



**FACT SHEET
&
MEETING INVITATION**
Proposed Remedial Action Plan (PRAP)
Franczyk Park - 564 Babcock Street



February 2005

Project No. B00174-9

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC) and the City of Buffalo would like to update you on the investigation and remediation of Franczyk Park. The investigation was conducted by the City of Buffalo's Office of Strategic Planning, in partnership with the NYSDEC. The work was done under New York State's 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program.

The Environmental Restoration Program makes \$200 million available to local governments to investigate and clean up municipally owned brownfields. Using the Environmental Restoration Program, the City of Buffalo has completed an environmental investigation of the site and, once remediation is completed, plans to continue use of the property as a public park and greenspace for recreational purposes.



BACKGROUND

The 16.5 acre Franczyk Park site is located at 564 Babcock Street, in the City of Buffalo. Previously, the property had been used for the manufacture of agricultural fertilizers and later by an auto salvage company. Today, the property includes grassy areas, baseball fields, basketball courts, a playground and tennis courts.

In 1998, the local community center expressed concerns to the City of Buffalo about groundwater seeps along the perimeter of the Park. Subsequent investigations found that the seeps contained elevated levels of arsenic. To address the seeps, the City installed a drain system which connected to the local sewer system. During this work additional testing of the subsurface soils showed elevated levels of arsenic and lead. Responding to public concerns about the safe use of the Park, extensive testing of the surface soils was done by the City and the results were evaluated by the New York State Department of Health (NYSDOH). The results indicated that there was no immediate health concerns and that the Park could remain open and in use.

In 2003-2004 the City conducted an extensive investigation of the park to determine the extent and degree of contamination across the entire park property and, to assess and recommend a remediation plan for its eventual clean-up. The City's consultant has completed the investigation work and has prepared a final remediation report for the project. The Site Investigation and Remedial Alternatives Report found that semi-volatile organic compounds (SVOCs) and heavy metals are the predominant contaminants found in the site soils and fill material. The most significantly impacted areas are directly along Lewis and Fleming Streets in the vicinity where the drainage system was installed. The report presents the results of the investigation and makes recommendation on clean-up alternatives.

REMEDIAL ALTERNATIVES:

Using information from the Site Investigation, the NYSDEC, and the New York State Department of Health, developed clean-up goals for the future use of the site. Various remedial alternatives were evaluated to address the contamination. These remedial alternatives included:

- No Action
- Cover System Construction
- Limited Excavation and Cover Enhancement
- Complete Excavation Removal of All Soil/Fill from the Site

PROPOSED REMEDIAL ACTION PLAN:

From the information generated by the Site Investigation and Remedial Alternatives Report, the NYSDEC has prepared a Proposed Remedial Action Plan (PRAP). The PRAP proposes a remedy consisting of:

- excavation and off-site disposal of soil/fill determined to be hazardous;
- enhancement of existing cover through the placement of at least 18 inches of clean fill in all park areas;
- placement of at least six inches of topsoil and establishment of a vegetative cover in all greenspace areas;
- installation of geotextile and placement of six inches of pea gravel in playground areas;
- installation of a groundwater interceptor trench along Fleming Street;
- demolition and replacement of all athletic facilities and playground equipment to facilitate the installation of the cover system;
- development of a Site Management Plan for future soil management;
- imposition of an institutional control in the form of an environmental easement on the property; and,
- annual certification to Department that all institutional or engineering controls are in place and are being maintained, and long term monitoring of site groundwater.

PUBLIC MEETING, REVIEW AND COMMENT

A public meeting will then be held on Tuesday, March 1st, 2005, at 6:30 p.m. in the T.J. Dulski Community Center, 129 Lewis Street. At the meeting the City of Buffalo, NYSDEC and NYSDOH representatives will make a short presentation summarizing the results of the investigation and the proposed remedial alternative and will be available to answer questions regarding the proposed work. Your comments regarding the PRAP are welcome during the meeting or written comments can be submitted until March 24, 2005.

WHAT IS THE NEXT STEP?

Upon acceptance of the Proposed Remedial Action Plan (PRAP) the NYSDEC will issue a Record of Decision (ROD) for the project. The ROD will document the proposed remedial action for the project and allow the City to apply for additional funds from the State to complete restoration of the property. Upon receipt of funds, the City can perform the necessary design activities and hire a contractor to perform the work. A copy of the ROD and all additional documents will also be placed in the project repository for public review. Design documents will be available for public review in the document repositories as they are developed and become available.

WHO SHOULD I CALL IF I HAVE QUESTIONS ABOUT THE FRAN CZYK PARK SITE?

<u>Project related questions</u>	<u>Environmental related questions</u>	<u>Health related questions</u>
Dennis Sutton	Gregory Sutton	Cameron O'Connor
Office of Strategic Planning	NYSDEC	NYSDOH
920 City Hall	270 Michigan Avenue	584 Delaware Avenue
Buffalo, N.Y. 14202	Buffalo, N.Y. 14203	Buffalo, N.Y. 14202
851-5035	851-7220	847-4385

DOCUMENT REPOSITORIES

Public understanding and involvement are important to the success of New York Brownfields program. To keep you informed, the City of Buffalo and NYSDEC distributes fact sheets, like this one. We also place site documents for your review at a local repository. The document repositories for this site investigation are established at:

by appointment only	D.J. Dulski Community Center
NYSDEC's Buffalo Office	129 Lewis Street
270 Michigan Avenue	Buffalo, NY 14206-2212
Buffalo, NY 14203	(716)847-2860
(716) 851-7220	