



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

310 Ship Canal Site

310 Ship Canal Parkway
Buffalo, NY 14218

September 2022

SITE No. C915322

NYSDEC REGION 9

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C915322/> and at these location(s):

Dudley Branch Library

2010 South Park Avenue
Buffalo, NY 14220
(716) 823-1854

Who to Contact

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

Project-Related Questions

David Locey, Project Manager
NYSDEC
700 Delaware Avenue
Buffalo, NY 14209
(716) 851-7220
david.locey@dec.ny.gov

Project-Related Health Questions

Perrie Rose Megyeri
NYSDOH
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
perrie.megyeri@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 310 Ship Canal Site ("site") located at 310 Ship Canal Parkway, Buffalo, Erie County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants via soil and soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Remedial Investigation / Alternative Analysis / Remedial Action Work Plan (RIR/AA/RAWP)" for 45 days, from **September 22, 2022 through November 6, 2022.**

- Access the RIR/AA/RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915322/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 4 Commercial Use remedy consists of:

- Shallow excavation for the placement of utilities and foundations with off-site disposal of contaminated soil;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above commercial/industrial use soil cleanup objectives;
- Installation of a Sub-slab Depressurization System for the building(s);
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Laborers Way 1, LLC (“applicant”) after performing supplemental investigation to the NYSDEC’s 2019 Site Characterization Report by GES prior to entry into the New York’s Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The site is approximately 5.11-acres and is bound by a vacant parcel addressed as 70 Laborers Way to the west, a wetland area on the larger parcel to the north, Ship Canal Parkway and Sonwil Distribution to the east and a vacant parcel at 24 Laborers Way. It is currently vacant undeveloped land with a drainage ditch along the western property limit. Previously, the site was used from the mid-1920s through early 2000 for slag dumping and as a railroad corridor.

The site will be redeveloped to include an approximate 136,000-square foot proposed manufacturing building, one 7,000-square foot office building, parking areas and landscaped grass areas. The anticipated cleanup standard is commercial use.

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

Environmental Site Remediation Database (by entering the site ID, C915322) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are metals, including arsenic and cyanide above commercial soil cleanup objectives (SCOs) and radioactive elements present in slag from steel and iron processing wastes, which are present site-wide in soil.

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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

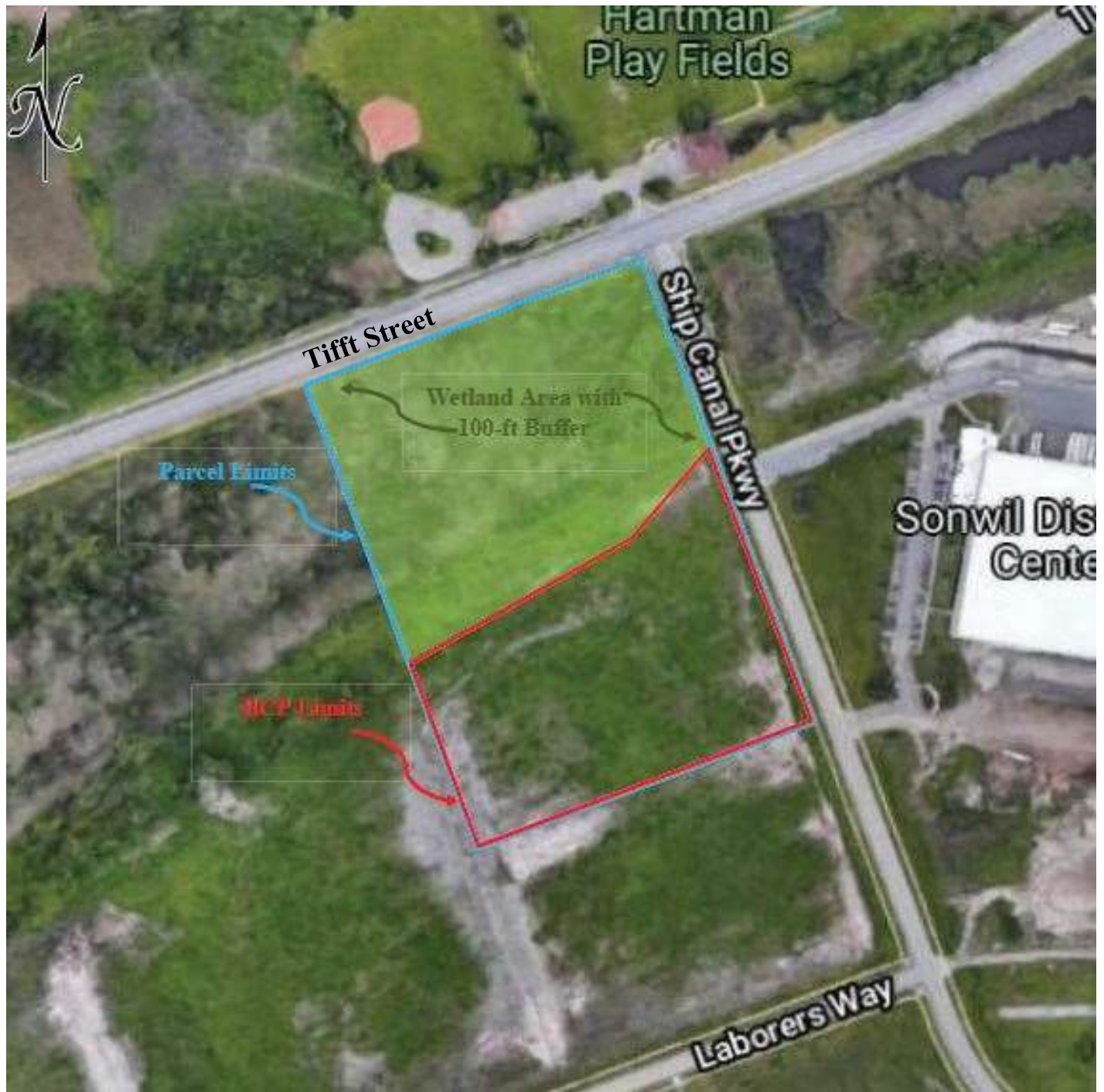
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: David Locey, 716-851-7220, david.locey@dec.ny.gov