



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 295 Maryland Street
DEC Site #: C915242
Address: 295 Maryland Street
Buffalo, NY 14201

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 295 Maryland Street site ("site") located at 295 Maryland Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C915242>

The cleanup activities were performed by 295 Maryland, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The site cleanup included the:

- Excavation and off-site disposal of approximately 3,584 tons of soil/fill impacted by metals, polycyclic aromatic hydrocarbons (PAHs) and petroleum.
- Placement of a cover over the entire site to allow for restricted residential use. The cover consists of buildings, pavement, or two feet of soil meeting restricted residential use criteria.
- Execution of an environmental easement for the property that restricts it to restricted residential, commercial, or industrial use(s); and
- Development of a Site Management Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the remedy remains in place and effective.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.

- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action 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 cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Groundwater Use Restriction
- Site Management Plan
- Land Use Restriction
- Institutional Control/Engineering Control Plan

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- 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 cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The 295 Maryland Street site is located in a residential area on the west side of the City of Buffalo. The site is bound by Maryland Street to the northwest and West Avenue to the southwest.

Site Features: The main site features on this 1.48 acres site include newly constructed residential apartments located on the 295 Maryland Street parcel and a vacant parcel at 129 West Avenue. The project site is generally flat and partially vegetated.

Current Zoning and Land Use: Portions of the site have recently been developed with apartments. The site is zoned for commercial/residential use. The surrounding parcels are mainly residential.

Past Use of the Site: Until 2000, the site was used for manufacturing commercial billboards, dating back to the 1920s. Prior uses that appear to have led to site contamination include three UST's, vehicle maintenance, and use and storage of paints, adhesives, solvents, and other flammables.

During past operations, three on-site USTs were removed: a 550 gallon gasoline UST (removed 1974), a 4,000 gallon gasoline UST (removed in 1997), and a 100 gallon UST removed during facility decommissioning in 2001.

Site Geology and Hydrology: The upper four feet consists of topsoil, lean clay, and silt fill materials, underlain by up to 22 feet of native red-brown lean clay to silty sand.

The depth to groundwater is 15-20 feet below ground surface (fbgs) and flow is to the southwest.

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, 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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Buffalo and Erie County Public Library
Attn: Mr. Brian Hoth
Niagara Branch
280 Porter Avenue
Buffalo, NY 14201
phone: 716-882-1537

NYS DEC
Attn: Anthony Lopes
270 Michigan Ave
Buffalo, NY 14203
phone: 716-851-7220
(anthony.lopes@dec.ny.gov)

Project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37554.html>

Who to Contact

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

Project Related Questions

Anthony Lopes, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
anthony.lopes@dec.ny.gov

Site-Related Health Questions

Scarlett McLaughlin
New York State Department of Health
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

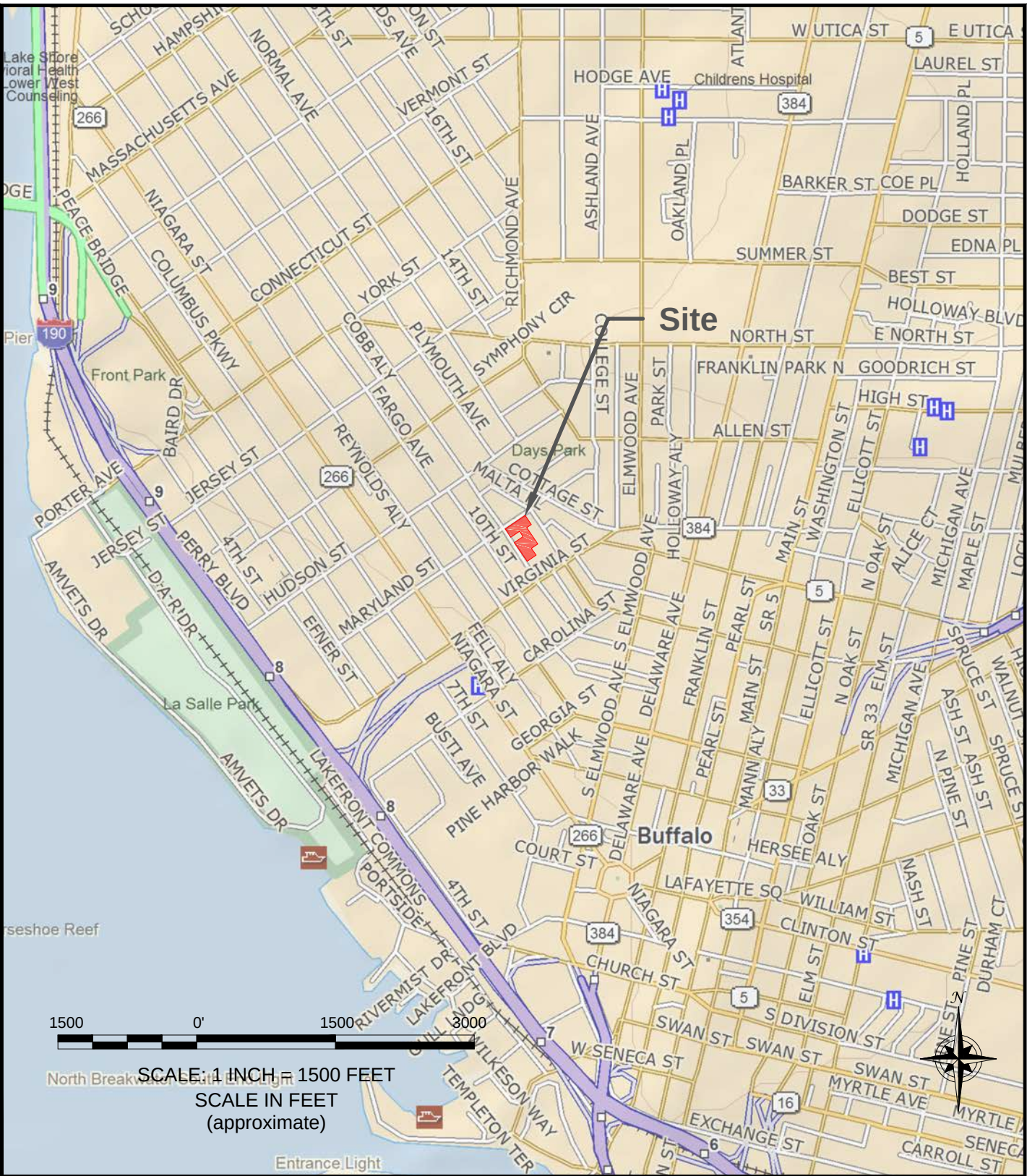
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better 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.

FIGURE 1



 2558 HAMBURG TURNPIKE SUITE 300 BUFFALO, NY 14218 (716) 856-0599 PROJECT NO.: 0222-012-100 DATE: JANUARY 2017 DRAFTED BY: RFL/CCB	SITE LOCATION AND VICINITY MAP 295 MARYLAND STREET SITE BUFFALO, NEW YORK PREPARED FOR 295 MARYLAND, LLC
---	---