



# FACT SHEET

## Brownfield Cleanup Program

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

Site Name: Webster Block - HARBORcenter  
DEC Site #: C915270  
Site Address: 75 Main Street; Buffalo, NY 14202

**December 2012**

### HARBORcenter Update: Work Plan Available for Public Comment Draft Remedial Investigation/Interim Remedial Measures



Artist rendering of HARBORcenter

#### HARBORcenter Site Timeline:

**1820s – 1980**  
Site developed and used for warehousing and manufacturing  
**1980 – present**  
Used as a parking lot

#### HARBORcenter By the Numbers:

**Brownfield Numbers:**  
**2.08 acres** – size of site  
**30 days** – length of comment period

The public is invited to comment on a draft work plan being reviewed by New York State Department of Environmental Conservation (DEC) to investigate the Webster Block (“site”) located at 75 Main Street, Buffalo, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under **Where to Find Information**.

#### Draft Investigation Work Plan

The draft work plans, called a “Remedial Investigation Work Plan,” and an “Interim Remedial Measures Work Plan” were submitted to DEC under New York’s Brownfield Cleanup Program (BCP). The investigation will be performed by HARBORcenter Development, LLC (“applicant”) with oversight by DEC. The investigation will assess conditions on-site.

#### How to Comment

DEC is accepting written comments about the draft investigation/remedial work plans for 30 days, from December 31, 2012 through January 29, 2013. The proposed plan is available for review at the location 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.

## Draft Interim Remedial Measure (IRM) Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan identifies cleanup activities that include:

1. Installing sheet piles around the contaminated area;
2. Excavation and off-site Disposal of Contaminated Soils;
3. Recovery, treatment and discharge of contaminated groundwater to BSA system under a permit.

## Next Steps

DEC will consider public comments, revise the plan as necessary, and approve the work 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/interim remedial measure is completed, a report will be prepared and submitted to the DEC that summarizes the results. DEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation and interim remedial measures, an "Alternative Analysis Report" will be developed and a Decision Document will be proposed. The Alternative Analysis Report will include an evaluation of the interim remedial measure completed and an evaluation of a proposed final site remedy, or recommend a "no action" or "no further action" alternative. The goal of the Alternative Analysis Report and its recommended cleanup plan is to ensure the protection of public health and the environment. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. DEC will keep the public informed throughout the investigation and cleanup of the site. The Alternatives Analysis Report is expected in late 2013.

## Background

### Location:

This proposed BCP site is located at 75 Main Street in the City of Buffalo, Erie County, is approximately 2.08 acres in size and is also known as the "Webster Block". The property is bounded on the west by Main Street; on the east by Washington Street; on the north by Scott Street and on the south by Perry Street.

### Site Features:

The main feature of this site is the asphalt surface parking lot that is adjacent to First Niagara Center and HSBC Center office building and NFTA Metro Rail line.

**Current Zoning/Use:**

The site is currently used for commercial purposes and has been utilized as a parking lot since the 1980's.

The intended use of this site is for the construction of a multi-story, multi-use facility that will include multiple floors of above ground parking, two ice rinks, retail space, a restaurant and a hotel. The development will comprise the entire 2.08 acres of the site.

**Historical Use:**

Given its proximity to the Erie Canal and Buffalo Harbor, the site was within an area of dense commercial and industrial development. The site was occupied with multiple commercial, manufacturing and industrial uses over its history. These uses included oil storage, oil refining, machine shop and brass foundry, and various supply companies.

**Site Geology and Hydrogeology:**

Site investigations have revealed overburden soils consist of primarily fill material at the ground surface which varies in thickness from 8 to 10 feet with some areas deeper than 15 feet. Soil beneath consists of alternating layers of silty clay, fine to sandy silt and gravel and a layer of peat. Bedrock is approximately 50 feet below grade.

Fill material is heterogeneous and consists of a mixture of sand, silt, clay, ash/cinders, organic matter and demolition debris. Layers of ash/cinders have been observed to be 3 to 4 feet thick with scattered deposits of coal, slag, coal tar and petroleum-impacted soil.

Surface elevations along the inner-harbor are approximately 580 feet. It is near the Buffalo River at its discharge point to Lake Erie and this area is in a low-lying lake plain adjacent to Lake Erie.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/87990.html> and <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915270>.

**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>.

## 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>.

### Buffalo & Erie Public Library

ATTN: Reference Librarian  
1 Lafayette Square  
Buffalo, NY 14203-1887  
Phone: 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, DER  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[dplocey@gw.dec.state.ny.us](mailto:dplocey@gw.dec.state.ny.us)

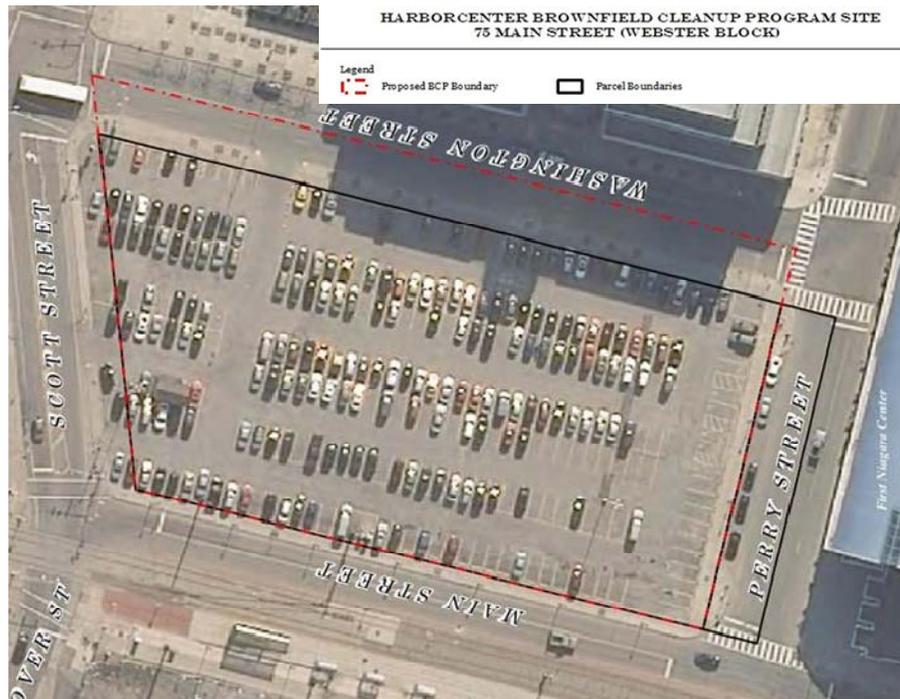
### Site-Related Health Questions:

Matthew Forcucci  
NYS DOH  
584 Delaware Ave  
Buffalo, NY 14202-1295  
716-847-4501  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

### Redevelopment Related Questions:

Clifford Benson  
HARBORcenter Development, LLC  
1 Seymour Knox III Plaza  
Buffalo, NY 14203  
716-855-4139  
[cbenson@sabres.com](mailto:cbenson@sabres.com)

## Site Location



## 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*.

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.