

**FACT SHEET****Brownfield Cleanup  
Program**

**Site Name:** Webster Block  
**DEC Site #:** C915270  
**Address:** 75 Main Street; Buffalo, NY 14203  
**Website:** <http://www.dec.ny.gov/chemical/87990.html>

Have questions?  
See  
"Who to Contact"  
Below

## **Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced**

The public is invited to comment on a no further action remedy for the Webster Block site ("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(s) identified below under "Where to Find Information."

New York State Department of Environmental Conservation (NYSDEC) is reviewing a report that recommends no further action at the site. The report, called a "Remedial Investigation Report," was submitted to NYSDEC by HARBORcenter Development, LLC ("applicant"). The report describes the results of the site investigation.

### **How to Comment**

NYSDEC is accepting written comments about the investigation report for 45 days, from **June 20, 2014** through **August 4, 2014**. The investigation report is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

### **No Further Action Remedy**

To remove all disturbed soil and fill unsuitable for redevelopment construction and to remediate the site, an Interim Remedial Measure ("IRM") was implemented. All soil/fill on site above the native material, was excavated and disposed of at a landfill. The depth of the excavation was approximately 10 to 11 feet.

A total of 52,839 tons or approximately 35,000 cubic yards of soil and fill were removed from the site. In addition, 121 truckloads of concrete and asphalt (approximately 1,815 tons) were sent off-site for recycling during the excavation.

### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

No institutional controls or engineering controls have been or will be put in place on the site.

### **Next Steps**

NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report and its no further action recommendation. The approved report will be made available to the public (see “Where to Find Information” below).

If the approved investigation report concludes that no further action is needed to address the site, NYSDEC will issue a "Certificate of Completion" to the applicant. Upon receiving a Certificate of Completion, the applicant:

- 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 and conditions of its Brownfield Cleanup Agreement with NYSDEC.

### **Background**

**Location:** The site is located at 75 Main Street in the city of Buffalo, Erie County, and is approximately 2.07 acres in size. The site occupies an entire city block, bounded on the west by Main Street; on the east by Washington Street; on the north by Scott Street, on the south by Perry Street and is known locally as the Webster Block.

**Site Features:** The site is generally flat and level, and had been covered by an asphalt surface parking lot from the 1980s until 2013 when redevelopment construction began.

**Current Zoning and Land Use:** The property is located in a district of the local zoning map labeled as Institutional/Light industrial; in accordance with the zoning ordinances, residential uses would also be permitted in this district. Office buildings, a sports arena and hotel are located adjacent to the site. On the site itself, construction of a sports complex, hotel, restaurant and retail space is currently underway.

**Past Use of the Site:** The site had been used for warehousing and manufacturing purposes since the early 1820's, originally due to its location adjacent to the Erie Canal and the Buffalo Harbor. Prior uses that appear to have led to the site contamination include but are not limited to: paint and oil storage, oil refining, machine shops, copper and tin smiths, nickel plating shop, and iron works.

**Site Geology and Hydrogeology:** Overburden soils in the area consisted of six inches of pavement

and sub-base gravel, fill material varying in thickness from 8 to 14 feet, and native material consisting of alternating layers of silty clay, fine to sandy silt and gravel, and a layer of peat. Bedrock is approximately 42 to 50 feet below ground surface (bgs).

Groundwater is present on site in two hydrogeologic zones. The first hydrogeologic zone is a perched surface water trapped within portions of the fill material (old foundations) extending downward to a clay layer that ranges from 8 to 16 ft. bgs. This zone is affected by numerous foundations throughout the site. Water in the zone is discontinuous and limited in its nature both horizontally (by heterogeneous fill areas) and vertically by the confining clay beneath.

Beneath the fill and clay layer is a semi- confined aquifer extending into native material consisting of fine sandy silt overlaying silty clay and bedrock. This zone vertically extends from approximately 20 ft bgs (beneath the confining clay layer) to 40 ft bgs. Groundwater in both zones flows to the south, towards the Buffalo River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at <http://www.dec.ny.gov/chemical/87990.html> and <http://www.dec.ny.gov/cfmx/extapps/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>

## 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: Reference Librarian  
1 Lafayette Square  
Buffalo, NY 14203-1887  
716-858-8900

NYSDEC  
Region 9 Office  
270 Michigan Avenue  
Buffalo, NY 14203  
716-851-7220

Project documents are also available on the NYSDEC website at:  
<http://www.dec.ny.gov/chemical/87990.html>.

## Who to Contact

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

### Project Related Questions

David Locey, Project Manager  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[Region9@gw.dec.state.ny.us](mailto:Region9@gw.dec.state.ny.us)

### Site-Related Health Questions

Matthew Forcucci, Public Health Specialist  
New York State Department of Health  
584 Delaware Avenue  
Buffalo, NY 14202  
716-847-4501  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**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.**

