub-surface soil investigation by soil borings.
  - ii) Installation of groundwater monitoring wells.
- The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

#### Next Steps

NYSDEC will consider public comments, revise the plan as necessary and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

## **Background**

### Location:

The property is located in an urban environment and consists of two parcels, 837 Bailey Ave. and 79 Dingens St. (see attached maps). The Buffalo River is located approximately 0.75 miles south of the property and the I-190 (Niagara Thruway) is located approximately 0.5 miles east of the property.

### Site Features:

The 837 Bailey Ave. parcel consists of one approximately 4,400 square foot building and a vacant lot consisting of random mounds of soil, wood, plastic, auto parts, and construction debris. The 79 Dingens St. parcel consists of a railroad and undeveloped land that is predominantly grass/lightly wooded.

### Current Zoning and Land Use:

The property is zoned M-2 (General Industrial) and is currently vacant. Previous operations (auto salvage/wrecking facility) reportedly ceased in 2014. The adjacent properties are a mix of commercial, residential and right-of-ways.

### Past Use of the Site:

The subject property was used as an auto salvage/wrecking facility from at least 1940 to 2014, an automotive repair facility from at least 1946 to 1986, a tire recapping facility in at least 1950, and a filling station was on-site in at least 1946-1950.

### Site Geology and Hydrogeology:

Bedrock mapping indicates that the subject property is underlain by bedrock of the Onondaga and Bois Blanc Limestone. Mapping indicates the surficial geology of the area to consist primarily of lacustrine silt and clay. The thickness varies up to 100 meters. Regional groundwater would appear to flow in a southerly direction based on a review of geological/soils and USGS quadrangle maps. Previous subsurface investigations conducted at the property indicate groundwater at approximately 6-8 feet below ground surface (bgs).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915298>

**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** 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.

Erie Co. Library – East Clinton -Bailey Branch  
1929 Clinton Street  
Buffalo, NY 14206  
phone: 716-823-5626

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.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 14203-2915  
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. 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.



Project No.	15-0027-3	<b>EnSol, Inc.</b> Environmental Solutions 661 Main St. Niagara Falls, NY 14301 Phone: (716) 285-3920 Fax: (716) 285-3928	<b>SITE LOCATION MAP</b>	
Date	October 2015		837 Bailey Ave. Site	
Scale	NTS		Near Dingsen, LLC	<b>Fig. 1</b>