



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Buffalo and Erie County Public Library - Central

1 Lafayette Square
Buffalo, NY 14203
(716) 858-8900

Who to Contact

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

Project-Related Questions

Maurice Moore, Project Manager
NYSDEC
270 Michigan Avenue
(716)851-7220
maurice.moore@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza –
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

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

FACT SHEET

240-260 Lakefront Boulevard
Buffalo, NY 14203

Brownfield Cleanup Program

SITE No. C915340
NYSDEC REGION 9

February 2020

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 240-260 Lakefront Boulevard site ("site") located at 240 Lakefront Boulevard, Buffalo, New York, Erie County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site.

How to Comment: NYSDEC is accepting written comments about the proposed remedy for 45 days, from **February 5, 2020 to March 21, 2020**.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915340/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Plan: The proposed Restricted Residential Use remedy consists of:

- Placement of a final cover consisting of either structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the restricted residential soil cleanup objectives (SCOs).

Where the soil cover is required it will be a minimum of two feet of soil, meeting the restricted residential SCOs.

- Implementation of a Site Management Plan (SMP) will also be required for long term maintenance of the remedial systems, and;
- Recording of an Environmental Easement to ensure proper use of the site as Restricted Residential.

The proposed remedy was developed by Lakefront Boulevard, LLC ("applicant(s)") after a detailed remedial investigation, implementation of an Interim Remedial Measures (IRM) and completing an alternatives analysis.

BROWNFIELD CLEANUP PROGRAM

The investigation and remedial work, as well as the alternatives analysis, is memorialized in a Remedial Investigation/Interim Remedial Measure/Alternatives Analysis Report (RI/IRM/AAR) that describes the results of the site investigation and recommends a remedy to address the contamination that was found. The RI/IRM/AAR submitted by the applicant is available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then perform the remaining actions 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.

Site Description: The site is located, in the City of Buffalo, New York on Lakefront Boulevard, at the intersection of Lakefront Boulevard and Ojibwa Circle, extending west to the Erie Basin Marina. The site is further identified as City of Buffalo Tax Map No. 110.59-1-3.11

According to historical records, the site was initially part of a commercial harbor (Erie Basin Marina) with most of the area consisting of waterway for freight shipments. A portion of a railway dock intersected the center of the Site with a marina and the Niagara Slip to the Erie Canal to the north.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915340) at:
<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to 32 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site.

Pursuant to an approved RI/IRM Work Plan, the applicant removed two feet of urban fill across the entire site and two "hotspots". Hotspot #1 contained PCBs, barium and lead exceeding commercial use site cleanup objectives (SCO).

Hotspot #2 exceeded commercial use SCOs for arsenic. A total of 10,822 tons of contaminated fill were properly disposed.

Based on this removal work, as part of the alternatives analysis, the applicant is proposing placement of a final cover consisting of either structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil exceed the restricted residential cleanup objectives (SCOs).

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.

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.

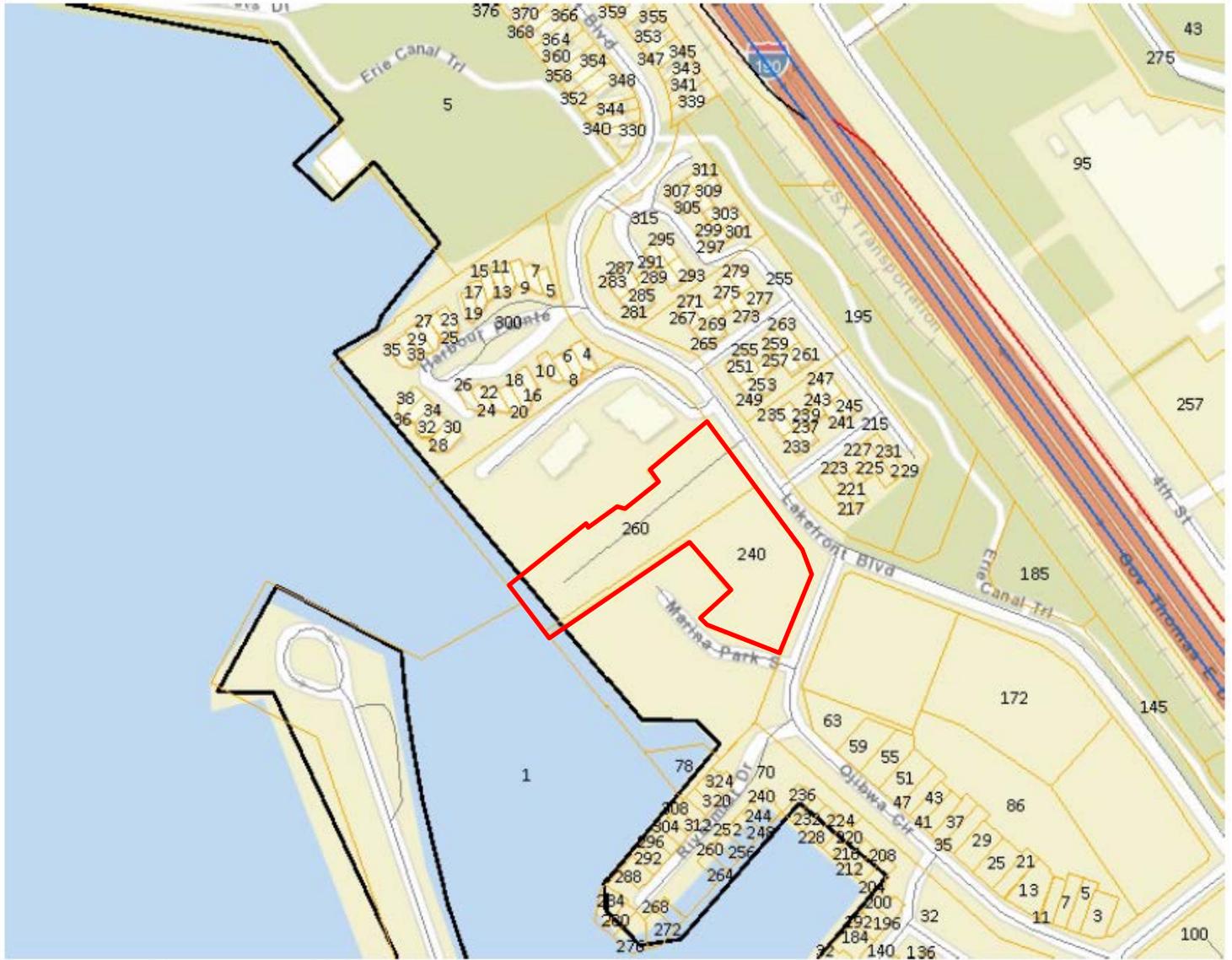
DECinfo Locator

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

Site Location Map



240 – 260 Lakefront Boulevard
Site # C915340



0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY
DEPARTMENT OF ENVIRONMENT & PLANNING
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.