FACT SHEET

Brownfield Cleanup Program

Steelfields Area IV Site, C915204 **January 2008**
Buffalo, NY

NYSDEC Certifies Completion of Environmental Cleanup at Steelfields Area IV Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Hydro-Air Components, Inc. (the site's owner) has achieved cleanup requirements to address contamination related to the former Steelfields Area IV Parcel located at 100 Rittling Blvd., in Buffalo, Erie County (see map on last page for site location). Cleanup activities were completed under New York State's Brownfield Cleanup Program (BCP), which encourages the voluntary cleanup of contaminated properties so that they may be transformed for productive use.

NYSDEC has issued a Certificate of Completion to Hydro-Air Components, Inc. for cleanup of the Steelfields Area IV Parcel. A copy of the Certificate of Completion is available for public viewing at the locations (document repositories) identified in this fact sheet.

NYSDEC previously accepted an application submitted by Hydro-Air Components, Inc. to participate in the BCP. The application proposed that the site would be used for commercial and industrial purposes.

Certificate of Completion

The Certificate of Completion issued by NYSDEC contains:

1) A description of the remedial activities completed;
2) A certification that remediation requirements have been or will be achieved;
3) The boundaries of the site;
4) A description of any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, when the remedial action leaves residual contamination that 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 soil cover or vapor barrier;
5) A certification that an operation, monitoring and maintenance plan for any engineering controls used at the site has been approved by NYSDEC.

Remedial activities and *remediation* refer to all necessary actions to clean up or to address any known or suspected contamination associated with a 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 include recreation, housing and business.

A **brownfield** is any 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.ny.gov/chemical/8450.html

NYSDEC issued the Certificate of Completion based on review and approval of a Remedial Action Report (RAR) submitted by Hydro-Air Components, Inc. The RAR describes the remedial activities completed and certifies that remediation requirements have been achieved for the site.

With its receipt of a Certificate of Completion, Hydro-Air Components, Inc.:

- 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 remedial activities and redeveloping the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup requirements.

Cleanup Activities Completed

In accordance with the site's Remedial Work Plan (dated September 2002), completed cleanup activities at the site included:

- **Reclaiming coke-contaminated soils** – Residual metallurgical coke and coke fines from previously stored coke piles were excavated and taken off-site in a large-scale reclamation/recycling project. Upon removal, the surface was sampled to verify that contamination levels did not exceed pre-established limits. Up to 24 inches of cover soil were then placed over the entire mined area. The Area IV coke reclamation began in September 2003 and continued through July 2004.

- **Excavating, transporting, and disposing tar-impacted soil/fill –** Tar-impacted soil/fill exceeding site-specific action limits (pre-established limits for acceptable amounts of contaminants) was excavated and temporarily stock-piled for characterization. Portions of the overburden, subsurface soils and non-hazardous tar were excavated and transported directly to the Steelfields Area II containment cell for final placement. All tar-impacted soil/fill determined to be hazardous was taken off-site to previously approved recycling facilities. Excavation began in June 2005 and continued through July 2006.

- **Excavating, transporting, and disposing limited blue-stained-impacted soil/fill** – A limited amount of blue-stained-impacted soil/fill encountered at Area IV was removed and transported to the Steelfields Area II containment cell, where it was rendered non-hazardous and consolidated for final placement.

- **Backfilling, final grading and restoring excavated areas –** All areas that were excavated were then backfilled to grade with either on-site or imported soil/fill.

Next Steps

The Remedial Work Plan included a Site Management Plan (SMP) to ensure that any physical components of the remedy are operated, monitored, and maintained to assure their continued effectiveness. The SMP for this site includes four major components:

- **Long-Term Groundwater Monitoring Plan**

  A Long-Term Groundwater Monitoring (LTGWM) Plan is required at the Site in accordance with the Brownfield Cleanup Agreement to ensure that the source area removals and controls continue to be effective.

- **Active Sub Slab Depressurization System**

An engineering control called the Active Sub Slab Depressurization System (ASD) was installed within the Hydro-Air Components, Inc. facility. An ASD system prevents soil gas from entering the building.

- **ORC Well Monitoring & Maintenance Plan**

  An Oxygen Release Compound (ORC) system is in place to address residual chemicals in native soils. ORC systems release oxygen into the soil to degrade certain chemicals. Three treatment wells were installed.

- **Annual Inspection & Certification Program**

  The Site will be inspected annually by a qualified person representing the site owner or future site owner. This annual certification must verify that the institutional controls and/or engineering controls employed at the Site have been inspected and remain effective.

FOR MORE INFORMATION

Document Repository
Project related documents, including the Certificate of Completion and the BCP application, are available for public viewing at the locations identified below. For more information on the site's history and/or project details, you are welcome to visit these locations, or contact project staff identified under the heading "Who to Contact."

Buffalo & Erie County Public Library
JP Dudley Branch
2010 So. Park Avenue
Buffalo, New York 14220
(716) 823-1854

NYSDEC Region 9
270 Michigan Avenue
Buffalo, NY 14203-2915
(716)851-7220
by Appointment:

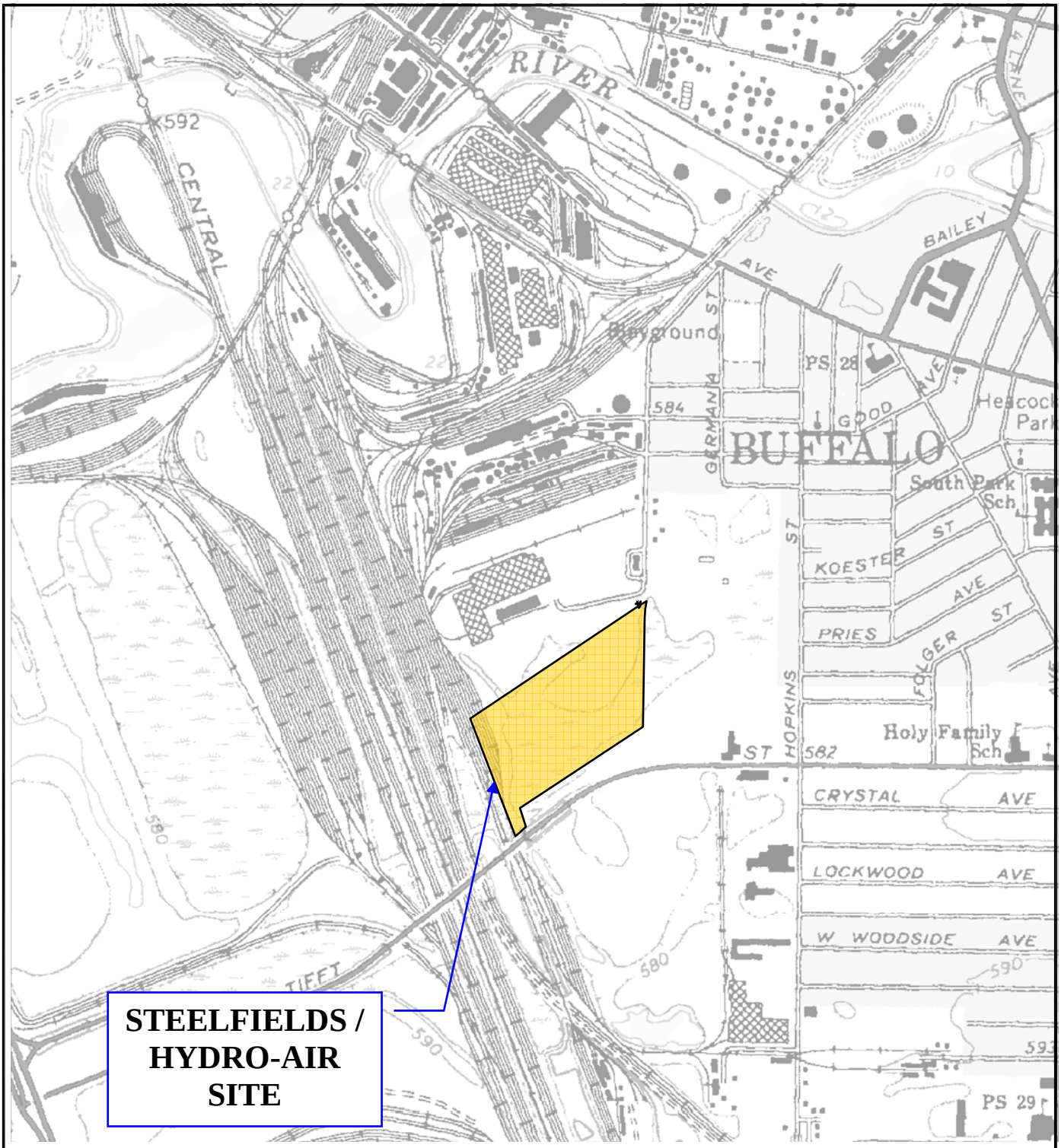
Who to Contact
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Maurice Moore
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203
716-851-7010
mfmoore@gw.dec.state.ny.us

Health Related Questions
Cameron O'Connor
New York State Department of Health
584 Delaware Ave.
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.

FIGURE 1-2



BENCHMARK
ENVIRON ENTAL ENGINEERING & SCIENCE, PLLC

726 EXCHANGE STREET
SUITE 624
BUFFALO, NEW YORK 14210
(716) 856-0599

PROJECT NO.: 0062-010-100
DATE: FEBRUARY 2007
DRAFTED BY: WJM

SITE VICINITY MAP

FINAL ENGINEERING REPORT

STEELFIELDS AREA IV SITE / HYDRO-AIR COMPONENTS
BUFFALO, NEW YORK

PREPARED FOR
STEELFIELDS, LLC. / HYDRO-AIR COMPONENTS, INC.