



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915322/>

**Buffalo & Erie County Library
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
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Albany, NY 12237
(518) 402-1338
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

310 Ship Canal Site
310 Ship Canal
Buffalo, Erie County

SITE No. C915322
NYSDEC REGION 9

November 2024

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 310 Ship Canal Site ("site") located at 310 Ship Canal, 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 Laborers Way 1, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed 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.

- Access project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C915322/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

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

- Sub-Slab Depressurization System (SSDS) - A SSDS has been installed in both on-site buildings to protect against radon vapors intrusion.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 1-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- An Environmental Easement will be recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.
- 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) monitoring; (3) operation and maintenance; and (4) reporting.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The 5.11-acre site is located at 310 Ship Canal in the City of Buffalo, Erie County. The site is a portion of a 10.84-acre parcel. The site is bounded by a wetland area on the larger parcel to the north, Ship Canal Parkway and Sonwil Distribution beyond to the east, a currently vacant BCP site at 24 Laborers Way (C915385) to the south, and a vacant parcel addressed as 70 Laborers Way to the west. The site was used from the mid-1920s through early 2000 for slag dumping and as a railroad corridor.

The site has been remediated to allow for commercial use and is developed with a 136,000-square foot manufacturing building and a 7,000-square foot office building.

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://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pag eid=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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location

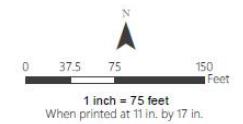


Figure 2

Project Area and Site Boundaries

Legend

 BCP



310 Ship Canal Parkway BCP

Source: Created by C&S Engineers, Inc.



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