



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Silo City Phase I Project
139 Buffalo River Road & 610
Ohio Street
Buffalo, NY 14203

September 2020

SITE No. C915361
NYSDEC REGION 9

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C915361/>
and at these location(s):

Buffalo & Erie County Public Library
1 Lafayette Square, Buffalo NY 14203
(716) 858-8900

Who to Contact

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

Project-Related Questions

Andrew Zwack, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
andrew.zwack@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire Plaza, Corning Tower Rm 1787
Albany, NY 12237
(518) 473-4671
beei@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 Silo City Phase I Project site ("site") located at 139 Buffalo River Road and 610 Ohio Street, Buffalo, Erie County. Please see the map for the site location.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Investigation / Alternatives Analysis Report (RIAAR)" for 45 days, from **September 30 through November 14, 2020**.

- Access the RIAAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915361/>.
- 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 dual track restricted residential and commercial use remedy consists of:

- Excavation and off-site disposal of contaminated soil from nine discrete areas impacted with elevated levels of metals, polycyclic aromatic hydrocarbons (PAHs), and asbestos containing material;
- Treating contaminated groundwater through injection of an enhanced biodegradation reagent into the groundwater;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Abatement of asbestos containing material, lead based paint, and PCB impacted concrete;
- Placement of a cover system, including a demarcation layer, over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential and commercial use soil cleanup objectives;
- 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; and
- Development and implementation of a Site Management Plan (SMP) and Environmental Easement to ensure proper future use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Silo City Phase I LLC ("applicant(s)") after performing a detailed investigation of the site under 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(s) 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 comprised of two non-contiguous parcels, approximately 6.8-acres, bisected by an access road and located within the Silo City cultural and ecological campus just south of Downtown Buffalo. The site is bordered to the north by the Buffalo River and to the south, east, and, west by commercial and industrial properties. The north portion of the site is developed with three vacant industrial buildings associated with grain storage and processing from at least 1900 to approximately 1998. The southern portion of the site consists of a gravel lot, electrical outbuilding, and a stormwater retention basin. The southern portion of the site was historically developed with multiple rail lines from at least 1894 to at least 1992 to support grain and milling operations. The proposed future use of the site consists of redevelopment of buildings on the north portion of the site for mixed use commercial and affordable housing with accompanying parking areas on the southern portion of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915361) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated and petroleum-related volatile organic compounds (VOCs) in groundwater. Semi-volatile organic compounds (SVOCs) and metals are present site-wide in soil. Polychlorinated biphenyls (PCBs) impacting concrete were found in several areas within the buildings on the north portion of the site in addition to asbestos containing materials and lead based paint.

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

