



Department of  
Environmental  
Conservation

**Where to Find Information:**

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

**Document Repository Name**

North Park Library  
975 Hertel Avenue  
Buffalo, NY 14216

**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  
Tel. No.: 716-851-7220  
[jaspal.walia@dec.ny.gov](mailto:jaspal.walia@dec.ny.gov)

**Site-Related Health Questions**

Harolyn Hood, Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower, Rm. 1787  
Albany, NY 12237  
518-402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

# FACT SHEET

## Brownfield Cleanup Program

Chandler Incubator  
27 and 37 Chandler Street  
Buffalo, NY 14207

**SITE No. C915336**

**NYSDEC REGION 9**

**January 2019**

### **Draft Remedial Investigation and Interim Remedial Measure 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 Chandler Incubator site ("site") located at 27 and 37 Chandler Street in 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 to the left under "Where to Find Information."

**Draft Work Plan:** The draft work plan, called a "Remedial Investigation – Interim Remedial Measures – Alternative Analysis Report Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The investigation and IRM work will be performed by 27 Chandler Street, LLC and 37 Chandler Street, 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 **January 23 through February 21, 2019**. The proposed plan is available for public review 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.

**Highlights of the Proposed Remedial 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. Previous investigations have detected polycyclic aromatic hydrocarbons (PAHs) and metals in soil on site.

Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting surface soil samples; and
- Installing and sampling groundwater wells to assess potential impacts to groundwater.

# BROWNFIELD CLEANUP PROGRAM

## **Highlights of the Proposed Interim Remedial Measure (IRM) Work Plan:**

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

1. Excavation and off-site disposal of soil/fill material contaminated with PAHs and metals within the parking lot area of the site.
2. Backfilling the excavated areas with approved soil/fill materials.
3. Removal of abandoned drums/containers from within the on-site buildings.
4. Survey and abatement of lead-based paint.
5. Survey and abatement of asbestos containing materials.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. 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.

**Site Description:** The site consists of the 27 Chandler Street and 37 Chandler Street parcels and is 1.13 acres in size. The site is bound to the north by Chandler Street, to the south by Grote Street, to the west by residential

structures, and to the east by a manufacturing facility. 27 Chandler has a three-story building while 37 Chandler has a two-story building. Previously, the site had been used by various businesses such as a mattress manufacturer, chemical refining and manufacturing company, heating and refrigeration service company, warehousing, etc. from 1902 to 2017. The site is currently unoccupied.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915336) at:

<http://www.dec.ny.gov/cfm/externalapps/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.***

---

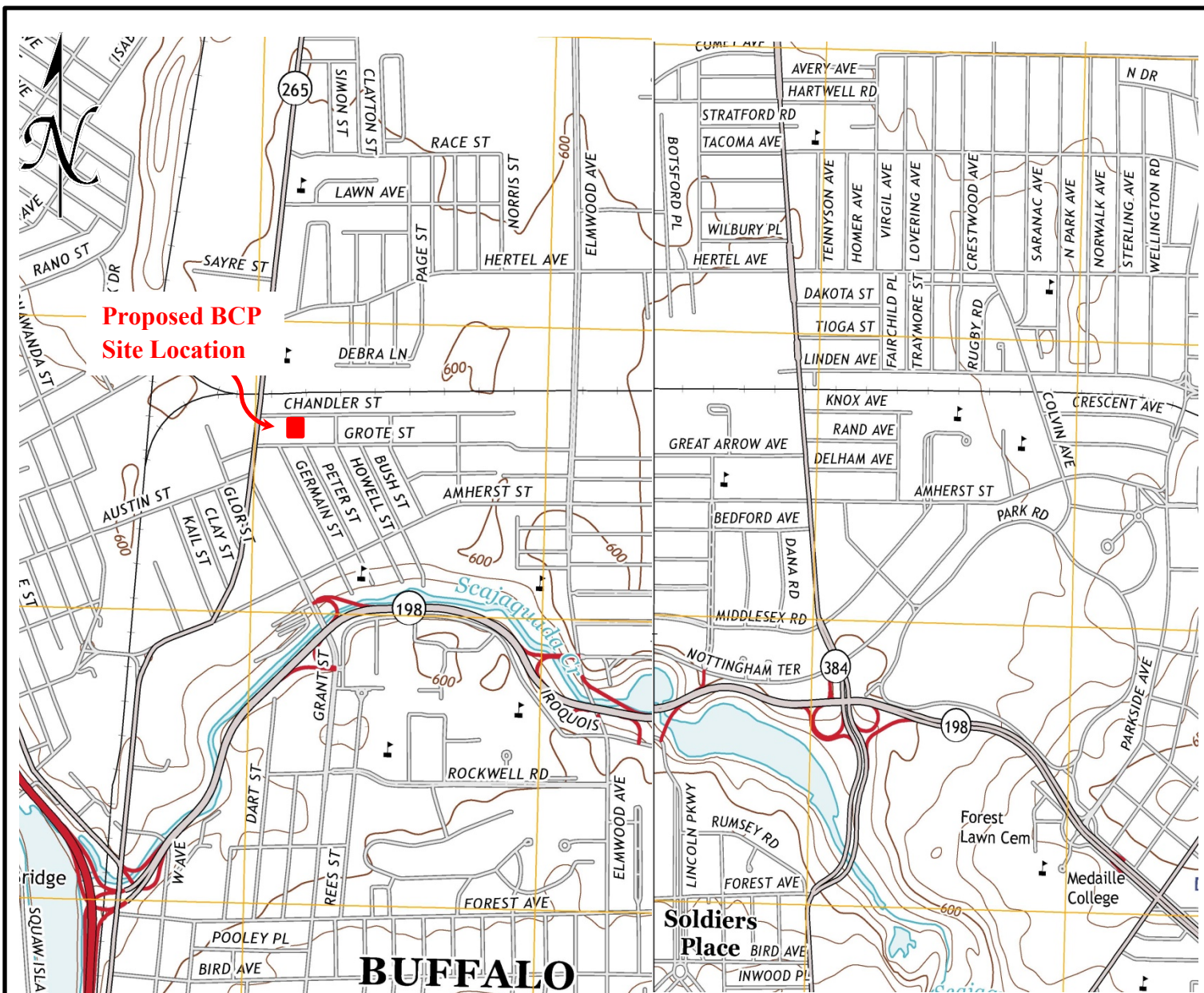
### **Receive Site Fact Sheets by Email**

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](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.

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



THIS DRAWING IS FOR ILLUSTRATIVE AND INFORMATIONAL PURPOSES ONLY  
AND WAS ADAPTED FROM USGS, BUFFALO NE & NW, NEW YORK 2013 QUADRANGLE.

### HAZARD EVALUATIONS, INC.

Phase I/II Audits – Site Investigations – Facility Inspections

#### SITE LOCATION

27 & 37 CHANDLER  
BUFFALO, NEW YORK

**CHANDLER INCUBATOR**  
BUFFALO, NEW YORK

DRAWN BY: MMW

SCALE: NOT TO SCALE

PROJECT: e1646

CHECKED BY: MMW

DATE: 11/18

FIGURE NO: 1





## BCP Boundary Limits

### HAZARD EVALUATIONS, INC.

*Phase I/II Audits – Site Investigations – Facility Inspections*

#### SITE LIMITS

27 & 37 CHANDLER STREET  
BUFFALO, NEW YORK

**Chandler Incubator**  
BUFFALO, NEW YORK

DRAWN BY: MMW

SCALE: NOT TO SCALE

PROJECT: e1646

CHECKED BY: MMW

DATE: 11/18

FIGURE NO: 2