



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Queen City Landing
975 and 1005 Fuhrmann
Boulevard
Buffalo, NY 14203

SITE No. C915304
NYSDEC REGION 9

December 2018

Where to Find Information:
Project documents are available at these location(s) to help the public stay informed.

Document Repository Name

Buffalo & Erie County Public Library
Attn: Carol Ann Batt
1 Lafayette Square
Buffalo, NY 14203
716-858-7191

Who to Contact:

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

Project-Related Questions

Jaspal S. Walia, Project Manager
NYSDEC
270 Michigan Ave.
Buffalo, NY 14203-2915
716-851-7220
Jaspal.walia@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Queen City Landing Site ("site") located at 975 and 1005 Fuhrmann Boulevard in the City of Buffalo, Erie County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Queen City Landing, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of 3,098 cubic yards of petroleum contaminated soil and 420 cubic yards soil/fill impacted by metals, petroleum, and polycyclic aromatic hydrocarbons (PAHs) exceeding Soil Cleanup Objectives (SCOs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Removal of three 5,000-gallon petroleum underground storage tanks.
- Off-site disposal of approximately 4,705 tons of concrete fines contaminated with metals-based paint from the demolition of the on-site building.
- Off-site disposal of 1,117 tons of non-friable and 84 tons of friable asbestos containing material.
- Installation of a site-wide cover system to allow for restricted residential use of the site, comprised of a minimum 24 inches of clean soil or crushed stone, or asphalt pavement, concrete covered sidewalks, and concrete retaining wall. The cover system was placed over a demarcation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) institutional and engineering controls (IC/ECs); (2) soil/fill management; (3) monitoring; and (4) reporting.
- Recording of an Environmental Easement as an IC to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description and Background:

This 7.75-acre site is located at 975-1005 Fuhrmann Boulevard in the City of Buffalo, 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. Historic site use has included food manufacturing from 1958 to 2004 and boat repair and storage until September 2015. The site is planned to be developed with a multi-story residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915304) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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 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>

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 at:

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 2017.



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



SITE LAYOUT MAP

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



2558 HAMBURG TURNPIKE
 SUITE 300
 BUFFALO, NY 14218
 (716) 856-0589

JOB NO.: 0424-017-001

FIGURE

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