



FACT SHEET Brownfield Cleanup Program

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

Site Name: 132 Dingens St. Site
DEC Site #: C915263
Address: 132-136 Dingens Street
Buffalo, NY 14206

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 132 Dingens St. Site ("site") located at 132-136 Dingens Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by 132 Dingens St, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

- 1. Excavation and off-site disposal of approximately 2,033 cubic yards of soils/fill contaminated with metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated bi-phenyls (PCBs) to achieve Commercial Soil Cleanup Objectives (CSCOs).
2. Placing a site-wide cover system over residually contaminated soil/fill remaining at the site. The cover system consists of soil, crushed stone, asphalt and concrete. The soil and/or stone cover system has a minimum one foot thickness. The soil cover meets the Part 375 commercial use cover requirements. The crushed stone was placed over a geotextile fabric demarcation layer where contamination remained below the cover system.
3. An Environmental Easement was placed on the property to restrict land use to Commercial and industrial use and requires compliance with the site management plan (SMP).
4. Implementation of a SMP detailing requirements for management of remaining contamination as required by the Environmental Easement.
5. Implementation of an Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the site are completed in a safe and environmentally responsible manner; and
6. Certification that the institutional and engineering controls are still in place and effective will be made annually.

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location:

This site is located at 132-136 Dingens Street in the City of Buffalo. This site is next to the New Buffalo Industrial Park complex. The site borders with UPS terminal and Buffalo Games to the north, Niagara Tying Service to the east, Dingens Street to the south, Family Service Center to the southwest, Buffalo News warehouse and the FPPF Chemical Company to the west.

Site Features:

This 13 acre irregular shaped site contains an old refrigeration building and the remnants of a warehouse building (concrete floors) which was destroyed by a fire in 2010. Currently the site is vacant except for the old refrigeration building which is partially rented. The site is completely fenced.

Current Zoning and Land Use:

The site is zoned for industrial use. The general land use of the surrounding properties is commercial and industrial.

Past Use of the Site:

In early 1900s, the area was covered with railroad tracks. From early 1930s to 1966, the site was used by Mali's Fuel Service for its fuel oil equipment construction and service business. In 1966, the property was purchased by Niagara Frontier Service/ Tops Market. Tops Market constructed a 102,260 square foot warehouse building and a refrigeration building to store perishable foods. The refrigeration building contained ammonia tanks and was connected to the warehouse by a 5' 4" diameter tunnel. In 1996, Tops Market moved out. Later, the property was used by Superior Pallet for recycling, refurbishing, and shredding wood pallets and by Umbra for warehousing and distribution of small waste basket containers. In 2006, AMS Ventures LLC took over the property. Dating back to 1930s, there had been several above ground and underground petroleum storage tanks (USTs) and transformers at the site. In 1987, a spill (# 8707625) was reported due to leaking USTs containing diesel fuel. That spill was closed in 1991.

Site Geology and Hydrogeology:

The site is generally underlain by industrial fill materials (such as slag, cinders, ash, brick, glass, metal and wood) which is intermixed with earthen fill (such as sand, gravel, silt and clay). The

fill overlays natural clays and silts. Groundwater is estimated at approximately 20 feet bgs. The bedrock consists of Onondaga Limestone and is approximately 30 – 35 feet below ground surface. The local groundwater flow is generally to the south.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915263>

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 & Erie Public Library
Attn: Susan Carson
East Clinton Branch
1929 Clinton Street
Buffalo, NY 14206
phone: 716-858-7135

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

Jaspal Walia
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
jaspal.walia@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
Bureau of Env. Exposure Investigation ESP
Corning Tower, Rm 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.

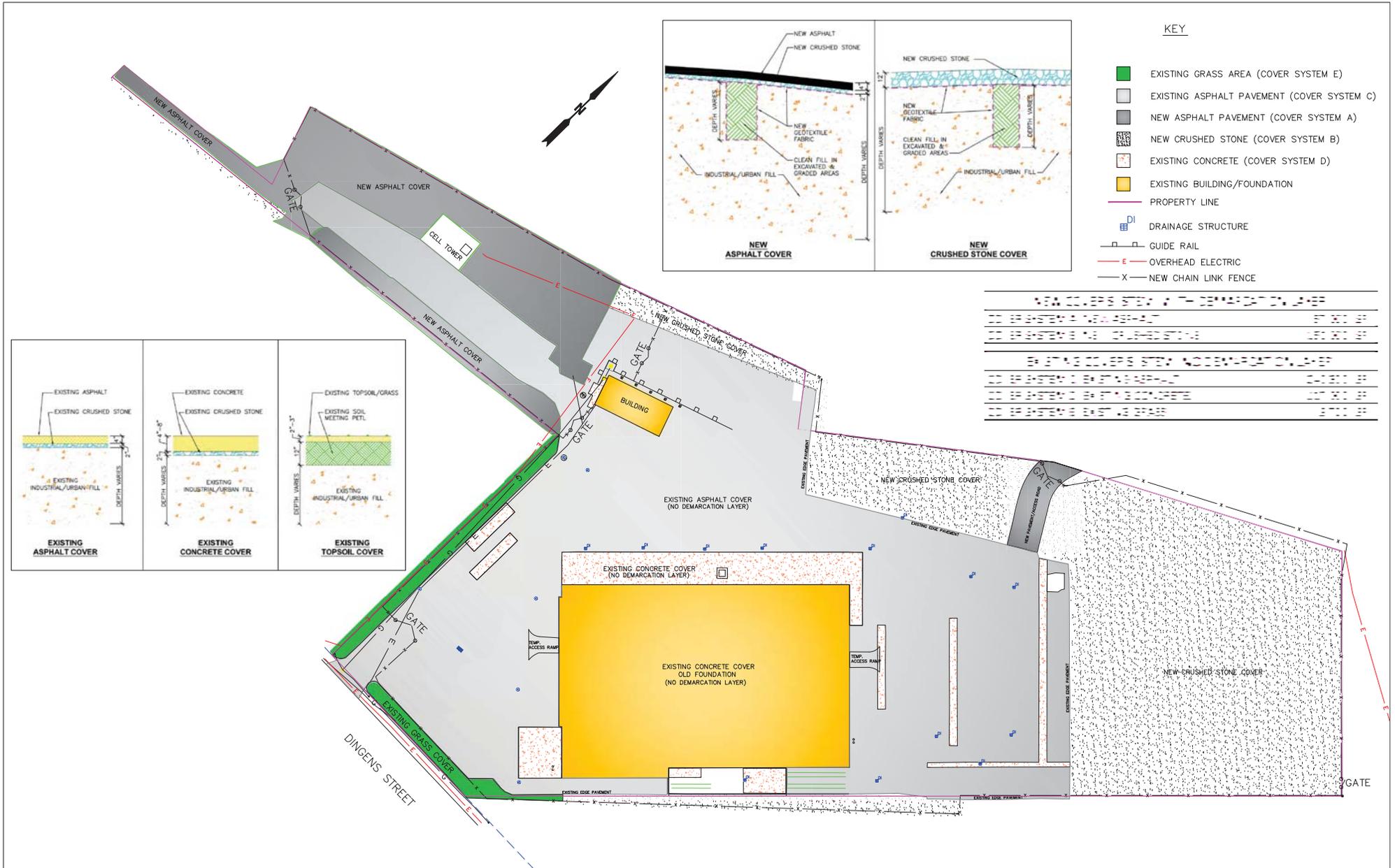
Receive Site Fact Sheets by Email

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.



132 DINGENS STREET SITE- FINAL ASBUILT

PINTO Construction Services
 1 Babcock Street, Buffalo, NY 14210-2250
 Phone: (716) 825-6666
 Fax: 716-825-6773

DATE: 10/05/16 DRAWING NAME:
 DIN-4X225 - 03
 DRAWN BY: GM SHEET NO.
 SCALE: 1"=50' **D-4**