



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Pierce Arrow Business Center
DEC Site #: C915312
Address: 155-157 Chandler Street
Buffalo, NY 14207

Have questions? See "Who to Contact" Below

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 Pierce Arrow Business Center site ("site") located at 155-157 Chandler Street, 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915312

The cleanup activities were performed by R & M Leasing LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Summary of the Remedy:

Over 5,000 cubic yards of contaminated soil/fill containing polychlorinated bi-phenyls (PCBs) and lead exceeding restricted residential soil cleanup objectives was excavated and disposed off-site at permitted facilities during an Interim Remedial Measure (IRM). In addition, underground storage tanks previously used for oil and gasoline storage were also removed. The excavated areas have been backfilled with Department approved fill materials. A vapor mitigation system has been installed within the on-site buildings.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
2) Certifies that cleanup requirements have been or will be achieved for the site.
3) Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as an environmental easement, 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 or will be put in place on the site:

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

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

- Vapor Mitigation

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

### **Background**

**Location:** The 2.35 acre site consists of two contiguous parcels (155-157 Chandler Street) in the City of Buffalo. The site is bound to the north by Chandler Street, to the west by Manton Place, to the south by Grote Street and to the east by residential properties. The property is located within a mixed industrial, commercial, and residential area.

**Site Features:** The 155 Chandler parcel is improved with one 65,000 square foot building which surrounds a large 22,000 square foot brick and gravel courtyard. The 157 Chandler parcel is a vacant lot. The building will be developed as a business incubator in cooperation with Buffalo State Collage and Start Up New York.

**Current Zoning and Land Use:** The site properties are currently zoned light industrial and they are vacant.

**Past Uses of the Site:** The site has been used for operations such as machining, gas manufacturing and other manufacturing since the early 1900s. The structure was originally constructed in 1907 and utilized as a factory occupied by Linde Air Products until the early 1950s. Bell Aircraft Corporation was located at the site in the early/mid 1950s. In 1958, the building was purchased by Donald Rosen and utilized for G & R Machinery (machine shop) from approximately 1959 through at least the 1990s. The property was owned by Donald Rosen from 1958 through 1990, and by Irving Rosen

from 1990 through 2005. The site was purchased by Ontario Equipment Co. in 2005 and R& M Leasing, LLC in 2017.

**Site Geology and Hydrogeology:** The overburden soils encountered at the site consist of approximately 2 to 4 feet of granular and cohesive fill material. Silty clay lies below the fill material. A perched groundwater condition is present at the fill/native interceptor at three to four feet below ground surface. Groundwater was not encountered within the silty clay. The shallow regional groundwater flows in a southwesterly direction toward Scajaquada Creek located approximately 0.35 miles south and toward the Niagara River located approximately 1.25 miles west of the Site.

**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 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>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

North Park Library  
975 Hertel Ave.  
Buffalo, NY 14216  
phone: 716-875-3748

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

Jaspal S. Walia  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
jaspal.walia@dec.ny.gov

#### Site-Related Health Questions

Stephanie Selmer  
New York State Department of Health  
Empire State Plaza, Corning Tower Rm. 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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.**



**155 Chandler**

**157 Chandler**

Boiler room area with former 10,000-gallon tank

Approximate location of 2,000-gallon gas UST

Former Oil House

**BCP Boundary Limits**



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|---|---------------------|----------------|
| <b>HAZARD EVALUATIONS, INC.</b>                                       |                     |                |
| <i>Phase I/II Audits – Site Investigations – Facility Inspections</i> |                     |                |
| <b>SITE LIMITS</b>  |                     |                |
| 155 and 157 CHANDLER STREET<br>BUFFALO, NEW YORK                      |                     |                |
| <b>R &amp; M LEASING LLC</b>  |                     |                |
| BUFFALO, NEW YORK   |                     |                |
| DRAWN BY: LSH   | SCALE: NOT TO SCALE | PROJECT: e1601 |
| CHECKED BY: EB  | DATE: 10/16         | FIGURE         |