



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 19 North Street
DEC Site #: C915303
Address: 19-23 North Street, Buffalo New York

Have questions?
See
"Who to Contact"
Below

Proposed No Further Action Decision Document Remedial Investigation Report Interim Remedial Measures Completion Report

The public is invited to comment on a Proposed No Further Action Decision Document prepared by the New York State Department of Environmental Conservation (NYSDEC), the Remedial Investigation (RI) Report and Interim Remedial Measures (IRM) Completion Report prepared by the applicant to address contamination related to 19 North Street ("site") located at 19-23 North Street in City of 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."

The cleanup activities were performed and funded by 19 North St LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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=C915303>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 10, 2017** through **December 26, 2017**. The No Further Action Decision Document, Remedial Investigation report and draft Remedial Work Plan (RWP) containing the proposed site remedy are 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.

Interim Remedial Measure

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

An IRM was performed at this site that excavated all contaminated soil from the site down to native soil that met the unrestricted SCO's. The IRM work plan was approved in July 2017 after a public comment period. The approved IRM work plan is available in the site document repository.

The approved IRM work plan was implemented and the excavation of the contaminated soil began in July 2017 and was completed in October 2017. Approximately 12,000 tons of contaminated soil was excavated and disposed of off-site at a permitted disposal facility.

A Construction Completion Report was prepared that describes the work performed and is available for review at the site document repository.

The completed IRM removed all contamination above unrestricted SCOs.

Summary of the Investigation

The RI identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination in the soil on site that required action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site is/are:

- Semi-volatile Organic Compounds (SVOCs), and
- Metals

Based on the investigation results, comparison to the SCGs, and the potential public health and environmental exposure routes, certain media and areas of the site required remediation. More complete information can be found in the RI Report, The RI, IRM Work Plan and the IRM Construction Completion Report are available for review in the site document repository.

Next Steps

NYSDEC will consider public comments received on the No Further Action remedy presented in the draft RI and IRM Completion Report and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final IRM Completion Report and the Decision Document is available to the public. The applicant performed the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

Background

Location:

The 19 North St. BCP Site is located in the City of Buffalo at the intersection of North Pearl Street and North Street, near to the Buffalo Niagara Medical Campus.

Site Features:

The Site is vacant with a small parking area in the eastern portion of the Site. The Site fronts to North Street.

Current Zoning and Land Use:

The Site is currently zoned as general commercial district and classified as a commercial land use. The surrounding parcels are a mix of commercial, residential and transit station zoning districts. Surrounding parcels are also a mix of commercial, residential and community service land uses.

Past Use of the Site:

The Phase I Environmental Site Assessment (ESA) indicated that the BCP Site was occupied by residential dwellings. By 1951, the residence at 23 North Street had become a radio station. By 1981, the residence at 19 North Street had been removed and replaced with a radio tower. In 2014 the residence at 23 North Street was demolished and the basement area backfilled with imported soil.

Site Geology and Hydrogeology:

The Site contains fill consisting of sand and gravel, clay, brick, concrete and traces of coal. Fill thickness ranges up to 13 feet. The fill is underlain by brown silty clay and silty sand. Groundwater was observed during site investigations to be approximately 16 - 24 feet below grade.

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 and Erie County Library
Attn: Carol Ann Batt
1 Lafayette Square
Buffalo NY 14203
Phone: 716-858-7129

Selected 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

Michael Hinton P.E.
New York State Department of
Environmental Conservation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
michael.hinton@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany NY 12237
518-402-7860
bee@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.

Path: F:\Project\P67 - First Amherst Development Company\P67.001.001 - BCP AP\Planning-Study\GIS\IRM SITE AND BOUNDARIES.mxd

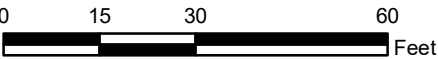


LEGEND

-  BCP SITE BOUNDARY
-  APPROXIMATE FOOTPRINT OF HISTORICAL BUILDING ON-SITE

NOTES

- 1) FOOTPRINT OF HISTORICAL BUILDING DIGITIZED FROM SATELLITE IMAGERY.
- 2) COORDINATE SYSTEM: NAD 1983 STATEPLANE NY WEST FIPS 3103
PROJECTION: TRANSVERSE MERCATOR
DATUM: NORTH AMERICAN 1983
UNITS: FOOT US





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19 NORTH STREET
BROWNFIELD CLEANUP PROGRAM
INTERIM REMEDIAL MEASURES

BUFFALO, NEW YORK

MARK	DATE	DESCRIPTION
	8/24/17	UPDATED

PROJECT NO: P67.001.001

DATE: 11/10/16

DRAWN BY: A. DeMARCHI

DESIGNED BY: A. DeMARCHI

CHECKED BY: D. RIKER

NO ALTERATION PERMITTED HEREON
EXCEPT AS PROVIDED UNDER SECTION
7209 SUBDIVISION 2 OF THE NEW YORK
EDUCATION LAW

PROJECT AREA
AND SITE
BOUNDARY