



FACT SHEET

Brownfield Cleanup Program

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Site Name: 500 Seneca Street Site
DEC Site #: C915273 Operable Units 01, 01A, 01B *
Address: 500 Seneca Street; Buffalo, NY 14204
Website: <http://www.dec.ny.gov/chemical/102463.html>

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by New York State Department of Environmental Conservation (DEC) to address contamination related to the 500 Seneca Street Site ("site") located at 500 Seneca 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 locations identified below under "Where to Find Information."

Based on the findings of the investigation, DEC in consultation with New York State Department of Health (DOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan for 45 days, from **July 15, 2015** through **August 31, 2015**. The proposed plan is available for public review at the locations identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in DEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

Summary of the Remedy for OU 01:

An Interim Remedial Measure (IRM) is a remedial action, such as excavation and removal that quickly eliminate sources of contamination. IRMs are often incorporated in redevelopment projects where contamination quantity and extent are known. At the 500 Seneca Street Site two IRMs were completed including removal of petroleum contaminated soil from a former underground storage tank area and removing a small quantity of metals contaminated soil. An asphalt parking lot was placed over the excavated area. A second IRM was completed within the building's loading dock area. An area approximately 30 feet by 30 feet was excavated down to existing bedrock effectively removing for disposal any Volatile Organic Compounds (VOCs) from the soil in the area.

General housekeeping items will be addressed such as, removal of any fluorescent light and ballasts for proper disposal, removing any item such as pails, jugs of waste supplies and any mercury containing thermostats or any other item that could, if left unaddressed, be a potential detriment to public health or the environment.

Summary of the Remedy for OU 01A:

An IRM, completed November 25, 2014 excavated approximately 385 tons of soil in the western lot area, addressing the residual material that could not be removed under Spill No. 0751217. The petroleum impacted soils were removed to approximately 8 feet below ground surface and laterally until site SCOs were met. Excavation of this material also removed the one arsenic result of 24.3 mg/Kg that exceeded SCOs. Also included in this IRM was a separate area excavated to approximately 2 feet below ground surface that removed PAHS found in surface sample SS-3. Post remedial sampling results note PAHS slightly above restricted residential SCOs remain in this area.

A site cover is in place that includes asphalt and a small area of soil cover meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use.

Summary of the Remedy for OU 01B:

A second IRM included excavation of volatile organic compound (VOCs) impacted soils in a loading dock area within the northern-central portion of the facility. The extent of excavation was limited due to structural concerns relating to building walls adjacent to the excavation. Excavation was completed to bedrock effectively removing VOCs to applicable site cleanup objectives. This removal addressed recommendations of the two Soil Vapor/Indoor Air Matrices included in the DOH's "Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York" dated October 2006 to "identify sources and reduce exposures".

The excavation was backfilled with approved backfill and concrete was re-poured over the excavation.

The proposed remedy was developed by 500 Seneca Street, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation for OU 01:

Investigations have determined that elevated levels of volatile organic compounds (VOCs) including and semi-volatile organic compounds (SVOCs) as well as metals including arsenic, lead and mercury existed at the site.

Soils within a loading dock area were determined to contain VOCs including trichloroethylene (TCE) and perchloroethene (PCE) exceeding site cleanup goals.

SVOCs associated with former petroleum storage tanks were found in the western lot area. Metals including arsenic, lead and mercury were also found to exceed commercial cleanup goals.

Miscellaneous items were found which require remediation, such as, the cleaning of a

basement area that had been flooded and an inactive blower motor sump within the basement found to contain low level polychlorinated biphenyls (PCBs). Also found were several hundred florescent light bulbs and ballasts along with several random pails and cans containing miscellaneous greases and chemicals requiring removal and disposal.

Groundwater is located from 6 to 10 feet below the ground surface. Groundwater contained residual VOCS and SVOCs. Groundwater is not of quantity or quality for potable uses. Additionally, groundwater is prohibited from use without treatment or without notification to the Department. Public water service is provided to the site.

Summary of the Investigation for OU 01A:

Prior to the IRM surface soils located in a small, empty lot area in the western portion of the site which contained a maintenance garage, parking and a re-fueling area were impacted with semi-volatile volatile compounds (SVOCs). The SVOCs consisted mainly of polycyclic aromatic hydrocarbons (PAHs), a group of organic contaminants that form from the incomplete combustion of hydrocarbons, such as coal and gasoline.

Also found in the western lot area were volatile organic compounds (VOCs) that remained after a removal of two former USTs and approximately 45 tons of impacted soil addressed under DEC Spills Program (Spill No. 0751217). The petroleum related compounds including benzene, ethylbenzene, toluene and xylene all exceeded unrestricted SCOs. Sub-surface soils were also impacted with, semi-volatile organic compounds (SVOCs) and metals.

Summary of the Investigation for OU 01B:

Prior to the IRM investigations had noted the presence of volatile organic compounds (VOCs) including, trichloroethene (TCE) and tetrachloroethene (PCE.) These compounds existed in the soil and groundwater in a roughly 30 feet by 30 feet area within a loading dock area in the north-central portion of the existing building.

Post IRM excavation sampling affirmed that the removal of the impacted soil was effective in addressing the recommendations set forth in the two Soil Vapor/Indoor Air matrices included in the DOH's "Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York" dated October 2006 to "identify sources and reduce exposures".

Post-IRM groundwater monitoring has shown the removal to be effective in removing the source area. Sampling results from all monitoring wells were below groundwater quality standards for VOCs.

The excavation was backfilled with approved backfill and concrete was re-poured.

Next Steps

DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The 500 Seneca Street Site is located in an urban, mixed-use, commercial and residential area. Located within the City of Buffalo the approximately 1.87 acre site encompasses an entire block bordered by Seneca Street to the South, Myrtle Street to the North, Hamburg Street to the East and Spring Street to the West.

Site Features:

The site is comprised of a 328,000 square foot multi-story building with a small open lot on the western site of the parcel. The building was constructed beginning in 1901 with various additions and expansions. An open-air courtyard exists in the eastern portion of the building.

Current Zoning and Land Use:

The site is currently vacant commercial property, and is zoned M-1, light industrial district. The building is listed in the National Registry of Historic Places. The future use of the site is intended for restricted residential and commercial. The nearest residential parcel is less than 500 feet to the north.

Past Use of the Site:

The site originally housed the F.N. Burt Company, which utilized the property for box manufacturing from original building construction in the early 1900's until 1959. Between approximately 1968 and 1980, Wolkind Bros, Inc., a clothing rental company, utilized the property. Between 1986 and 2004, the site was used for manufacturing, warehousing and shipping operations. The site has been largely vacant and underutilized since manufacturing operations ceased in 2004.

Two underground storage tanks were removed in December 2007 under spill number 0751217. In addition to the tanks approximately 45 tons of petroleum contaminated soil and 1,650 gallons of petroleum/water mixture was removed and disposed. Residual petroleum remained under a single story garage. The remaining impacts resulted in a closed-inactive status for the petroleum spill.

Site Geology and Hydrology:

The majority of the site is characterized by 6 inches of asphalt or concrete above 6 inches of gravel, with underlying fill soils comprised mostly of sand and brick from 4 to 4.5 feet below ground surface. Native soils are encountered about 4.5 feet below ground surface and generally consist of clayey silt with intermittent layers of silty sand and gravel. Bedrock consisting of Middle Devonian, Onondaga Shale was encountered about 13 feet below ground surface

Groundwater is encountered from 5 to 9 feet below ground surface. However when excavated to bedrock little infiltration was noted, indicative of a perched condition. The site is located approximately 0.8 miles northeast of the Buffalo River and local Site groundwater flows west-northwest with the upper horizon influenced by urban infrastructure.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102463.html> and

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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Buffalo & Erie County Public Library
Attn: Ms. Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203
716-858-8900
(jakubowskim@buffalolib.org)

New York State Department of Environmental Conservation
Attn: Maurice Moore
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220
maurice.moore@dec.ny.gov

Who to Contact

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

Project Related Questions

Maurice Moore
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
maurice.moore@dec.ny.gov

Site-Related Health Questions

Bridget K. Boyd
NYS DOH
Empire State Plaza 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. 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.

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

