



# 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

### 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 Western New York Workforce Training Center ("site") located at 683 Northland Avenue in the City of 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."

The cleanup activities will be performed and funded by 683 Northland 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.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915310>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **April 11, 2018** through **May 25, 2018**. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) 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.

The proposed remedy consists of:

- Excavation and off-site disposal of on-site soil contaminated with polychlorinated biphenyl (PCB) and polycyclic aromatic hydrocarbons (PAHs) exceeding site specific soil cleanup objectives (SCOs), or exhibiting visual or olfactory signs of gross contamination;
- Reuse of on-site soil meeting site-specific SCOs or importation of off-site material meeting commercial SCOs to backfill excavations;
- Construction of a site cover that will allow for commercial use;
- Installation of a vapor mitigation system in on-site buildings;
- Imposition of an environmental easement to restrict the future use of the site to

- commercial or industrial uses; and
- Implementation of a site management plan to monitor the site and ensure the remedy remains in place and is effective.

The proposed remedy has been selected by the applicant because it is protective of human health and the environment and was determined to be readily feasible through an alternatives analysis. The proposed remedy will require removal of the most contaminated material from the site and will require construction of engineering controls to prevent future exposures to residual contamination. Site specific SCOs for PCBs and PAHs were selected in accordance with NYSDEC guidance documents to reflect existing conditions at the site. The site management plan and environmental easement will ensure that the remedy remains protective of public health and the environment for the long term.

### *Summary of the Investigation*

The remedial investigation at the site is complete. On-site soil and fill are impacted with PCBs, PAHs, and metals that exceed commercial soil cleanup objectives (SCOs). Sub-slab soil vapor samples below portions of the on-site building contain elevated concentrations of trichloroethene.

On-site groundwater does not exceed standards or guidance values for site related compounds. Hydraulic oil was observed in a limited portion of the bedrock aquifer, but does not appear to be widespread or migrating off-site.

Off-site impacts related to the site have not been identified.

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final RAWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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 Western New York Workforce Training Center is an 8.524-acre site located in an urban area of the City of Buffalo at 683 Northland Avenue. The site is bounded to the north by Northland Avenue, a railroad spur to the south, and commercial/industrial properties to the east and west.

Site Features:

The site is mostly flat and includes an approximately 235,000 square foot building complex. The building complex consists of a four-story office area along Northland Avenue, a series of connecting manufacturing spaces, and a detached one story shed. The site exterior area is largely paved or is grass covered.

#### Current Zoning and Land Use:

The site is currently inactive and is zoned for manufacturing and processing under the City's Green Code. 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 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 the 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. Bricks, scrap metal, glass, and other debris is also present in the fill material. 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  
(716) 858-8900

### Who to Contact

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

#### Project Related Questions

Benjamin McPherson  
New York State Department of  
Environmental Conservation  
270 Michigan Avenue  
Buffalo, NY 14203  
716-851-7220  
[benjamin.mcpherson@dec.ny.gov](mailto:benjamin.mcpherson@dec.ny.gov)

#### Site-Related Health Questions

Richard Jones  
New York State Department of Health  
217 South Salina Street  
Syracuse, NY 13202  
315-477-8148  
[bee@health.ny.gov](mailto:bee@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.**

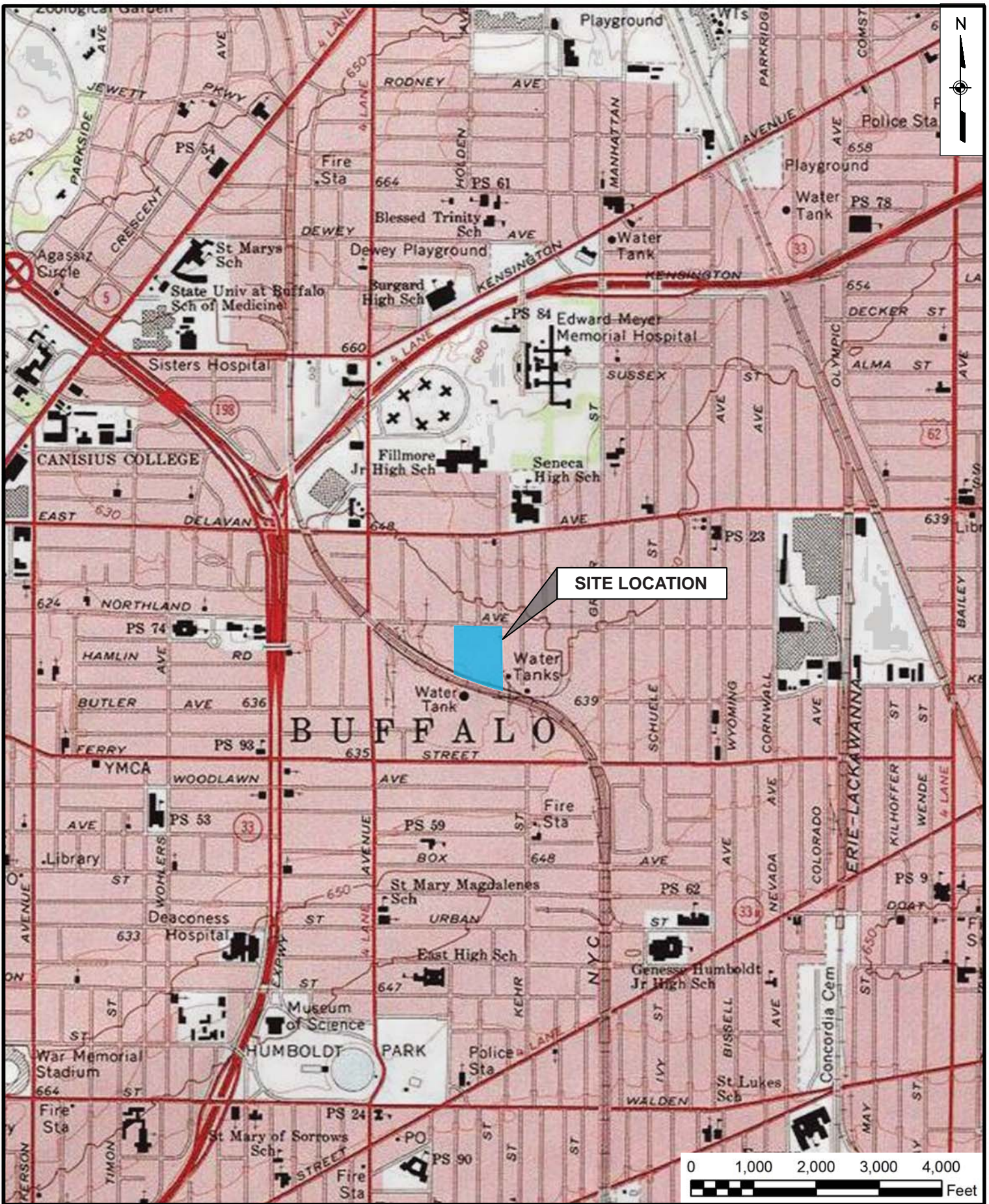
#### **Receive Site Fact Sheets by Email**

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.



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LiRo-Engineers, Inc.  
690 Delaware Ave.  
Buffalo, New York

## 683 NORTHLAND AVENUE TOPOGRAPHIC SITE LOCATION MAP

FIGURE NO.

1-1

**Legend** *(all locations are approximate)*

- Workforce Training Center
- ▼ Remediation Sites
- Remediation Site Borders
- Tax Parcels - Erie



1 inch = 200 feet

Vibratech Inc.  
915165

Western New York Workforce Training Center  
C915310

Otis Elevator  
915073

**WNY Workforce Training Center Site Location**  
683 Northland Avenue  
Buffalo, NY 14211  
Site #C915310  
March 2018