



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

MOD-PAC Site

1801 Elmwood Ave
Buffalo, NY 14207

SITE No. C915314

NYSDEC REGION 9

February 2019

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

Buffalo and Erie County Public Library – North Park
975 Hertel Avenue
Buffalo, NY 14216
716-875-3748

NYS DEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

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

Project-Related Questions
Anthony Lopes, P.E., Project Manager
NYSDEC
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
anthony.lopes@dec.ny.gov

Health-Related Questions
Stephen Lawrence, Public Health Specialist
NYSDOH
Empire State plaza
Albany, NY 12237
518-402-7860
beci@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) to address contamination related to the MOD-PAC site ("site") located at 1801 Elmwood Avenue, 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 to the left under "Where to Find Information."

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 20 through April 5, 2019**. The proposed plan is available for public review 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 Restricted Residential/Commercial Multi-Use remedy consists of:

- Excavation, and off-site disposal of approximately 1,800 cubic yards of metals impacted soils;
- Installation of an active sub slab depressurization system (SSDS) within the on-site building to mitigate vapor intrusion concerns;
- In place treatment of chlorinated solvent contamination in groundwater to address the source of soil vapor intrusion;
- Placement of a sitewide cover system consisting of pavement, sidewalks, a synthetic turf athletic field or a minimum of one foot of clean soil;
- Limited excavation and off-site disposal of soil/fill below areas of the existing parking lot with structural issues to facilitate construction of a competent cover; and
- Recording of an Environmental Easement on the property that will restrict the property to commercial/industrial uses and require compliance with the Site Management Plan.

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.

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Site Description: The 20-acre site is bound to the south by Conrail railroad tracks, to the west by Elmwood Avenue, and commercial/residential properties to the north. The site is relatively flat and includes an occupied 500,000 square foot manufacturing facility with vacant land on the southern 1/3 of the property. Previously, the site has been used for the manufacturing of automobile radiators, and after the 1970s utilized for various manufacturing purposes including warehousing and box/product packaging manufacturing.

The anticipated post remedial use for this property will be box/product packaging manufacture and warehousing, as currently being utilized. In addition, a synthetic turf athletic field and parking area is planned to be constructed on the southern portion of the property.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915314 at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in soil/fill associated mainly with historically placed urban fill. Groundwater exceeds standards for volatile organic compounds (VOCs) and metals.

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.

Receive Site Fact Sheets by Email

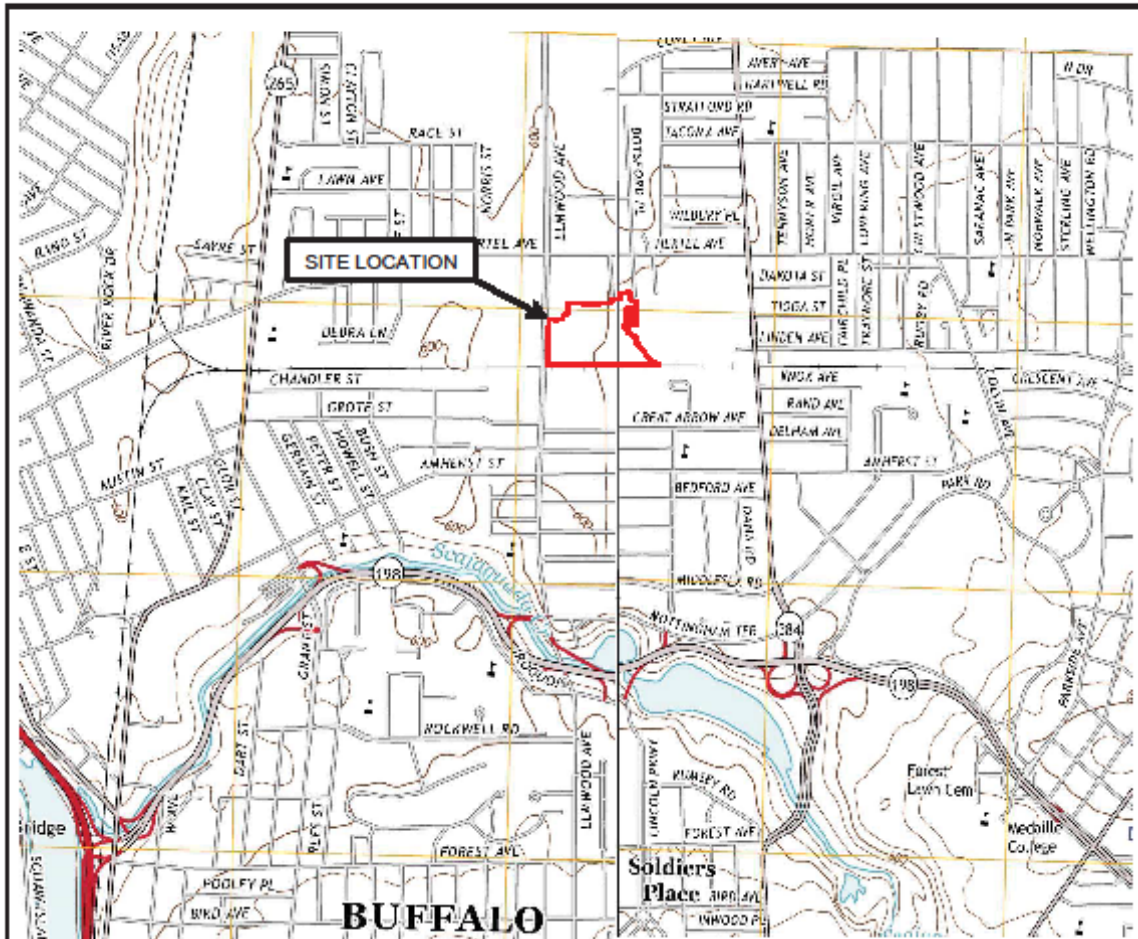
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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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AND WAS ADAPTED FROM USGS, BUFFALO NE & NW, NEW YORK 2013 QUADRANGLE.



HAZARD EVALUATIONS, INC.		
<i>Phase VII Audits – Site Investigations – Facility Inspections</i>		
SITE LOCATION		
MOD-PAC CORP.		
1801 ELMWOOD AVE.		
BUFFALO, NEW YORK		
DRAWN BY: LSH	SCALE: NOT TO SCALE	PROJECT: e1605
CHECKED BY: EB	DATE: 07/2017	FIGURE NO: 1

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