



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 68 Tonawanda Street
DEC Site #: C915316
Address: 68 Tonawanda Street
Buffalo, NY 14207

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 68 Tonawanda Street site ("site") located at 68 Tonawanda 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 location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915316>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Buffalo Freight House LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **October 8, 2017** through **November 8, 2017**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The RI work will include:

- Completion of soil borings and test trenches throughout the site;
- Collection of fill and soil samples for chemical analysis;

- Installation of groundwater monitoring wells;
- Collection of groundwater samples for chemical analysis; and
- Completion of a soil vapor intrusion investigation.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The 68 Tonawanda Street Site is located on approximately 1.74 acres of land at 68 Tonawanda Street in the Black Rock section of the City of Buffalo, Erie County, New York. The site is bordered by rail lines and vacant undeveloped industrial and commercial properties to the west; vacant properties owned by the City of Buffalo to the north; Tonawanda Street, mostly vacant commercial and industrial properties, and Scajaquada Creek to the east; and a vacant residential/restaurant structure, a vehicle repair shop and Niagara Street to the south. The New York State Thruway and the Niagara River are located less than ¼ mile southwest of the site.

Site Features:

The property contains the former New York Central Freight House and Office. This long narrow 1½-story brick freight house structure was constructed in the early 1900s and contains eight separate bays. The structure does not contain a basement. The building has been recommended as National Register Eligible for its association with the transportation and industrial history of the City of Buffalo at the local, national and international levels. North of the building is a lay-down area where steel and other materials are stored. This lay-down area extends north onto the adjoining vacant property.

Current Zoning and Land Use:

The property is currently zoned for commercial use. The former freight house building is currently being used by the EB Atlas Steel Corporation and Steel Crazy Iron Art, which specialize in steel construction, architectural and ornamental metal work. Surrounding properties are zoned for commercial and industrial use, and are mostly vacant. Residential properties are located approximately ¼ mile northwest of the site and approximately ¼ mile to the southeast.

Past Use of the Site:

The property has been associated with rail operations since the mid-late 1800's. By the late 1800's the property contained freight platforms and separate freight depots. As a freight depot, much of the raw and manufactured products that supported the surrounding industry and residential community were on/off loaded to/from freight trains. By 1889, the Black Rock Passenger Station was located in the southern portion of the property with some sheds and other disconnected buildings including freight platforms and separate smaller freight houses extending north where the freight house is currently. By 1916 the freight house building had been constructed and rail lines extended across the adjacent northern property.

In February 2013, a Phase I Environmental Site Assessment (ESA) was completed on the property. This was followed by the completion of a limited Phase II ESA in March 2014, and a second Phase II ESA in January 2016 that built upon the findings of the first assessment. The February Phase II ESA Report combined the findings of both assessments. These Phase II ESA's documented the presence of semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and metals at concentrations that exceeded the residential and restricted residential soil cleanup objectives (SCOs). Volatile organic compounds and pesticides were also detected but at concentrations below the SCOs. Groundwater at the site was not evaluated during the Phase II ESA's.

Site Geology and Hydrogeology:

Fill material exists throughout the property to depths up to 6 feet below ground surface (bgs). The fill material consists mainly of black sand and ash with some silt, wood, brick and cement. Native reddish-brown clay or silty clay underlies the fill material. Bedrock was not encountered at the site; however, at the nearby Iroquois Gas/Westwood Pharmaceutical Site (Site No. 915141) depth to bedrock ranges from 72.3 to 89.2 feet bgs. Monitoring wells have not been installed at the 68 Tonawanda Street BCP Site so the direction of groundwater flow is unknown.

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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Riverside Branch Library
820 Tonawanda Street
Buffalo, NY 14207
phone: 716-875-0562

Who to Contact

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

Project Related Questions

Glenn May
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
glenn.may@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
Empire State Plaza Corning Tower, Room 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. 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.

Figure 2: Property Location - USGS 7.5 Minute Quad Map

Source: Buffalo NW, NY - Ont. quadrangle, USGS 7.5-minute series, 1965

