



Department of  
Environmental  
Conservation

**Where to Find Information:**

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

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

**Who to Contact:**

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

**Project-Related Questions**

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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

Western New York

Workforce Training Center

683 Northland Avenue

Buffalo, NY 14211

**SITE No. C915310**

**NYSDEC REGION 9**

**January 2019**

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Western New York Workforce Training Center Site ("site") located at 683 Northland Avenue, Buffalo, Erie County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 683 Northland LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 6,800 tons of soil and fill material exceeding the commercial use soil cleanup objectives/site-specific cleanup criteria, and 250 tons of soil which contained hazardous levels of polychlorinated biphenyls (PCBs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Vapor Mitigation - A sub-slab depressurization system is installed in the redeveloped portion of the building to protect against soil vapor intrusion. This system operates similar to a radon mitigation system.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 1-foot clean soil cover in landscaped areas.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement.
- Recording of an Environmental Easement that will limit property use to commercial or industrial uses, restrict groundwater use at the site and require compliance with the SMP.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Vapor Mitigation

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**Site Description and Background:** This 8.5-acre site is located at 683 Northland Avenue in the City of Buffalo, Erie County. The site is bounded to the north by Northland Avenue with residential properties beyond, to the south by a railroad spur, and to the east and west by commercial/industrial properties. The general area consists of a mix of residential, commercial, and industrial properties. The site is being redeveloped into the Western New York Workforce Training Center to provide vocational job training, as well as other leased commercial or light industrial spaces.

The site was developed as a machine and tool works facility beginning in approximately 1911. The facility used hydraulic

equipment, electrical equipment, and other industrial equipment (i.e., cranes, foundry, etc.) that led to site contamination, now addressed. The site has seen several building additions and upgrades since its initial construction. The property was used for storage until it was purchased by the current owner in 2015.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915310) at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/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 NYSDEC 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.

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Site Location Map

