



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 300 Ohio Street Site

DEC Site #: C915257

Address: 300 Ohio Street
Buffalo, NY 14204

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 300 Ohio Street Site ("site") located at 300 Ohio Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915257>

The cleanup activities were performed by 4216 Group, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Completion of the remediation included:

- Removal of 16 underground storage tanks (USTs) and 8 fuel dispenser pumps, which were transported offsite for disposal;
- Excavation and offsite disposal of approximately 20,513 tons of soil/fill that was contaminated with petroleum, metals, and/or polycyclic aromatic hydrocarbons (PAHs);
- Construction and maintenance of a site-wide cover consisting of hardscape (asphalt or concrete) or a minimum of one foot of soil or stone placed above a demarcation fabric, to prevent human exposure to contaminated soil/fill remaining at the site;
- Filing of an environmental easement and preparation of a Site Management Plan maintain and assess the performance and effectiveness of the remedy.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.

- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction limiting site use to commercial or industrial uses.

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location:

The 300 Ohio Street site is located in an urban/industrial area, totaling 4.8 acres in size, at the corner of Ohio Street and Chicago Street in the City of Buffalo. The Buffalo River is to the west across Chicago Street, and the City of Buffalo Conway Park is to the east.

Site Features:

The site is level with no current structures. The anticipated redevelopment plan includes the construction of two multiple-story office buildings.

Current Zoning and Land Use:

The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, industrial, residential, railroad right-of-way, vacant parcels, and parkland. The nearest residential development is less than 0.2 miles to the east and southwest and less than 0.4 miles to the north.

Past Use of the Site:

Until the late 1990s a portion of the site was used as an auto/truck gas and service station, dating back to 1925. The site buildings previously operated as a machine shop, trucking terminal and coffin and cooperage manufacturing facilities.

Prior uses that appear to have led to the site's contamination are associated with the gas and service station operations.

Site Geology and Hydrogeology:

The site is overlain by 8 feet of fill (sand, gravel, asphalt, brick), underlain by silty sandy clay grading into a brown silty clay unit. Shallow groundwater is at 4 to 6 feet below ground surface (fbgs) and flows west towards the Buffalo River.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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: Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203
phone: 716-858-8900

NYSDEC
Attn: Anthony Lopes, P.E.
270 Michigan Ave
Buffalo, NY 14203
phone: 716-851-7220
(alopes@gw.dec.state.ny.us)

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

Anthony Lopes, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
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 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

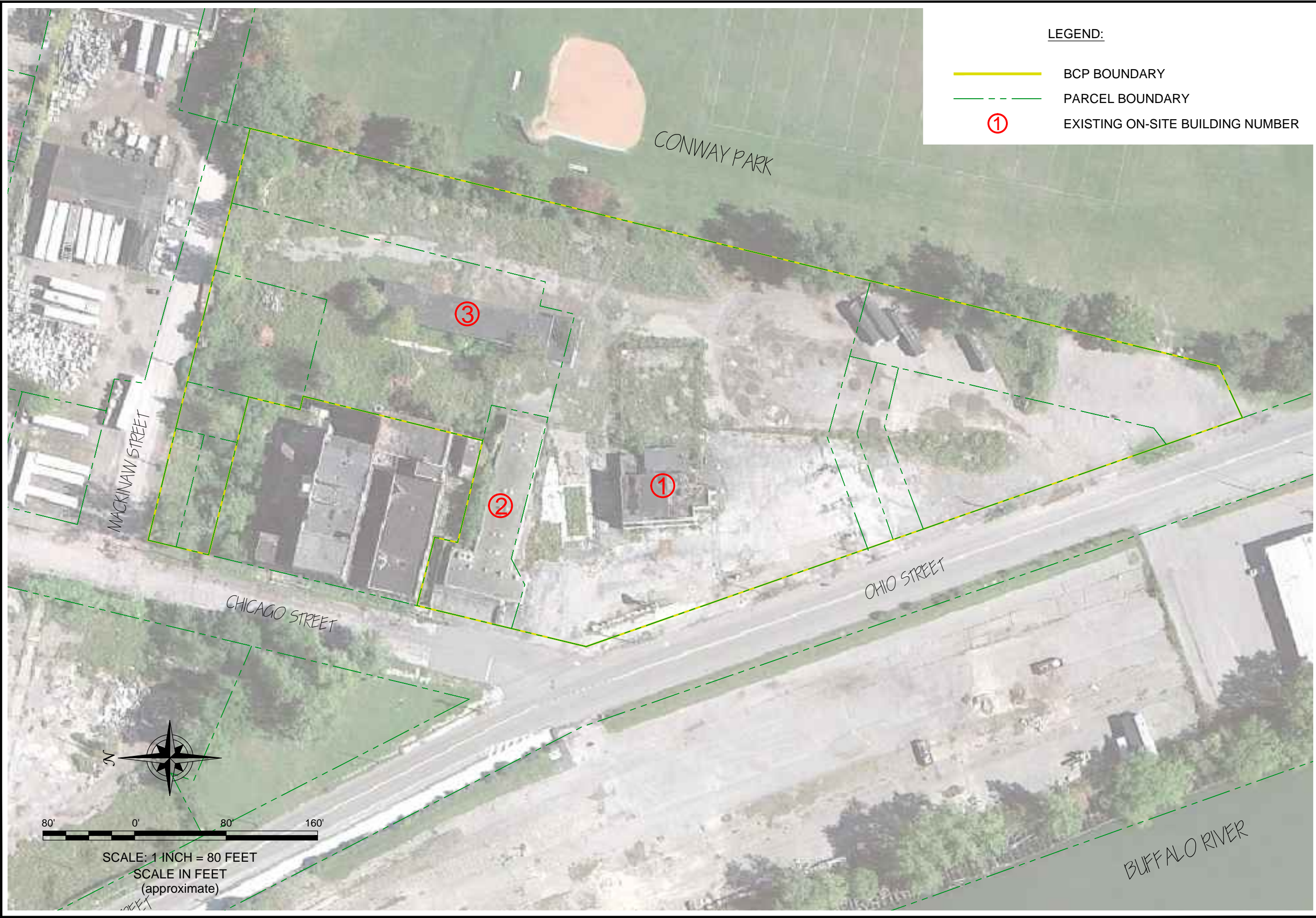
Have site information such as this fact sheet sent right to your email inbox.

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.



SITE PLAN (AERIAL)

RI/AA REPORT
300 OHIO STREET SITE
BUFFALO, NEW YORK
PREPARED FOR
4216 GROUP, LLC

FIGURE 1



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0635

JOB NO.: 0136-037-102