



FACT SHEET

Brownfield Cleanup Program

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125 Main Street Site, Buffalo, NY
Site No. C915262

May 2012

Draft Remedial Investigation / Interim Remedial Measures Work Plan 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 125 Main Street Site ("site"), located at 125 Main Street in the City of Buffalo, Erie County, New York (see map insert). Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information," or on NYSDEC's website at <http://www.dec.ny.gov/chemical/37554.html>



Site Location Map

The draft investigation work plan, called a "Remedial Investigation/Interim Remedial Measures/Alternatives Analysis Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. In addition to the investigative work, the plan proposes an environmental cleanup action, called an Interim Remedial Measure (IRM), in response to known contamination at the site. An IRM can be conducted relatively quickly to address obvious issues at the site and minimize environmental and health risks. The investigation and IRM work will be performed by Harbor District Associates, LLC ("applicant") with oversight by NYSDEC. The investigation will assess conditions on-site

How to Comment

NYSDEC is accepting written public comments about the draft RI/IRM Work Plan for 30 days, from May 15, 2012 through June 14, 2012. The draft RI/IRM Work Plan is available for public review at the locations identified below under "Where to Find Information".

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address the contamination.

This Remedial Investigation (RI) will include the following activities:

- Completion of soil test pits/borings and installation of groundwater monitoring wells on-site;
- Collection and analysis of subsurface soil and groundwater samples to assess soil and groundwater quality and collect site-specific hydrogeological data.

In addition, the work plan proposes an IRM, including:

- Excavation and off-Site disposal or treatment of known impacted soil north and east of the existing building in preparation for a proposed new parking ramp; and,
- Implementation of a Soil/Fill Management Plan (SFMP) during remedial and redevelopment activities.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the RI/IRM Work Plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below).

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

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes the site be used for commercial purposes.

The Site is an approximately 2.185-acre parcel located in the historic canal district of the City of Buffalo, Erie County, New York. The parcel is currently improved with one vacant eight story commercial office building and one small maintenance garage in the northeast corner of the property.

The Site was historically utilized for various commercial and industrial purposes since at least the early 1800s, including commercial storefronts, restaurants, hotel, the Lehigh Valley Railroad Passenger Station, contractor’s yard, junk yard, former Quay Street, A. Krauss Hide and Wool Warehouse, Forbush and Brown Boot and Shoe manufacturing company, tin shop, paint shop, Patent medicine manufacturer, wire works, and the former Hamburg Canal. The Site was utilized as the General William J Donovan State Office Building from approximately 1961 through 2008 and is currently vacant.

A 2007 Phase I Environmental Site Assessment Report (dated May 2007) and subsequent Phase II Environmental Site Assessment Report (dated November 2007), were completed on the former General William J Donovan State Office Building by URS Corporation. The Phase II investigation revealed evidence of subsurface contamination, including elevated levels of semi-volatile organic compounds (SVOCs), particularly polycyclic aromatic hydrocarbon (PAHs). The volatile organic compound (VOC) acetone was detected in excess of water quality standards on the north end of the Site. Three underground storage tanks (USTs) were removed from the Site in 2008.

In fall 2011, additional subsurface data collected by Benchmark Environmental Engineering and Science revealed elevated concentrations of PAHs and metals Site-wide.

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following locations to help the public stay informed. These documents include the draft RI/IRM Work Plan and the application to participate in the Brownfield Cleanup Program.

Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203
Attn: Mary Jean Jakubowski
Deputy Director
Phone: (716) 858-8900
Hours: M – Sat. 9-5
Sun. (closed)

NYSDEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203-2999
Attn: Mr. David Locey
Phone: (716) 851-7220
Hours: M-F 8:30am-4:45pm
(Call for appointment)

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Environmental Related Questions

Mr. David Locey
New York State Department of Environmental
Conservation
270 Michigan Avenue
Buffalo, New York 14203-2999
(716) 851-7220
dplocey@gw.dec.state.ny.us
(call for an appointment)

Health Related Questions

Scarlett Messier-McLaughlin
Public Health Specialist
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Square, Room 300
547 River Street
Troy, NY 12180-2216(518) 402-7860
BEEI@health.state.ny.us

Project Development Questions

Mr. Mike DePriest
Harbor District Associates, LLC
570 Delaware Avenue
Buffalo, NY 14202
(716) 886-0211
mikede Priest@bendersondevelopment.com

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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

