



FACT SHEET

Brownfield Cleanup Program

*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: 125 Main Street Site

DEC Site #: C915262

Site Address: 125 Main Street; Buffalo, NY 14204

Website: <http://www.dec.ny.gov/chemical/82147.html>

January 2014

Have questions? See
Who to Contact
below

125 Main Street Update: Certifies Cleanup Requirements Achieved at Brownfield Site

New York State Department of Environmental Conservation (DEC) has determined the cleanup requirements to address contamination related to the 125 Main Street Site (“site”) located at 125 Main Street, Buffalo, Erie County under New York State’s Brownfield Cleanup Program (BCP) have been met. Please see the map for the **Site Location**.

The cleanup activities were performed by Harbor District Associates, LLC and Harbor Lodging, LLC with oversight provided by DEC. DEC 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 locations identified below under **Where to Find Information**.

Completion of Project

The site has been covered with pavement, stone and clean soil to allow for re-use of the property. An environmental easement has been imposed that will restrict the property to restricted residential, commercial and industrial uses. Use of the groundwater as a source of potable or process water, without the necessary water quality treatment, has been prohibited.

A Site Management Plan requires the management of future excavations in areas of remaining contamination; assesses the performance and effectiveness of the site cover; and details the steps necessary for the periodic review and certification of these controls.

Final Engineering Report Approved

DEC 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 DEC.

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

- Environmental Easement

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 DEC.

Background

Location: The site is located in the historic canal district of the City of Buffalo, Erie County, New York. The site is bound by an active, depressed railroad track and elevated section of Interstate 190 to the north; Scott Street to the south; Washington Street to the east; and Main Street to the west. The site is located in a predominantly commercial area of the City of Buffalo. The nearest residential development is located approximately 0.15-miles to the west of the site.

The site is comprised of two separate parcels, identified as parcels D1 and D2. Parcel D1 is the main development parcel and is approximately 1.61 acres. Parcel D2 is approximately 0.32 acres and is located south of D1 along Scott Street.

Site Features: The property was previously owned and operated by the New York State Office of General Services (OGS) and consists of an eight story office building. Asphalt parking areas cover most of the remaining site. The site is generally flat but drops several feet in elevation from north to south. The Hamburg Canal once transected the southern half of the site; the Hamburg Drain, a large combined sewer, is located within the backfilled canal.

Current Zoning Use: The local zoning and environmental easement allow for restricted residential use of the site. Currently the site is occupied by a office building that was re-developed into a hotel, offices and retail space.

Past Use of the Site: The site was once occupied by commercial storefronts, a restaurant, a junk yard, a contractor's yard, the American Bit Brace Factory, a machine shop, the Cooper and Sibley Paper Box factory, a boot and shoe manufacturer, a tin shop, a paint shop, a patent medicine manufacturer, wire works and more recently an office building. Quay Street once ran east and west through the central area of the site, parallel to the Hamburg Canal. The Lehigh Valley Railroad

passenger terminal was once located in the southern end of the site, atop the Hamburg Canal which was backfilled between 1899 and 1925. The office building was constructed in 1960, with three underground storage tanks (USTs) installed beneath the paved parking areas for gasoline, diesel and fuel oil. The three USTs were removed and successfully remediated in 2008. Prior uses that appear to have led to site contamination include machining and painting operations that occurred on site and the storage and use of petroleum and other fossil fuels.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/82147.html> and <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915262>.

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 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>.

Site Location



Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following location to help the public stay informed. For more information about the BCP, visit:

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

NYS DEC Region 9 Office

270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

Buffalo and Erie County Public Library

Attn: Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203
716-858-8900

Who to Contact

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

Project Related Questions:

David Locey
NYS DEC, Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
dplocey@gw.dec.state.ny.us

Site-Related Health Questions:

Scarlett McLaughlin
NYS DOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 406-7860
BEEI@health.state.ny.us

For More Information

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. DEC 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*.

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

