



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

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NYSDEC
270 Michigan Ave.
Buffalo, NY 14203
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Health-Related Questions

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Corning Tower, Rm 1787
Albany, NY 12237
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bee@health.ny.gov

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

December 2019

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Chandler Incubator site ("site") located at 27 and 37 Chandler Street, 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 27 Chandler Street, LLC and 37 Chandler Street, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft 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://www.dec.ny.gov/data/DecDocs/C915336/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Removal and off-site disposal of approximately 4,000 cubic yards of soil/fill contaminated with metals, polycyclic aromatic hydrocarbons (PAHs), and pesticides exceeding soil cleanup objectives from alley, parking lots, basements, and some areas under the buildings' ground floors.
- Removal and off-site disposal of a 250-gallon underground storage tank (UST).
- Removal and off-site disposal of approximately 7 cubic yards of soil/fill contaminated with acetone from loading dock area.
- Backfilling the excavated areas with approved clean fill.

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(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The 1.13 acre site consists of two parcels: 27 and 37 Chandler Street, and is in a mixed residential, commercial and industrial area in the City of Buffalo. There is an approximately 20,500-square foot three story building at 27 Chandler Street parcel and 12,350- square foot two story building at 37 Chandler Street. The rest of the site area consists of alleys and parking lots. Former occupants of 27 Chandler Street were: a brick manufacturing company, a refrigerator company, a furniture manufacturing facility, a window company, a mattress manufacturing company, a refining & chemical company, a paper milk container manufacturer company, warehousing, refrigeration & heating service repair, offices, leather merchandise sales, janitorial supplies sales, and used furniture sales. Former occupants of 37 Chandler Street were: a brake company, an organ manufacturer, an iron works company, a railroad equipment manufacturing, a distribution company and a dog training, grooming, and boarding facility. The site is currently vacant and inactive.

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 Overview: 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.

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



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 1