



FACT SHEET

Brownfield Cleanup Program

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Site Name: 285-295 Niagara Street Site
DEC Site #: C915259
Site Address: 285-295 Niagara Street
Buffalo, NY 14201

February 2012

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate 285-295 Niagara Street Site ("site") located at 285-295 Niagara Street, Buffalo, Erie County. Please see the attached map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information," or on NYSDEC's website at <http://www.dec.ny.gov/chemical/37554.html>

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** 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:
<http://www.dec.ny.gov/chemical/8450.html>

The draft investigation work plan, called a "Remedial Investigation/Interim Remedial Measures/Alternatives Analysis Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. In addition to the investigative work, the plan proposes an environmental cleanup action, called an Interim Remedial Measure (IRM), in response to known contamination at the site. An IRM can be conducted relatively quickly to address obvious issues at the site and minimize environmental and health risks. The investigation and IRM work will be performed by 285 Niagara Operating Co., LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH). The investigation will assess conditions on-site (and if appropriate, off-site).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **February 16, 2012** through **March 16, 2012**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;

- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

In addition, the work plan proposes several IRMs including:

- 1) Demolition of two existing buildings; and
- 2) Excavation of impacted soil within and immediately adjacent to the footprint of the two buildings.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: This site is comprised of two (2) adjoining parcels totaling approximately 0.68 acres and is located in a highly urbanized area of the City of Buffalo. The site is bounded by Niagara Street to the west, Fell Alley to the east, commercial properties to the north, and a large residential apartment building complex to the south.

Site Features: There are currently 2 single story buildings, a multi-story building, an asphalt parking area and driveways on the site. There is an open NYSDEC spill No. 0904123 associated with this site.

Current Zoning/Use(s): Allowed use is Commercial and Industrial, however, the site is currently inactive. Land use surrounding the Site includes commercial, residential, and some vacant properties.

Historical Uses(s): The northern portion of the Site has a history of manufacturing and commercial operation. It was utilized as a carriage manufacturing operation, including a blacksmith shop, and painting and varnishing operation since 1889. Around 1900 a bicycle manufacturing operation operated the southern portion of the parcel including a machine shop and metal plating operations.

The southern portion of the Site was utilized as an automobile filling station and car wash beginning around 1961 and had underground storage tanks and two dispensing islands.

Site Geology and Hydrogeology: The Site is located in the Lake Erie-Niagara River basin, which generally drains west/southwest from the Site, although localized variation may occur. Viable aquatic habitats in the vicinity of the Site include Lake Erie and the Niagara River, located approximately 0.25 mile west of the Site.

Prior Investigations have identified undisturbed native soils consisting of clay and silt textured lake sediments within 1-foot below ground surface. Local depth to groundwater and groundwater flow direction have not yet been determined.

Additional site details are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915259>

FOR MORE INFORMATION

Where to Find Information

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

Buffalo & Erie County Public Library
Attn: Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203
phone: (716) 858-8900

NYSDEC Region 9 Office
Att: Chad Staniszewski
270 Michigan Avenue
Buffalo, NY 14203
phone: (716) 851-7220

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

Chad Staniszewski
NYS Dept. of Environ. Conservation
Division of Environ. Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
crstanis@gw.dec.state.ny.us

Health Related Questions

Matthew Forcucci
NYS Dept. of Health
584 Delaware Avenue
Buffalo, NY 14202
(716) 847-4501

Development Related Questions

Frederic LoFaso
285 Niagara Operating Co., LLC
305 Niagara Street
Buffalo, NY 14201
(716) 870-4878
fred@siennarealty.com

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



285-295 Niagara
Street Site