



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Trico Plant
791 Washington St
Buffalo, NY 14203

January 2020

SITE No. C915281
NYSDEC REGION 9

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Document Repository Name

Erie County Public Library
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

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Buffalo, NY 14203
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Health-Related Questions

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Empire State Plaza, Corning Tower
Albany, NY 12237
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 Former Trico Site ("site") located at 791 Washington 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.

Cleanup activities were performed by 791 Washington Street, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C915281/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- 1) Removal and off-site disposal of approximately 171 tons of paint debris generated from hydro-blasting, 6 drums of various oils, and 51 oil-filled electrical equipment units. Additional removal actions included:
 - Removal and off-site disposal of 140,000 gallons of water and 10,682 tons of sludge from the sub-basement and 7 drums of sediment from on-site sumps and sewer.
 - Removal and off-site disposal of crawl space sediments.
 - Removal of approximately 90 tons of asbestos.
 - Removal and off-site disposal of hydraulic lift parts, hydraulic oils and stained concrete.
 - Removal and off-site disposal of soil and concrete contaminated with polychlorinated bi-phenyls (PCBs).
- 2) Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) institutional and engineering controls (IC/ECs); (2) soil/fill management; (3) monitoring; and (4) reporting.
- 3) Recording of an Environmental Easement as an IC to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Cover System
- Vapor Mitigation

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

Site Description: The 2.11-acre site consists of five connected industrial buildings having 617,627 square feet of space. The site is located in the densely developed urban center of downtown Buffalo. The site was used by Trico Products Corporation for the manufacture of windshield

wipers for automotive industry from 1920 to 1990. The operations included electroplating, smelting, die-casting, rubber extrusion and metal fabrication. The site has been vacant since 2000. Development of the site will be under a mixed-use development plan consisting of apartments, extended-stay hotel, commercial space, retail and indoor parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915281) at:

<http://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Brownfield Cleanup Program Overview: 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 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>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



 	<p>SITE PLAN (AERIAL)</p> <p>FINAL ENGINEERING REPORT FORMER TRICO PLANT 791 WASHINGTON STREET BUFFALO, NEW YORK PREPARED FOR 847 MAIN STREET, LLC & 791 WASHINGTON STREET, LLC</p> <p>JOB NO. 0092-016-001</p>
<p>FIGURE</p>	

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