



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 905 Elmwood Avenue Site
DEC Site #: C915288
Address: 905 Elmwood Avenue; Buffalo, NY 14222
Website: <http://www.dec.ny.gov/chemical/102090.html>

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 905 Elmwood Avenue Site ("site") located at 905 Elmwood Avenue, Buffalo, Erie County under New York State's Brownfield Cleanup Program. Please see the figure 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."

The cleanup activities will be performed by Elmwood Village Properties, LLC ("applicant(s)") in accordance with the Decision Document recently issued for the site by New York State Department of Environmental Conservation (DEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

The Site will be remediated to achieve a Residential Use (Track 2) cleanup, which will include:

- 1) Excavation and removal of the UST system including tanks, vent and fill lines, pumps and infrastructure, including canopy;
- 2) Demolition of the existing building, including in-ground hydraulic lifts;
- 3) Removal of above ground storage tanks and miscellaneous containers (i.e., 55-gallon drums), including contents;
- 4) Excavation and off-site disposal/recycling of petroleum impacted soil/fill and soil/fill exceeding Part 375 Residential Use soil cleanup objectives (RSCOs);
- 5) Collection of post-excavation confirmatory samples;
- 6) Management of on-Site excavation waters during intrusive activities; and,
- 7) Provisions for Active Sub-slab Depressurization (ASD) systems in future buildings, if required. The ASD system would consist of suction cavities, pipes, manifold lines, and fans to reduce the pressure beneath the floor of the building, prevent the buildup of contaminated soil vapors and redirect the soil vapor outdoors and away from the indoor air space.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and

submit it to DEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant(s).

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 fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The site is located on the southeast corner of Elmwood and West Delevan Avenue, in the City of Buffalo. Residential properties border the site to the east and south, to the west and north are commercial properties. In the near vicinity, the properties are a mix of commercial and residential.

Site Features: The site is comprised of a convenience store and automobile service station building, three (3) known underground storage tanks (USTs), fuel dispensers, and associated canopy. The building and asphalt/concrete pavement cover nearly the entire site.

Current Zoning and Land Use: The site is within the Elmwood Avenue Business district and is zoned for commercial use. The site is currently inactive.

Past Use of the Site: The site has been a petroleum filling and automobile service station since 1964. The site has contained at least eight underground storage tanks since that time, three tanks are known to remain. Hazardous/regulated materials and/or wastes associated with automobile repair activities were likely used, stored and/or generated on-site including gasoline, diesel, No. 2 fuel oil, kerosene, propane, motor oil, and waste oils. The DEC Spill database includes four (4) spill records associated with the site since 2002, including the current open spill file No. 0803566 which is related to a 2008 tank test failure.

Site Geology and Hydrogeology: Beneath the pavement and building, non-native soil/fill material is generally present in the upper 4 to 8 feet below ground surface (fbgs) with varying amounts of granular soils (silts, sand and clay). Native soils generally consisted of sandy clay or silty sand.

Based on the bedrock geologic map of Erie County, the site is situated over the Onondaga Formation of limestone. The Remedial Investigation boring refusal depths ranged from 10 to 15 fbgs, which is the

suspected top of solid, competent bedrock.

Depth to groundwater ranged from 4 to 7.5 fbs. Groundwater flow direction was to the northwest, toward the intersection of Elmwood and West Delevan Avenues.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102090.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915288>.

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 location to help the public stay informed.

Buffalo & Erie County Public Library
Crane Branch
633 Elmwood Avenue
Buffalo, NY 14222
716-883-6651

Project documents are also available on the DEC website at:

<http://www.dec.ny.gov/chemical/102090.html>

Who to Contact

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

Site-Related Environmental Questions

David Locey
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
david.locey@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick, P.E.
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.



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.