



FACT SHEET	Brownfield Cleanup Program
-------------------	-----------------------------------

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

Site Name: Former Mobil Service Station 99-MST
DEC Site #: C915260
Address: 979 Main Street
Buffalo, NY 14203

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 Former Mobil Service Station 99-MST site ("site") located at 979 Main 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(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 significant threat.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 24, 2014** through **November 7, 2014**. The proposed plan is available for public 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.

Draft Remedial Work Plan

The cleanup plan is described in more detail in the report entitled "Draft Remedial Investigation, Interim Remedial Measure and Alternatives Analysis Report dated September 2014". The proposed remedy consists of:

- a. Soil -No Further Action
 - During interim remedial measure activities, the soil contaminated with petroleum hydrocarbons was excavated to achieve residential soil cleanup objectives.
- b. Groundwater Treatment and Monitoring:
 - Groundwater contamination due to petroleum hydrocarbons will be remediated by injecting oxygen release compounds (ORCs). The ORCs break down the petroleum hydrocarbons into harmless compounds. The contaminant levels and the efficiency of the treatment will be periodically monitored by sampling seven groundwater monitoring wells.

c. Institutional Control:

- Institutional Controls including Environmental Easements with controls for groundwater use;
- 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:

- Groundwater Treatment and Monitoring Plan to assure that groundwater treatment and monitoring is conducted as planned.

The proposed remedy was developed by Kaleida Properties, Inc., Kaleida Health, F.L.C. 50 High Street Corporation, and Conventus Partners, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

- i. The soil samples collected at or 26 feet below the ground surface did not show any exceedances of soil cleanup objectives for the test parameters.
- ii. Five out of seven groundwater monitoring wells installed at 26 feet below ground surface showed exceedances of groundwater standards for petroleum related compounds.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. The draft Remedial Work Plan is revised as needed to describe the selected remedy, and will be made available to the public.

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

Background

Location: This site is located at 979 Main Street in the City of Buffalo. The site borders with Goodrich Street on north, High Street on south, and a parking lot for the Buffalo General Hospital on the east. The underground subway system is along the Main Street on the west.

The land use in the project area is characterized as urban mixed use, primarily commercial and community services. The community services include public and private medical and hospital facilities.

Site Features:

This 1.72 acres site consists of two parcels and is being developed as a medical office building.

Current Zoning/Use(s):

The site is located within the commercial zoning district.

Past Use(s):

The Mobil Gas station and its predecessors operated a gas station from approximately 1940s to 1982. The gas station building was demolished in 1982. Four underground storage tanks (USTs) were removed in 1981 (4000 gal, 3000 gal), 1982 (6000 gal) and 2007 (1000gal). Other previous businesses at the site included an auto repair shop, UB medical and dental departments, restaurant, and a motel.

Interim Remedial Measure (IRM):

Prior to start of IRM, all four sides of the excavation were shored by steel sheet piles. During IRM activities, contaminated soils with petroleum hydrocarbons were excavated to achieve the soil cleanup objectives. Approximately 16,000 cubic yards of contaminated soil were excavated and sent to permitted disposal or treatment facilities. Approximately 11,100 cubic yards of uncontaminated urban fill/soil was also excavated and sent off-site for reuse. Approximately 537,490 gallons of groundwater and lighter non-aqueous phase liquids were also removed and sent off-site for treatment and disposal.

Site Geology and Hydrogeology:

Overburden soils in the area consist primarily of fill material at the ground surface. Geotechnical boring logs collected from the site in 2010 indicate that fill material such as sand, gravel and bricks varies in thickness from 2 to 10 feet across the site. Soil underlying the fill is comprised of interbedded sands and silt that are brown to olive - brown in color. Overburden soils are underlain by the Onondaga Limestone (bedrock), which is at approximately 100 feet below ground surface. The groundwater is approx. 32 feet bgs and flows towards northeast.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at <http://www.dec.ny.gov/chemical/83697.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915260>

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 and Erie County Public Library
Attn: Reference Librarian
1 Lafayette Square
Buffalo, NY 14203-1887
phone: 716-858-8900

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

Matthew Forcucci
New York State Department of Health
584 Delaware Ave.
Buffalo, NY 14202
716-847-4501
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.



Legend

 New Subdivided Parcels  BCA Boundary