



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

57-71 Tonawanda Street  
57-71 Tonawanda Street  
Buffalo, NY 14207

**SITE No. C915024**  
**NYSDEC REGION 9**

**April 2020**

### Where to Find Information:

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

[https://gisservices-  
dev.dec.ny.gov/gis/dil/index.html?rs=C9150  
24](https://gisservices-dev.dec.ny.gov/gis/dil/index.html?rs=C915024)

**Riverside Branch Library**  
820 Tonawanda Street  
Buffalo, NY 14207  
(716) 875-0562

### Who to Contact:

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

**Project-Related Questions**  
Glenn May, Project Manager  
NYSDEC  
270 Michigan Avenue  
Buffalo, NY 14203  
(716) 851-7220  
[glenn.may@dec.ny.gov](mailto:glenn.may@dec.ny.gov)

**Project-Related Health Questions**  
Eamonn O'Neil  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

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

## 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 57-71 Tonawanda Street site ("site") located at 57-71 Tonawanda 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 to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from April 22 through June 8, 2020. The proposed plan is available for public review 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.

**Remedial Investigation/Alternatives Analysis Report:** The proposed remedy consists of:

- Construction of a two-foot soil cover in areas of the site not covered by existing buildings, sidewalks, or asphalt parking lots;
- Installation of a sub-slab depressurization system (SSDS) in the building to prevent subsurface vapors from entering the building interior;
- In-situ ("in place") groundwater treatment by injecting a chemical oxidant into injection points in the south west corner of the basement and along the eastern fence line of the property;
- Implementation of a groundwater monitoring program to assess the attenuation of contaminants in groundwater over time;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) that requires long-term maintenance and monitoring of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

# BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Fedder Lofts, LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Alternatives Analysis Report and is also 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 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.

**Site Description:** The site consists of two adjacent parcels on Tonawanda Street in the Black Rock section of the City of Buffalo. The 57 Tonawanda Street property is located on the east side of Tonawanda Street and is 1.07 acres in size. The 71 Tonawanda Street property is also located on the east side of Tonawanda Street and is 1.76 acres in size. The 57 Tonawanda Street property contains an approximately 10,230 square foot 2-story building, while the 71 Tonawanda Street property contains an approximately 115,000 square foot irregularly shaped 2-4-story building. A large parking lot extends eastward from the buildings to the site boundary to the west, which is bounded by a bike path and Scajaquada Creek.

The original use of this property included brick making and sewer pipe making. In the early 1900s the Fedders Corporation constructed a large manufacturing facility on the property. Fedders manufactured automotive components including radiators, heaters, and transmission oil coolers. Manufacturing processes at the property included metal stamping, soldering, brazing, welding, painting, acid washing and degreasing. Industrial wastes were reported to include solder dross, degreasing still bottoms including trichloroethene (TCE) and tetrachloroethene, petroleum-based lubricating fluids, and other products and wastes.

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

Environmental Site Remediation Database (by entering the Site ID, C915024) at:

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

**Summary of the Investigation:** Chlorinated solvents were found in soil, groundwater, soil vapor, and indoor air at the 57-71 Tonawanda Street property. Polycyclic aromatic hydrocarbons (PAHs) and metals were also found in fill material at 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>

*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](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.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

