



FACT SHEET

Brownfield Cleanup Program

275 Franklin Street
C915208
Buffalo, Erie County

July 2006

Brownfield Cleanup Program Application Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) welcomes public comments as it reviews a Brownfield Cleanup Program (BCP) application to investigate and implement interim remedial measures at the Buffalo Development Corporation site, located at 275-277 and 279 Franklin St and 432 Pearl St. in Buffalo, Erie County, New York. (See site map on last page for the location of the site.) A draft "Remedial Investigation (RI) Work Plan" and BCP application were submitted by Buffalo Development Corporation under New York's Brownfield Cleanup Program (BCP).

The application proposes that the site will be used for commercial purposes.

Public Comments about the Draft Remedial Investigation (RI) Work Plan

NYSDEC is accepting written public comments on the BCP Application and draft RI Work Plan for 30 days, from **July 26, 2006** through **August 25, 2006**. The BCP Application and draft RI Work Plan are available for public review at the locations identified at the end of this fact sheet.

Please submit written comments to:

Mr. Eugene Melnyk, 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:

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

- 1) better define the nature and extent of contamination in soil, 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 perform a remedial alternatives evaluation needed to assess remedial cleanup alternatives for the site.

The investigation will be performed by Buffalo Development Corporation and their consultant with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Background

The BCP application site encompasses three adjacent parcels in the City of Buffalo, Erie Co., and are identified as and located at 275-277 Franklin St. (~0.13 acres), 279 Franklin St. (~0.12 acres) and 432 Pearl St. (~0.44 acres). The size of the site subject to the BCP application is approximately 0.85 acres.

The site has been used for various purposes since the late 1800s. 275-227 Franklin St. contained a structure that was used for dry cleaning from approximately 1951 through the early 2000s. This parcel became delinquent with property taxes and the City of Buffalo foreclosed on the site for back taxes. The site was sold by the City in the mid-2000s to the applicant. The building on the parcel was demolished in 2004. The parcel was subsequently paved over and is currently being used as a surface parking lot. 279 Franklin St. was used for residential purposes from the late 1800s through the 1950s, and as parking lot from the early 1980s to present. 432 Pearl St. was developed with various residential and commercial structures from the late 1800s through the early 1980s, and as a parking lot from the early 1980s.

Limited environmental investigations have been performed on each respective parcel. The results of the limited investigations revealed chlorinated solvents commonly used by dry cleaners (tetrachloroethene [PCE]) in soils and groundwater at 275-277 Franklin St. Elevated levels of several semi-volatile organic compounds (SVOCs), and several heavy metals (lead and mercury) were found at 279 Franklin St. and 432 Pearl St. Additionally, chlorinated solvent vapors were detected at the 279 Franklin St. and 432 Pearl St. parcels. Potential offsite migration of chlorinated solvents in groundwater and vapor intrusion from the chlorinated solvents into neighboring structures including an apartment building is a concern.

Future development plans for the site consist of an extended stay hotel with conference and parking facilities.

The RI 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 Alternative Analysis Evaluation

An Alternative Analysis Report (AAR) will be developed to provide a forum for evaluating and selecting a recommended remedial approach. A list of remedial action objectives will be developed based upon the findings of the RI and the requirement for the selected remedial measures to be protective of human health and the environment under the proposed future use scenario.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the RI Work Plan. NYSDOH must concur in the approval of the RI Work Plan. The approved Work Plan will be made available for public review at the locations listed below under the section "For More Information." After the RI Work Plan is approved, Buffalo Development Corporation may proceed with the remedial investigation at the site. It is estimated that the RI will take about two weeks of field time and is anticipated to begin in late August 2006.

The applicant will develop a Remedial Investigation Report and Alternative Analysis Report that summarizes the results of the site investigation and evaluation of remediation alternatives.

NYSDEC will keep the public informed during the investigation and remediation evaluations of the Buffalo Development Corporation site.

BCP Status

- The BCP application was submitted to NYSDEC in July 2006 and is currently under review for completeness.

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. Eugene Melnyk, 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.

