



FACT SHEET Brownfield Cleanup Program

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

Site Name: Western New York Workforce Training Center
DEC Site #: C915310
Address: 683 Northland Avenue
Buffalo, NY 14211

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Western New York Workforce Training Center site ("site") located at 683 Northland Avenue, 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(s) identified below under "Where to Find Information."

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=C915310
http://www.dec.ny.gov/chemical/37554.html

Draft Interim Remedial Measure Work Plan

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 draft IRM work plan describes the cleanup activities which include:

The excavation, management, transport, and off-site disposal of contaminated soil generated during the installation of new utility lines and a stormwater detention structure. The soil to be excavated is contaminated by semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs) at levels exceeding commercial use soil cleanup objectives (SCOs).

Specific elements of the IRM are:

- Excavation and off-site disposal of approximately 5,500 cubic yards of soil exceeding the commercial use SCOs;
Characterization of excavated soil to determine the proper off-site disposal facility;
Community air monitoring to ensure that on-site excavation activities do not impact off-site areas; and
Backfilling the excavations with imported stone or clean soil allowing for commercial use of the site.

Summary of the Investigation

The remedial investigation is ongoing. Preliminary investigation results have identified SVOCs, metals, and PCBs in subsurface soil exceeding the commercial use SCOs. Generally, soil exceeding the commercial use SCOs is located to the west of the on-site building, beneath existing parking lots and vegetated surface soils.

Next Steps

The approved work plan has been made available to the public (see “Where to Find Information” below). The activities detailed in the approved work plan will be implemented by the applicant with NYSDEC oversight. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities performed.

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

Background

Location:

The Western New York Workforce Training Center site is located on a 7.25-acre parcel on the south side of Northland Avenue between Chelsea Place and Longview Avenue within the City of Buffalo, Erie County, New York 14211. The site is in an urban mixed use neighborhood on the east side of Buffalo.

Site Features:

The site was constructed for manufacturing with an attached office/administration building. The approximately 235,000 square foot complex comprises a four story office area on the north side along Northland Avenue, a series of connecting manufacturing spaces and a detached one story shed located on the west side of the facility. The site exterior area is largely paved. A CSX rail line borders the south side of the site.

Current Zoning and Land Use:

The site is currently inactive, and is zoned for industrial use. The adjacent parcels are currently zoned for industrial use. The surrounding area includes commercial, industrial, and residential uses. The nearest residential property is located approximately 175 feet north of the site.

Past Use of the Site:

The Western New York Workforce Training Center site was developed as a machine and tool works facility beginning in approximately 1911. The facility used hydraulic equipment, electrical equipment and other industrial equipment (i.e., cranes, foundry, etc.) that most likely led to the present site contamination. The site has seen several building additions and upgrades since its initial construction. The property was most recently used for storage until it was purchased by current owner in 2015.

Site Geology and Hydrogeology:

Site overburden was found to contain fill material across the site from the ground surface to depths of 2 to 14 feet below ground surface. Fill material was described as a fine to coarse sand, silt, clay, and gravel. Native soil, where present, typically consists of brown silty clay. Limestone bedrock was encountered at depths ranging from 2 feet to 14 feet below ground surface. Groundwater was observed in bedrock at depths ranging from approximately 9 feet to 12 feet below ground surface.

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 - Central Branch
1 Lafayette Square
Buffalo, NY 14203
phone:

Who to Contact

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

Project Related Questions

Benjamin McPherson
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
benjamin.mcpherson@dec.ny.gov

Site-Related Health Questions

Richard Jones
New York State Department of Health
Central Region Office
Syracuse, NY
315-477-8148
BEEI@health.ny.gov

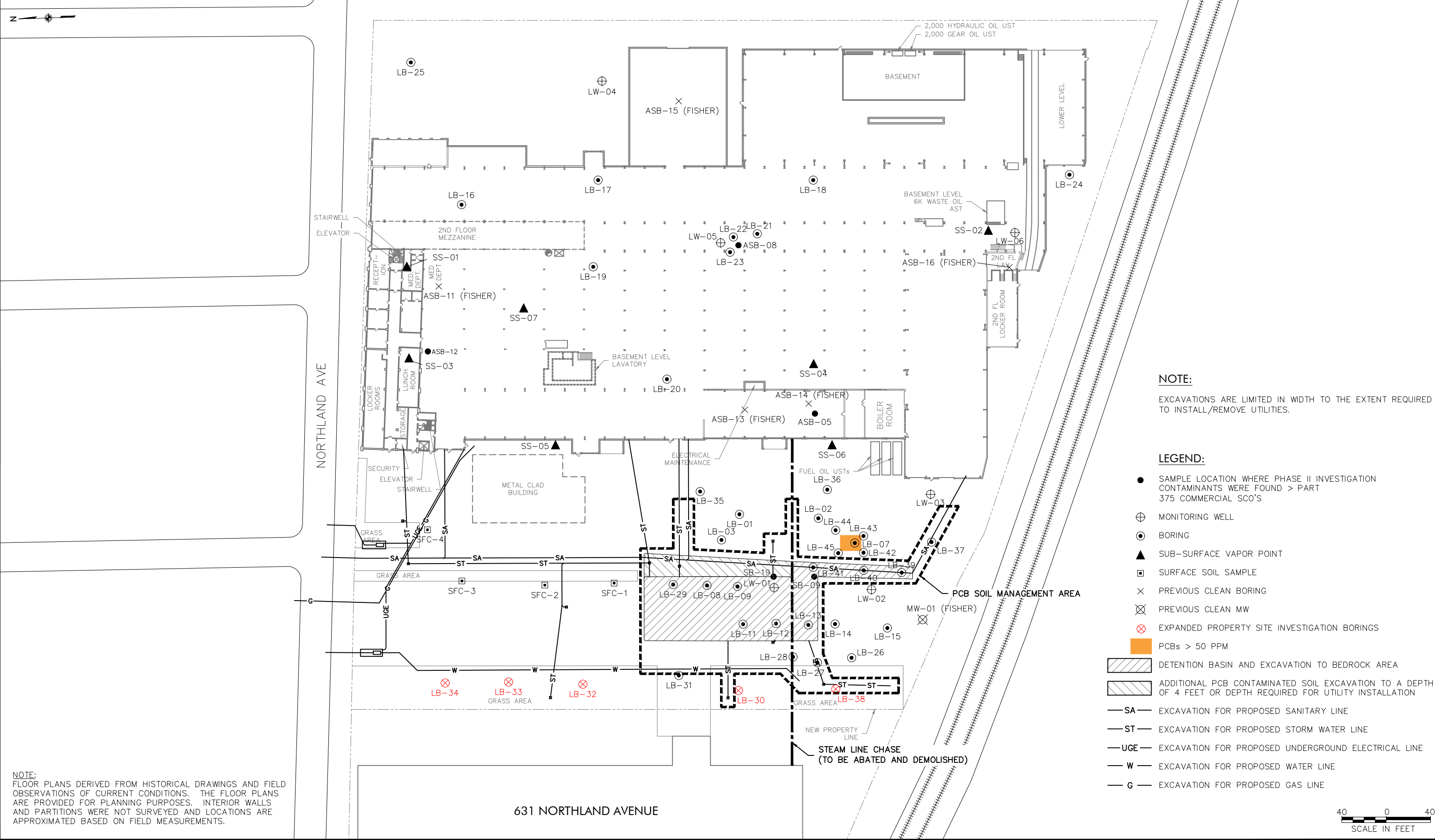
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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*.



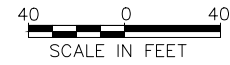
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.



NOTE:
EXCAVATIONS ARE LIMITED IN WIDTH TO THE EXTENT REQUIRED TO INSTALL/REMOVE UTILITIES.

- LEGEND:**
- SAMPLE LOCATION WHERE PHASE II INVESTIGATION CONTAMINANTS WERE FOUND > PART 375 COMMERCIAL SCO'S
 - ⊕ MONITORING WELL
 - ⊙ BORING
 - ▲ SUB-SURFACE VAPOR POINT
 - ▣ SURFACE SOIL SAMPLE
 - × PREVIOUS CLEAN BORING
 - ⊗ PREVIOUS CLEAN MW
 - ⊗ EXPANDED PROPERTY SITE INVESTIGATION BORINGS
 - PCBs > 50 PPM
 - ▨ DETENTION BASIN AND EXCAVATION TO BEDROCK AREA
 - ▨ ADDITIONAL PCB CONTAMINATED SOIL EXCAVATION TO A DEPTH OF 4 FEET OR DEPTH REQUIRED FOR UTILITY INSTALLATION
 - SA — EXCAVATION FOR PROPOSED SANITARY LINE
 - ST — EXCAVATION FOR PROPOSED STORM WATER LINE
 - UGE — EXCAVATION FOR PROPOSED UNDERGROUND ELECTRICAL LINE
 - W — EXCAVATION FOR PROPOSED WATER LINE
 - G — EXCAVATION FOR PROPOSED GAS LINE

NOTE:
FLOOR PLANS DERIVED FROM HISTORICAL DRAWINGS AND FIELD OBSERVATIONS OF CURRENT CONDITIONS. THE FLOOR PLANS ARE PROVIDED FOR PLANNING PURPOSES. INTERIOR WALLS AND PARTITIONS WERE NOT SURVEYED AND LOCATIONS ARE APPROXIMATED BASED ON FIELD MEASUREMENTS.



WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	DESCRIPTION
REVISIONS		



PROJ. ENG.:	CLIENT:	NORDEL II, LLC	
DESIGNED BY:			
CHECKED BY:			
DRAWN BY:	DATE:	SCALE:	
A.M.K.	JULY 2017	AS SHOWN	

JOB TITLE AND LOCATION:	683 NORTHLAND AVENUE INTERIM REMEDIAL MEASURE #2	LIRO JOB NO.: 15-029-1054
DRAWING TITLE:	LOCATIONS OF WESTERN PARKING LOT SUBSURFACE UTILITIES	SHEET 6 OF 6
		FIGURE NO. 1-6

15-029-1054-BIDD\CAD\683 IRM #21-6 683 Northland Ave Utilities.dwg 9/12/2017 8:35 AM