



# FACT SHEET

# Brownfield Cleanup Program

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

**Site Name:** Main and Hertel  
**DEC Site #:** C915318  
**Address:** 2929-2939 Main Street  
Buffalo, NY 14214

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 Main and Hertel site ("site") located at 2929-2939 Main 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/haz/details.cfm?pageid=3&progno=C915318>

### 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 Main and Hertel 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 **November 8, 2017** through **December 7, 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, soil vapor, groundwater and any other parts of the environment that may be affected.

- Collect soil samples across the site using soil borings and test pits
- Installation of ground water wells across the site to characterize ground water conditions
- Conduct a soil vapor intrusion assessment in Building 2

- Assess soil conditions beneath Building 3 after demolition
- Conduct a building environmental condition assessment

### **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. Field sampling for the remedial investigation should begin in January 2018.

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 Site is located in a densely developed urban area in the City of Buffalo at the east side of the corner of Main Street and Hertel Avenue.

#### Site Features:

The two parcels, 2929 and 2939 Main Street, are approximately 4.9 acres in size. There are 4 buildings on the property and an old vacant former oil house. Building 3 is occupied by Keystone Corporation and includes the electroplating operation.

#### Current Zoning and Land Use:

The Site is currently utilized as an industrial/manufacturing facility. The planned use is student housing with ancillary commercial and retail uses. The City of Buffalo has recently adopted a revised Unified Development Ordinance that designates the Site N-1C (Mixed-Use Core) and is within the Metro Rail Corridor. Surrounding properties are a mix of N-3C (Mixed Use Center) and N-3R (Residential). The makeup is largely commercial and single-family or multi-family residential.

#### Past Use of the Site:

The subject property has been the location for various manufacturing or electroplating operations since 1910. Currently the property is occupied and owned by the Keystone Corporation which is an electroplating company that occupies the four buildings. Past use of portions of the property include auto/truck manufacturing, gasoline pump manufacturing, cereal manufacturing, dairy equipment manufacturing, paint manufacturing, auto repair and plating.

#### Site Geology and Hydrogeology:

In general, the area contains fill material which includes silty gravelly soil and shallow bedrock. The bedrock ranges from 1.4 feet to 7.8 feet below ground surface. Groundwater is within the bedrock.

**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.

Frank E. Merriweather, Jr. Library  
1324 Jefferson Avenue  
Buffalo, NY 14208  
phone: 716-883-4418

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

Stanley Radon  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
stanley.radon@dec.ny.gov

#### Site-Related Health Questions

Mr. Gregory Rys  
New York State Department of Health  
Herkimer District 5665 NYS Rt. 5  
Herkimer, NY 13350  
315-619-3194  
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.

# Exhibit 5b - Site Map Showing Adjacent Streets, Roadways, Area Features and Parcels - Aerial

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**Legend**

- Railroads
- Streets and Highways
  - Interstate
  - Primary State Road
  - Secondary State Road
  - County Road
  - Local Road
- ▭ Parcels
- ▭ Municipal Boundaries
- ▭ 2014\_bdy

**2929 & 2939 MAIN STREET**

0 376.17 752.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

ERIE COUNTY  
DEPARTMENT OF ENVIRONMENT & PLANNING  
OFFICE OF GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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