



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Pierce Arrow Business Center
DEC Site #: C915312
Address: 155-157 Chandler Street
Buffalo, NY 14207

Have questions?
See
"Who to Contact"
Below

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy for the Pierce Arrow Business Center site ("site") located at 155-157 Chandler Street, 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/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915312>

New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends no further action at the site. The report, called a "Remedial Investigation/Interim Remedial Measures/Alternative Analysis Report (RI/IRM/AA Report)," was submitted to NYSDEC by R & M Leasing LLC ("applicant"). The report describes the results of the site investigation.

How to Comment

NYSDEC is accepting written comments about the RI/IRM/AA report for 30 days, from October 25, 2017 through November 24, 2017. The RI/IRM/AA report 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.

No Further Action Remedy

Between April 2017 and October 2017, approximately 2,485 cubic yards of contaminated soil/fill and 1,000 tons of bricks and concrete containing polychlorinated bi-phenyls (PCBs) and lead exceeding Restricted Residential Soil Cleanup Objectives was excavated and disposed off-site at permitted facilities during an Interim Remedial Measure (IRM). In addition, old underground storage tanks used for oil and gasoline storage were removed. The excavated areas are being backfilled with Department approved fill materials. A vapor mitigation system is being

installed within the on-site buildings. Based on the IRM activities DEC proposes 'No Further Action' beyond continued site management.

Institutional and Engineering Controls

Institutional controls and engineering controls are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on the use of the site, such as a deed restriction, when contamination remaining 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.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Environmental Easement

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

- Vapor Mitigation System

Next Steps

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the RI/IRM/AA report and its no further action recommendation. The approved report will be made available to the public (see "Where to Find Information" below).

If the approved investigation report concludes that no further action is needed to address the site, NYSDEC will issue a "Certificate of Completion" to the applicant(s). Upon receiving a Certificate of Completion, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

The applicant(s) will be eligible to redevelop the site after receiving the Certificate of Completion from NYSDEC. A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The 2.37 acres site consists of two contiguous parcels (155-157 Chandler Street) in the City of Buffalo. The site is bound to the north by Chandler Street, to the west by Manton Place, and to the south by Grote Street. The property is located within a mixed industrial, commercial, and residential area.

Site Features: The 155 Chandler parcel is improved with one 65,000 square foot building which surrounds a large 22,000 square foot brick and gravel courtyard. The 157 Chandler parcel is a vacant gravel lot.

Current Zoning and Land Use: The site properties are currently zoned light industrial and they are vacant.

Past Uses of the Site: The site has been used for operations such as machining, gas manufacturing, and manufacturing since the early 1900s. The structure was originally constructed in 1907 and utilized as a factory occupied by Linde Air Products until the early 1950s. Bell Aircraft Corp. was located at the site in the early/mid 1950s. In 1958, the building was purchased by Donald Rosen and utilized for G & R Machinery (machine shop) from approximately 1959 through at least the 1990s. The property was owned by Donald Rosen from 1958 through 1990, and by Irving Rosen from 1990 through 2005. The site was purchased by Ontario Equipment Co. in 2005 and R&M Leasing, LLC in 2017.

Site Geology and Hydrogeology: The overburden soils encountered at the site consist of approximately 2 to 4 feet of granular and cohesive fill material. Silty clay lies below the fill material. A perched groundwater condition is present at the fill/native interceptor at three to four feet below ground surface. Groundwater was not encountered within the silty clay. The shallow regional groundwater flows in a southwesterly direction toward Scajaquada Creek located approximately 0.35 miles south and toward the Niagara River located approximately 1.25 miles west of the Site.

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 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>

FOR MORE INFORMATION

Where to Find Information

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

North Park Library
975 Hertel Ave.
Buffalo, NY 14216
phone: 716-875-3748

Project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37554.html>

Who to Contact

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

Project Related Questions

Jaspal Walia
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
jaspal.walia@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Empire State Plaza, Corning Tower Rm. 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.



BCP Boundary Limits



HAZARD EVALUATIONS, INC.		
<i>Phase I/II Audits – Site Investigations – Facility Inspections</i>		
SITE PLAN		
155 and 157 CHANDLER STREET		
BUFFALO, NEW YORK		
R & M LEASING LLC		
BUFFALO, NEW YORK		
DRAWN BY: LSH	SCALE: NOT TO SCALE	PROJECT: e1601
CHECKED BY: EB	DATE: 10/17	FIGURE NO: 2