



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Pilgrim Village Redevelopment/Campus Square

DEC Site #: C915294

Address: 903 Ellicott Street; Buffalo, NY 14209

Website: <http://www.dec.ny.gov/chemical/102472.html>

Have questions?
See
"Who to Contact"
Below

Draft Investigation/Interim Remedial Measures Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by New York State Department of Environmental Conservation (DEC) to investigate the Pilgrim Village Redevelopment/Campus Square site ("site") located at 903 Ellicott 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."

Draft Investigation Work Plan

The draft investigation/interim remedial measures (IRM) work plan, called a "Remedial Investigation/IRM Work Plan," was submitted to DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Campus Square LLC and North-Ellicott Management, Inc. ("applicant(s)") with oversight by DEC and New York State Department of Health (DOH).

How to Comment

DEC is accepting written comments about the draft investigation work plan for 45 days, from **July 7, 2015** through **August 21, 2015**. The proposed plan is available for review at the location identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation/IRM

The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected. An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The Remedial Investigation (RI) will be implemented to characterize site conditions and identify the appropriate remedy for the Site prior to redevelopment. The RI will include the collection and analysis of soil samples from 60 locations and the installation of six (6) monitoring wells to characterize Site groundwater conditions.

Following completion of the RI, an IRM will be completed to removal all non-native fill material that exists across the site. It is estimated that approximately 45,000 cubic yards of contaminated fill material will be removed from the site. The extent of this fill material will be further defined during the remedial investigation.

Next Steps

DEC will consider public comments, revise the plan as necessary, and approve the work plan. DOH 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 DEC that summarizes the results. DEC 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. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Site is located in an urban area, in the City of Buffalo and bordered by North Street, Michigan Avenue, Best Street, and Ellicott Street. Residential properties are located to the north, east and west while health care facilities are located to the south and west.

Site Features: The site is generally flat, is bisected by Halloway Boulevard and contains a mix of buildings consisting of multi-family apartments/town homes asphalt parking/driveway areas, sidewalks and landscaped lawn areas.

Current Zoning and Land Use: The site is currently used for multi-residential purposes and is zoned residential/commercial. The surrounding parcels are currently used for a combination of commercial, residential, light industrial, and utility right-of-ways.

Past Use of the Site: The W.A. Eckert Manufacturing Company was located inside the NW corner of the proposed Brownfield Site from approximately 1884 to at least 1925 and produced aluminum, brass, and copper specialties. An auto repair shop operated just off the northwestern edge of the proposed Brownfield Site from approximately 1931 to 1968. A gas tank is shown in historical records for that auto repair shop, but there are no records of a tank removal.

Soil samples results collected to date include Arsenic detected above DEC Part 375 Industrial Use SCOs, mercury exceeded Commercial SCOs, lead, selenium, zinc, three pesticides (4,4-DDE; 4,4-DDD and 4,4-DDT), and SVOC benzo(k)fluoranthene exceeded DEC Part 375 Restricted Residential and/or Unrestricted Use SCOs.

Site Geology and Hydrogeology: Subsurface conditions encountered at the site consists of approximately 4 to 7 feet of sand and silt fill materials overlying native soils. The native soils typically consisted of clay, silt, and sand.

No groundwater investigation has been performed to date.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102472.html> and <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915294>.

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 to help the public stay informed.

Buffalo & Erie County Public Library
Attn: Carol Ann Batt
1 Lafayette Square
Buffalo, NY 14203
716-858-8900

Project documents are also available on the DEC website at:

<http://www.dec.ny.gov/chemical/102472.html>.

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
716-851-7220
anthony.lopes@dec.ny.gov

Site-Related Health Questions

Scarlett McLaughlin
New York State Department of Health
Empire State Plaza Corning Tower Room 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.

