



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Trico Plant
DEC Site #: C915281
Address: 791 Washington Street, Buffalo, NY

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 Trico Plant Site ("site") located at 791 Washington Street in Buffalo, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 847 Main Street, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 28, 2017** to through **April 19, 2017**. The draft Remedial Investigation/Alternative Analysis Report (AAR) containing the proposed site remedy is available for public review at the locations 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.

Proposed Remedy

The proposed remedy consists of:

1. In-situ treatment of contaminated groundwater to degrade contaminants into harmless compounds. Groundwater contamination does not extend off-site.
2. Removing hydraulic lift infrastructure and any associated impacted soil/fill.
3. Removal, treatment (if necessary) and discharge of accumulated sub-basement water to the sanitary sewer.

4. Cleaning accessible utility and sewer service pipes with evidence of potential contamination.
5. Installation of a Sub-slab Depressurization System (SSDS) within the existing building to prevent soil vapor from entering the building and impacting indoor air.
6. Maintaining the existing site wide cover system consisting of the building foundations and slabs and asphalt on former Burton Street.
7. Filing of an Environmental Easement on the property that restricts site use to restricted residential and requires compliance with the Site Management Plan.
8. Preparation and implementation of a Site Management Plan that will ensure the remedy remains protective.

Summary of the Investigation

During the Remedial Investigation, soil, groundwater, sub-basement water, sewer sediments, soil vapor and indoor air samples were evaluated.

Groundwater: The levels of chlorinated volatile organic compounds (VOCs), such as tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (DCE), and Vinyl Chloride were detected above groundwater quality standards.

Soil: Low levels of chlorinated VOCs, poly-cyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals such as arsenic, mercury, and barium were found in the soil/fill samples.

Soil Vapor and Indoor Air: Soil Vapor Intrusion Investigation showed concentrations of chlorinated VOCs were above the guidance criteria in soil vapor and indoor air.

Sub-basement water: Standing water present in the basement was found to be contaminated with metals.

Sewer Sediment: No significant contamination was found in the sewer sediment samples.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft Remedial Work Plan/AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location: The site is located in the densely developed urban center of downtown Buffalo. The property is immediately bounded by commercial and residential properties to the north; Ellicott

Street and a parking lot to the east; Goodell Street and Eastman Machine Company to the south; and Washington Street and commercial and residential properties to the west.

Site Features: The site is currently developed with a complex of five connected industrial buildings totaling 617,627 square feet.

Current Zoning and Land Use: The site is currently vacant but is zoned CM (General Commercial).

Past Use of the Site: The oldest of the five buildings was constructed circa 1890 as a portion of the Christian Weyand Brewery which operated at the site until the enactment of prohibition. The building was purchased in 1920 by Trico Products Corporation for the manufacture of windshield wipers for the automotive industry. The remaining buildings were constructed from 1920 to 1954. The Trico Products Corporation operated at the site until circa 1990. Operations included electroplating, smelting, die-casting, rubber extrusion and metal fabrication. The property has been idle since at least 2000.

Site Geology and Hydrogeology: According to the United States Department of Agriculture (USDA) Erie County Soil Map (1978), the surface soils on the site are characterized as Urban Land (Ud), consisting of level to gently sloping land with 80 percent or more of the soil surface covered by asphalt, concrete, buildings, or other impervious structures typical of an urban environment. Soil beneath the Site buildings is described as gravel, sand, and clay.

Regional groundwater flow is estimated west toward Lake Erie.

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 & Erie County Public Library
Attn: Ms. Mary Jean Jakubowski
Lafayette Square
Buffalo, NY 14203
phone: 716-858-9000

Who to Contact

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

Project Related Questions

Jaspal S. Walia, P.E.
Department of Environmental
Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
jaspal.walia@dec.ny.gov
{Call for an appointment}

Site-Related Health Questions

Zwelonke Ushe
New York State Department of Health
Bureau of Environmental Exposure
Investigation
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.

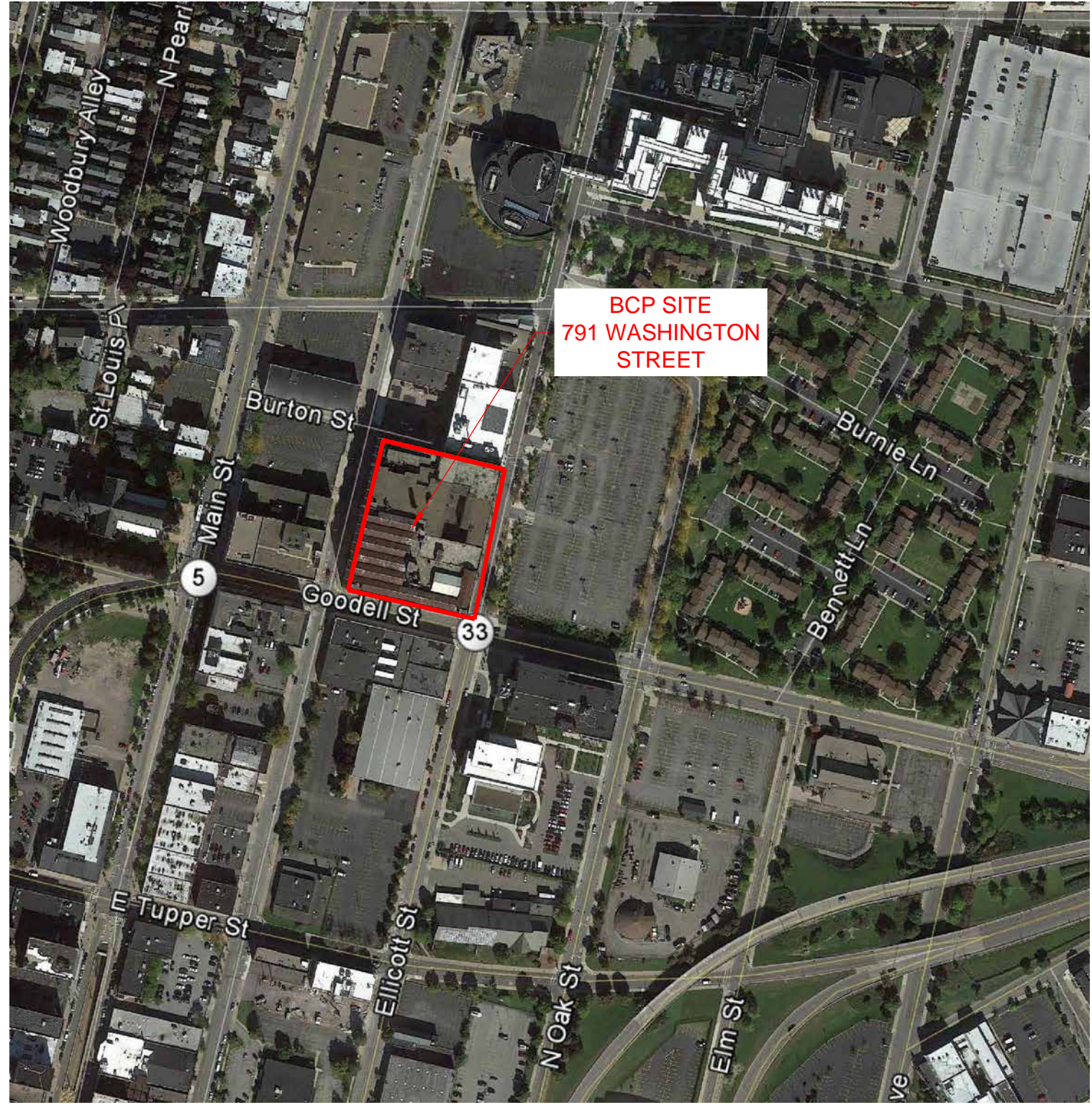
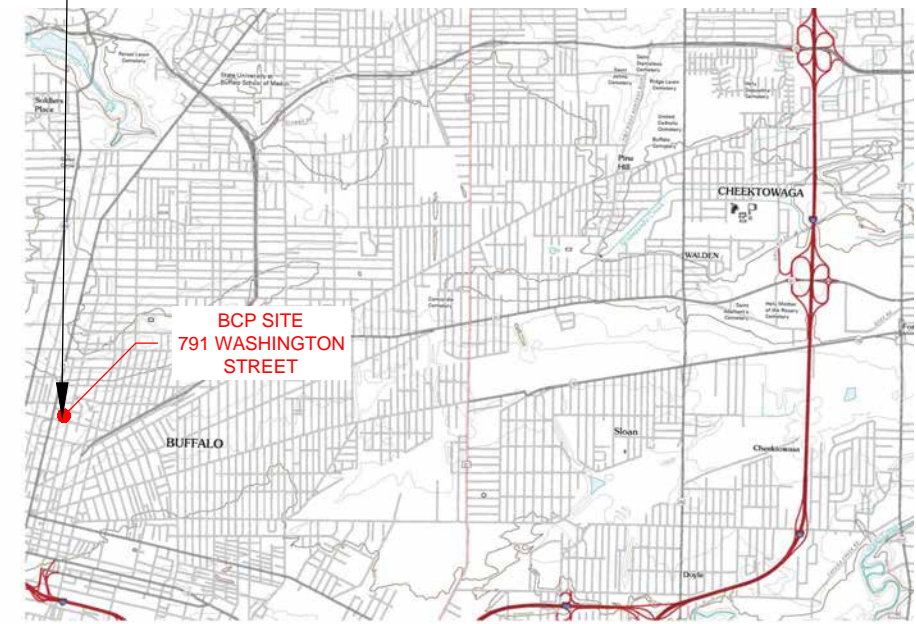
Receive Site Fact Sheets by Email

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

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.



AERIAL OF SITE
APPROXIMATE SCALE 1" = 300'

SOURCE: GOOGLE EARTH OCTOBER 2016 IMAGERY



SITE VICINITY AND LOCATION PLAN

REMEDIAL INVESTIGATION / ALTERNATIVES ANALYSIS REPORT
FORMER TRICO PLANT
BUFFALO, NEW YORK
PREPARED FOR
791 WASHINGTON STREET



JOB NO.: 0092-016-001

FIGURE 1

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