



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Queen City Landing  
**DEC Site #:** C915304  
**Address:** 975 and 1005 Fuhrmann Boulevard  
Buffalo, NY 14203

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 the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Queen City Landing ("site") at 975 and 1005 Fuhrmann Boulevard in the 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 locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Queen City Landing, LLC 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=C915304>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 15, 2018** through **April 1, 2018**. The draft Alternatives Analysis Report (AAR) containing the proposed site remedy is available for public review at the locations 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.

#### Remediation of Spill Area:

An Interim Remedial Measure (IRM) was conducted in 2017 to address a known petroleum spill area. Approximately 5,000 tons of petroleum impacted soil/fill and three underground storage tanks were excavated and disposed off-site. An IRM allows for expedited remedial action while the remainder of the final remedy is being evaluated.

The proposed remedy consists of:

- 1) Excavating and disposing off-site additional soil/fill from three areas impacted with metals, polycyclic aromatic hydrocarbons, and petroleum hydrocarbons above the soil cleanup objectives.
- 2) Providing a cover system over the entire site. The cover system would consist of the proposed building footprint, asphalt paving, concrete walkways and a soil cover. The soil cover would be a minimum of two feet of clean approved soil/fill material placed over a demarcation layer.
- 3) Maintenance and monitoring of the site under a Site Management Plan.
- 4) Filing an Environmental Easement with Erie County. The easement would restrict site use to restricted residential, commercial or industrial uses (based on local zoning), prohibit the use of groundwater and require compliance with the site management plan.

### **Summary of the Investigation**

During the Remedial Investigation, surface soil, sub-surface soil, and groundwater samples were evaluated. Findings were as follows:

**Surface Soil:** Metals and polycyclic aromatic hydrocarbons (PAHs) were found in some areas above the restricted residential use soil cleanup objectives.

**Sub-surface Soil:** Sub-surface soil at the site mostly consists of fill. The sub-surface soil/fill was found to be contaminated with metals, PAHs, and petroleum hydrocarbons.

**Groundwater:** Volatile organic compounds, PAHs, and metals were detected in groundwater samples.

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final AAR (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

### **Background**

**Location:**

The site is located in the City of Buffalo on Fuhrmann Boulevard, just north of the Port of Buffalo Small Boat Harbor and Tiff Nature Preserve. The entrance to the parcel is just north of the intersection of Fuhrmann Boulevard and Ohio Street.

**Site Features:**

All on-site buildings were demolished in 2016. The site is currently unoccupied. The site fronts to Fuhrmann Boulevard and borders Lake Erie (Buffalo Outer Harbor) on the south.

#### Current Zoning and Land Use:

The site is currently zoned as CM General Commercial. Surrounding parcels are a mix of industrial, commercial, and park and recreation land uses.

#### Past Use of the Site:

Between the 1920s and 1960s, the site was created with fill to allow for shipping access from the Outer Harbor. The site was occupied by a portion of a shipping terminal and then a food manufacturing facility since 1927. Freezer Queen owned the property for food manufacturing from 1958 to 2004. Olsen Marine used the property for boat repair and storage until September 2015.

Contamination at the site appears to be from the use of various sources of urban fill to create land for the original shipping terminal facility and from the presence and use of petroleum products related to the use of machinery and rail service.

#### Site Geology and Hydrogeology:

The Queen City Landing Site contains urban fill across the site with observed thickness ranging up to twenty feet. Water was observed in site investigations to be approximately 7 to 12 feet below grade. The groundwater flows towards Lake Erie.

**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 & Erie County Public Library  
Attn: Carol Ann Batt  
1 Lafayette Square  
Buffalo, NY 14203  
Phone: 716-858-7191  
(battc@buffalolib.org)

Selected project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/107044.html>

### **Who to Contact**

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

#### Project Related Questions

Jaspal S. Walia, P.E.  
New York State Department of  
Environmental Conservation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[jaspal.walia@dec.ny.gov](mailto:jaspal.walia@dec.ny.gov)  
{ Call for an appointment }

#### Site-Related Health Questions

Sara Bogardus  
New York State Department of Health  
Empire State Plaza, Corning Tower Rm. 1787  
Albany, NY 12237  
518-402-7860  
[bee@health.ny.gov](mailto: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.

**LEGEND:**

BCP SITE BOUNDARY

**NOTES:**

1. AERIAL IMAGE FROM GOOGLE EARTH PRO 2015.



SCALE: 1 INCH = 150 FEET  
 SCALE IN FEET  
 (approximate)



**SITE LAYOUT MAP**

ALTERNATIVE ANALYSIS REPORT  
 QUEEN CITY LANDING SITE  
 BCP SITE NO. C915304  
 BUFFALO, NEW YORK  
 PREPARED FOR  
 QUEEN CITY LANDING, LLC



2556 HAMBURG TURNPIKE  
 SUITE 300  
 BUFFALO, NY 14218  
 (716) 856-0589

JOB NO.: 0424-017-001

**FIGURE**

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