

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

### Document Repository Name

*(\*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

### Buffalo & Erie County Public Library Isaías González-Soto Branch

280 Porter Avenue  
Buffalo, NY 14201  
Phone: (716) 858-8900

Key project documents and project summary also are available on the NYSDEC website:

<https://gisservices-dev.dec.ny.gov/gis/dil/index.html?rs=C915345>

## Who to Contact

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

### Project-Related Questions

Joshua Vaccaro, Project Manager  
NYSDEC  
270 Michigan Ave  
Buffalo, NY 14203  
(716) 851-7220  
[joshua.vaccaro@dec.ny.gov](mailto:joshua.vaccaro@dec.ny.gov)

### Project-Related Health Questions

Steven Karpinski  
NYSDOH  
Corning Tower, Room 1787  
Albany, NY 12237  
518-402-7860  
[bee@health.ny.gov](mailto:bee@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

301 Connecticut Site

301 Connecticut Street  
Buffalo NY, 14201

SITE No. C915345

NYSDEC REGION 9

July 2020

## Interim Remedial Measure Complete, No Further Action Required at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy for the 301 Connecticut Street site ("site") located at 301 Connecticut Street in the City of Buffalo, Erie County. Please see the attached map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The June 2020 reports, titled Draft Remedial Investigation/Alternatives Analysis Report (RI/AAR) and Draft Construction Completion Report (CCR), were prepared and submitted to NYSDEC by 301 Connecticut LLC ("applicant").

**How to Comment:** NYSDEC is accepting written comments about the Draft RI/AAR for 45 days, from **July 29<sup>th</sup> through September 12<sup>th</sup>, 2020**.

- Access project documents online through the DECinfo Locator: <https://gisservices-dev.dec.ny.gov/gis/dil/index.html?rs=C915345>
- 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.

**Proposed No Further Action Remedy:** The no further action proposal is based on the completion of several expedited cleanup actions known as Interim Remedial Measures (IRMs). The IRMs were conducted in conjunction with the Remedial Investigation and the scope of work is presented in the RI/AAR. The completed IRMs included the following:

- Demolition and full removal of all on-site buildings and associated in-ground structures.
- Removal and off-site disposal of three underground storage tanks encountered during excavation activities.
- Excavation and off-site disposal of 16,423 tons of impacted soil/fill material exceeding unrestricted use soil cleanup objectives, and post-excavation sampling to verify that unrestricted conditions were achieved. Clean backfill was brought to replace the excavated soil and to establish the design grades at the site.

The following are the remaining elements proposed under the no further action remedy:

- A site management plan will be prepared. The plan requires an evaluation for potential soil vapor intrusion.
- Recording of an Environmental Easement (EE) as an Institutional Control (IC) requiring a soil vapor intrusion evaluation to be performed on the building after redevelopment. If post construction soil vapor intrusion sampling shows that soil vapor is not an issue at the site, the EE will not be required. If soil vapor is a concern, a sub-slab depressurization system will be installed to mitigate any impacts to the building.

The CCR demonstrates that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

**Next Steps:** NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report along with its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant. Upon receiving the COC, the applicant:

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

**Site Description:** The 0.86-acre site is located at 301 Connecticut Street in the City of Buffalo, Erie County. The site is bordered by Connecticut Street to the north, Plymouth Avenue to the east, West Street to the west, and a parking lot to the south. Historically, two auto repair shops/filling stations operated at the site. Prior to remediation the site consisted of a vacant commercial structure, a single-story building, and an asphalt parking lot. The proposed redevelopment plans include a Health Professions Hub for D'Youville College. This building will serve as an education/training center and as a health center for the local community.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915345) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?ProgNo=C915345>

**Summary of the Investigation:** Contaminated soils and urban fill were identified across the site. Prior to the remedial program the impacted subsurface soils ranged from 1 foot to 15 feet below ground surface. Volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, and metals were identified above unrestricted use soil cleanup objectives. Groundwater samples were collected from monitoring wells across the site. Groundwater samples displayed exceedances above NYSDEC groundwater criteria for VOCs, SVOCs, pesticides, and metals. Site contamination was addressed by the IRMs discussed above.

**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.***

---

#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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

