



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

166 Chandler Street
166 Chandler Street
Buffalo, NY 14207

SITE No. C915320
NYSDEC REGION 9

January 2019

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:

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

Document Repository Name

North Park Library
975 Hertel Avenue
Buffalo, NY 14216

Who to Contact:

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 166 Chandler Street site ("site") located at 166 Chandler Street in the City of 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.

The cleanup activities were performed by 166 Chandler Holdings, LLC ("applicant") 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. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

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

- Excavation and off-site disposal of about 2,170 cubic yards of soil/fill impacted by metals, petroleum, and polycyclic aromatic hydrocarbons (PAHs) exceeding the Restricted Residential Soil Cleanup Objectives. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Removal and off-site disposal of a 300-gallon underground storage tank.
- Removal of approximately 1,698 gallons of hydraulic oil, sludge, and wash water from the elevator pit and shaft area.
- 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.
- 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.

BROWNFIELD CLEANUP PROGRAM

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

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 and Background:

The site consists of one parcel totaling approximately 0.48 acres. The site is bound to the south by Chandler Street, to the west by a vacant building and lot, to the north by a railroad line and to the east by a vacant lot used for storage. There is a four-story building on the eastern portion of the site. The property is located within an urban area, utilized for industrial, commercial, and residential purposes.

Historic site use: The structure at the site was originally constructed in 1907 as dairy machine manufacturer with

additions to the building in 1909, 1919, 1927, and 1931. Former uses also included a grocery, Linde Air Products, Sponge Air Seat Co., and Barcalo Mfg (furniture manufacturer). The site is planned to be developed as a business incubator in cooperation with Start Up New York.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915320) at:

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

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>

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.

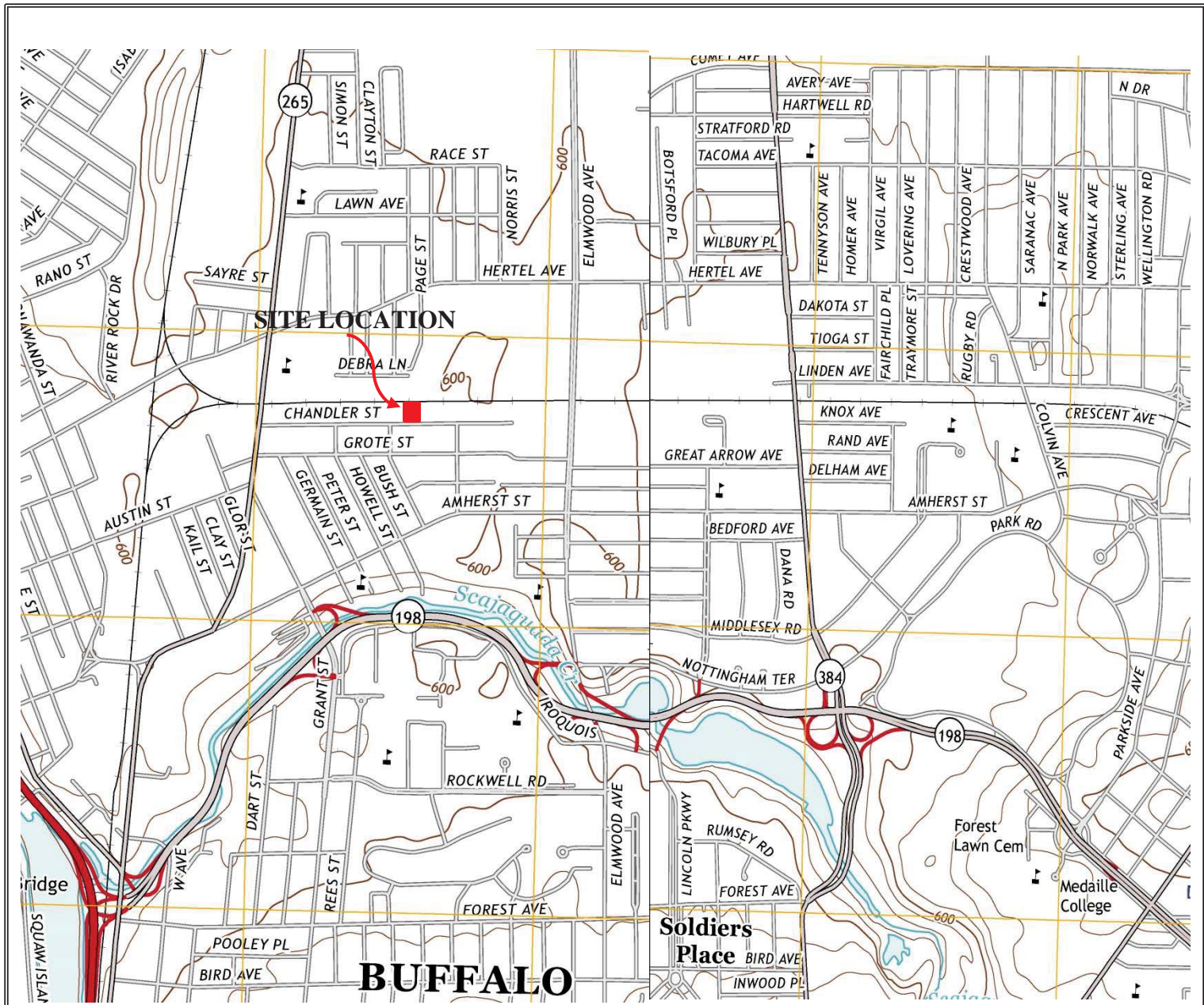
Receive Site Fact Sheets by Email

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 at:

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.



WITTMAN GEOSCIENCES, PLLC	Date: 10/2018	Site Location Map	Project: 18-104
	Scale: not to scale	166 Chandler Street, Buffalo, NY	Figure: 1