



FACT SHEET

Brownfield Cleanup Program

4 New Seventh Street
C915203
Buffalo, Erie County

March 2006

Draft Remedial Investigation Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) welcomes public comments as it reviews a draft work plan to investigate and implement interim remedial measures at the 257 W. Genesee, LLC site, located at 4 New Seventh Street in Buffalo, Erie County, New York. (See site map on last page for the location of the site.) The draft "Remedial Investigation Work Plan" and draft "Interim Remedial Measures Work Plan" were submitted by 257 W. Genesee, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by 257 W. Genesee, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes.

Public Comments about the Draft Remedial Investigation (RI) Work Plan and Draft Interim Remedial Measures (IRM) Work Plan

NYSDEC is accepting written public comments on the draft RI Work Plan and draft IRM Work Plan for 30 days, from **March 8, 2006** through **April 7, 2006**. The draft RI Work Plan and draft IRM Work Plan are available for public review at the locations identified at the end of this fact sheet.

Please submit written comments to:

Mr. Jaspal Walia, P.E.
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, New York 14203-2999

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan to address contamination at the site.

The investigation will be performed by 257 W. Genesee, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

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 include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Based on previous environmental investigations completed at the site, contaminants of concern identified on site generally include petroleum-related compounds that have affected the soil and groundwater.

This investigation will be completed on-site to supplement the data previously collected. Additional activities to be completed during this investigation include:

- Installation of additional soil borings and groundwater monitoring wells on-site;
- Collection and analysis of soil and groundwater samples from newly installed and existing monitoring wells to assess soil and groundwater quality and collect site-specific hydrogeological data; and,
- On-site and off-site qualitative exposure assessment.

Highlights of the Proposed Interim Remedial Measures

In concurrence with investigation activities, an IRM is planned to address petroleum impacted soil/fill present at the site. The planned approach to the IRM and related activities includes the following:

- Excavation and on-site staging of non-impacted surface soil/fill within the excavation limits;
- Excavation of petroleum-impacted soil/fill within the property boundaries;
- Off-site transportation and disposal of impacted soil/fill at a permitted solid waste disposal facility;
- Placement and compaction of non-impacted on-site soil and “clean” soil from an off-site source(s) as backfill; and
- Placement of crushed stone to final grade.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan and the IRM Work Plan. NYSDOH must concur in the approval of the RI and IRM Work Plans. The approved Work Plans will be made available for public review at the locations listed below under the section “For More Information.” After the RI and IRM Work Plans are approved, 257 W. Genesee, LLC may proceed with the remedial investigation and implementation of interim remedial measures at the site. It is estimated that the RI will take about two weeks of field time and is anticipated to begin in April 2006. The IRM field work is anticipated to take approximately three to four weeks to complete, and is anticipated to begin in May 2006.

The applicant will develop a Remedial Investigation Report and IRM Closeout Report that summarizes the results of the site investigation and remediation.

NYSDEC will keep the public informed during the investigation and remediation of the 257 W. Genesee, LLC site.

Background

The Site is identified as 4 New Seventh Street, Buffalo, Erie County, New York. The subject property is described as vacant land with no current structures, located in a predominantly commercial and residential area of downtown Buffalo, New York.

The site and surrounding area were historically used for industrial, commercial and residential purposes. The site historically included several tax parcels, which were combined into one greater parcel and eventually re-structured to the current legal tax parcels in a sale from Buffalo Urban Renewal Agency

(BURA) to the current owner (257 W. Genesee, LLC).

The subject property was formerly developed with a coal shed and coal yard (at least 1889 to at least 1899), a gasoline service station (at least 1927 to at least 1966), Century Manufacturing Company (at least 1925), Erie Elec. Co. (at least 1951) and several residential structures. The west adjacent parcel is identified as the former Buffalo Gas Works site, a former manufactured gas plant site.

The Buffalo Gas Works site and the western portion of the subject parcel are the subject of a remedial effort under a Brownfield Cleanup Agreement (BCA) to remediate contaminants in soil and groundwater associated with the former manufactured gas plant operations.

Previous investigations at the site identified petroleum contamination in the area of a former gasoline station on-site. The results of previous site investigations are summarized below.

Environmental History of the Site

2003

- A site investigation was completed on-site to delineate the extent of contaminants associated with the former Buffalo Gas Works site. Contaminants discovered on-site during that investigation included contaminants typically found at former manufactured gas plant sites.

2004

- A review of historical site data completed during environmental due diligence activities associated with a potential property transaction revealed that the site's history included the development of a gasoline service station, a coal yard and other industrial activities.

2005

- In January 2005, an environmental investigation was completed to assess whether on-site soil and groundwater was impacted due to historical site operations. On-site soil and groundwater contamination associated with petroleum products was identified in the area of the former gas station.
- In March 2005, an additional on-site investigation was completed that focused on the delineation of the impacted soil and groundwater in the area of the former gasoline station

BCP Status

- The BCP application was submitted to NYSDEC in December 2005 and deemed complete in February 2006.

Locations to View Project Related Documents

Important project documents are available for public review at the locations listed below. Project documents at these locations include the draft RI Work Plan, the draft IRM Work Plan, and the application to participate in the BCP accepted by NYSDEC.

Erie County Public Library
1 Lafayette Square
Buffalo, New York 14203
Phone: (716) 858-8900
Hours: M-F 8:30 am – 6 pm
Sun. 1-5 (closed Sundays in summer)

NYSDEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203-2999
Attn: Megan Gollwitzer
Phone: (716) 851-7220
(Please call for appointment.)

Who to Contact

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

Project Related Questions

Mr. Jaspal Walia, P.E.
New York State Department of Environmental
Conservation
270 Michigan Avenue
Buffalo, New York 14203-2999
716-851-7220

Health Related Questions

Mr. Cameron O'Connor
New York State Department of Health
584 Delaware Avenue
Buffalo, New York 14202
716-847-4385

If you know someone who would like to be added to the project mailing list, please have them contact the NYSDEC project manager above. 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.

