FACT SHEET

Environmental Restoration Program

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Site Name: 90 Hopkins Street
DEC Site #: E915181
Address: 90 Hopkins Street
Buffalo, NY 14220

Have questions? See "Who to Contact" Below

Remedy Proposed for Municipal Brownfield Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 9/9/2014 at 7:00 PM
Valley Community Center, 93 Leddy Street, Buffalo
NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

The public is invited to comment on a remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the 90 Hopkins Street site ("site") located at 90 Hopkins Street, Buffalo, 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 below under "Where to Find Information."

How to Comment
NYSDEC is accepting written comments about the proposed remedial action plan for 45 days, from **August 11, 2014** through **September 22, 2014**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Proposed Remedial Action Plan
The remedy proposed for the site includes:

Carbide Lime Excavation for Offsite Beneficial Use

Excavation and removal of approximately 113,000 cubic yards of lime for beneficial use as an agricultural soil amendment or for acid neutralization of industrial process waters.

The excavation methods and sequencing will be implemented in a manner to limit large open excavations below the groundwater table. Water encountered during excavation below the groundwater table and any other water that is potentially contaminated requiring management will be collected for treatment and disposal.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be imported to replace the excavated material, as necessary, and backfill the depressions resulting from lime pile excavation below adjoining ground to establish minimum design grades needed to promote positive drainage and prevent ponding of water.

Soil derived from any re-grading and onsite fill materials meeting commercial use SCOs and suitable for use as fill may be re-used to backfill the excavation depressions resulting from lime removal.

Impacted Soil/Fill Excavation and Disposal

Excavation and off-site disposal of soils/fill contain contaminants above commercial use SCOs, including

- any contaminated carbide lime that cannot be beneficially used or that is comingled with debris;
- impacted fill/debris containing PCBs above commercial use SCOs along the eastern property line to an estimated depth of one to two feet below existing grade (estimated 750 cy) for landfill disposal;
- the top one foot of impacted soil/fill material across the non-lime areas of the site (estimated 3,000 cy) assuming that the underlying fill meets commercial use SCOs;
- post excavation sampling to determine if commercial use SCOs have been achieved; and
- depending on confirmation sampling results, remove impacted soil/fill material across the non-lime areas of the site that exceed commercial use SCOs (estimated 3,000 to 9000 cy) for landfill disposal.
- If post-excavation sampling determines a limited amount of impacted soil/fill material, a site cover will be required. The cover will consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper one foot of exposed existing surface soil exceeds the applicable SCOs. Where the soil cover is required it will be a minimum of one foot of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover will be placed over a demarcation layer, with the upper three inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6 NYCRR Part 375-6.7(d).

Summary of the Investigation

Site: The site contains two piles of carbide lime approximately 15 feet above adjoining grades that extend approximately 10 feet below grade. The lime piles cover approximately two thirds of the site. Investigations and evaluations have estimated the volume of carbide lime to be approximately 123,000 cubic yards; however, approximately 10,000 cubic yards of lime has been mined from the above grade portion of the south lime pile and used as an agricultural soil amendment at several local farms in western NY. The lime was intermittently removed during the period between 2011 and 2013. The current estimated volume of carbide lime is approximately 113,000 cubic yards.

Groundwater: In addition to elevated pH in groundwater, groundwater impacts at the site consist of acetone and phenol along the north-northeast perimeter of the site with levels up to 350 ppb for acetone (50 ppb GW quality standard) and 44 ppb for phenol (1 ppb GW quality standard). Acetone was a chemical used during the period acetylene was manufactured at the site. Groundwater is slightly impacted at the southeast end of the site by petroleum volatile organic compounds (VOCs) (200 ppb total with 1 to 5 ppb water quality standards for respective compounds) and MTBE (74 ppb with a 10 ppb water quality standard).

Soil: Surface soils along the eastern end of the site along a debris pile/soil berm are nominally impacted with semi-volatile organic compounds (SVOCs) primarily from combustion residues. One sample location adjacent to the debris pile/soil berm and the south lime pile contained lead (1080 ppm/1000 ppm commercial use soil cleanup objective [SCO]) and PCBs (4.6 ppm/1 ppm commercial use SCO). Site-related contaminants do not appear to be contributing to off-site environmental impacts that require additional investigation or remedial action.

Carbide Lime: No contaminants of concern were detected in samples collected from the carbide lime piles. Silver was found in the carbide lime nominally above the unrestricted use SCG and appears that silver may have been a naturally occurring element in the raw material for the carbide lime. Nominal levels of acetone found above unrestricted use SCGs were contained in soils below the carbide lime pile and in the carbide lime material.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "Analysis of Alternatives" submitted under New York's Environmental Restoration Program by City of Buffalo. This report is available for public review at the noted repositories.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The 90 Hopkins Street site is located off Hopkins Avenue in the City of Buffalo, Erie County, approximately 1/4 mile south of the Tifft Street intersection. The site is situated in an urban industrial area.

Site Features: The 90 Hopkins Street site is a triangular shaped parcel approximately 8 acres in size and is currently vacant. Foundations and floor pads from several industrial buildings still exist at the site. The site is bordered by a steel fabricating plant to the northeast; a machine shop and auto junk yard to the east; an active railroad line and remediated LTV Steel disposal site (Site No. 915047) to the south/southwest; and a rail spur and the remediated Alltift Landfill/Ramco Steel disposal sites (Site No's 915054 and 915046B) to the north/northwest. The site contains two piles of carbide lime approximately 15 feet above adjoining grades that extend approximately 10 feet below grade. The lime piles cover approximately two thirds of the site. Investigations and evaluations have estimated the volume of carbide lime to be approximately 123,000 cubic yards; however, approximately 10,000 cubic yards of lime has been mined from the above grade portion of the south lime pile and used as an agricultural soil amendment at several local farms in Western NY. The lime was intermittently removed during the period between 2011 and 2013. The current estimated volume of carbide lime is approximately 113,000 cubic yards. The western half of the northern site perimeter contains a stormwater detention pond to intercept lime sediment in stormwater runoff and normalize the pH of the water before exiting the site.

Current Zoning/Use: This site is zoned for industrial use and is currently vacant. The site is located within a Brownfield Opportunity Area.

Past Use of the Site: Previous use of the site included acetylene gas manufacturing from approximately 1930 to 1964. The acetylene manufacturing process utilized at the site resulted in the formation of a carbide lime slurry as a byproduct. The carbide lime slurry was dewatered in bermed piles which resulted in the formation of the carbide lime piles present at the site. Site use from 1964 to 1987 was undisclosed industrial or commercial use. The City of Buffalo took title to the property through tax foreclosure in 1987. From 2002 to 2006, the City leased the property to a commercial entity (demolition and trucking) which used the site for crushing demolition concrete and selling the crushed concrete as a recycled product. Several former structures from the previous acetylene manufacturing operations were demolished in 2002 by the lessee. The site has been vacant from 2006 to present.

The site was subject to a US Environmental Protection Agency (USEPA) removal action in 1998 to address drums of waste and removal of PCB contaminated soil.

Site Geology and Hydrogeology: The area in the vicinity of the site is generally flat with the exception of the carbide lime pile mounds on the site, local railroad grades and other remediated offsite landfills. The site generally contains several feet of fill in the non-lime pile areas and up to 25 feet in thickness of carbide lime in the lime pile areas (up to 15 feet above grade and 10 feet below grade). Native soil below the fill and lime piles consists of silty/clayey soil deposits ranging 15 to 20 feet in thickness. Below the native soil is bedrock consisting of limestone.

Groundwater is shallow at the site, and is approximately 1.5 to 4 feet below ground surface in areas of the site that do not contain the lime piles. The groundwater gradient is to the northwest toward the Buffalo River/Lake Erie.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=E915181

FOR MORE INFORMATION

Where to Find Information

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

Buffalo and Erie Co. Public Library
Dudley Branch
Attn: Head Librarian
201 South Park Avenue
Buffalo, NY 14220
phone: 716-823-1854

NYS Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Avenue, 3rd Floor
Buffalo, New York 14203
phone 716-851-7220
By Appointment Only

Project documents are also available on the NYSDEC website at:
http://www.dec.ny.gov/chemical/37554.html

Who to Contact

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

Project Related Questions

Eugene Melnyk, PE
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
Eugene.Melnyk@dec.ny.gov

Site-Related Health Questions

Scarlett McLaughlin
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Rm. 1787
Albany, NY 12237
BEEI@health.state.ny.us

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.

Environmental Restoration Program: New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipality owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the ERP, visit: http://www.dec.ny.gov/chemical/8444.html

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 available at the following web page: 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.