



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 25 Rano Street Site
DEC Site #: C915323
Address: 25 Rano Street
Buffalo, NY 14207

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 25 Rano Street Site ("site") located at 25 Rano 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."

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=C915323>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Rano Development, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **January 24, 2018** through **February 23, 2018**. 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected. This will involve:

- *Collection of surface and subsurface soil/fill samples across the site using soil borings and test pits.*
- *Installation of groundwater monitoring wells to evaluate groundwater quality.*

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Alternatives Analysis Report” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location

The Site is located in an industrial, commercial and residential area of the City of Buffalo, Erie County, New York. The Site is bounded by Rano Street to the north, vacant land owned by the City of Buffalo to the south that was formerly a railroad, a commercial manufacturing facility to the east, and Tonawanda Street to the west.

Site Features

The site is vacant land with concrete sidewalks, asphalt parking areas, landscaping, and one vacant 312,760 square foot industrial structure that was historically used as a metal plating facility among other industrial uses.

Current Zoning and Land Use

The site is currently vacant and zoned light industrial, based on the April 2017 City of Buffalo Green Code. The current zoning surrounding the site consists of residential and urban neighborhood mixed-use edge to the north, vacant green space to the south (with light industrial, urban center mixed-use edge, and residential beyond), light industrial to the east, and flex commercial, green space, and urban neighborhood mixed-use edge to the west.

Past Use of the Site

Marlette Plating Co. Inc., a metal finisher, operated at the site from at least 1985 through 2008. The site has been vacant since 2008. Former site uses included a planing mill, lumber yard, radiator manufacturer, along with various commercial activities.

Site Geology and Hydrogeology

Subsurface soil/fill consists of urban fill material (brick, cinders, slag, metal, sand and slag) at depths ranging from 0-13 feet below ground surface overlying native clayey sediment/soil. Groundwater is expected to be at a depth of approximately 10 feet below ground surface.

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>

FOR MORE INFORMATION

Where to Find Information

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

Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203
phone:

Who to Contact

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

Project Related Questions

Stanley Radon
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
stanley.radon@dec.ny.gov

Site-Related Health Questions

Mark S. Sergott, P.G.
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Room 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.

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*.

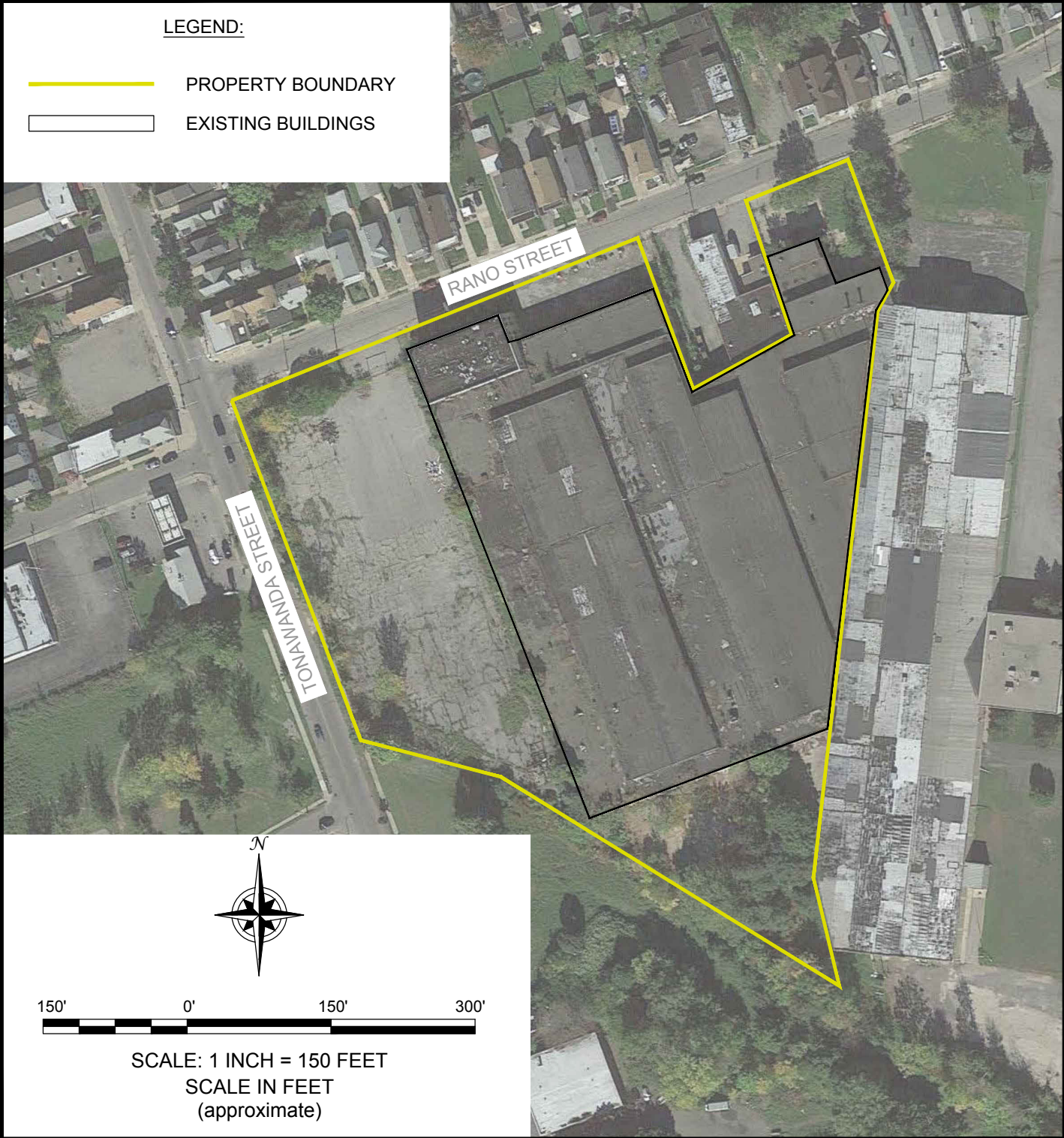


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

FIGURE 2

LEGEND:

-  PROPERTY BOUNDARY
-  EXISTING BUILDINGS



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

PROJECT NO.: 0418-017-001

DATE: JUNE 2017

DRAFTED BY: CMC

SITE PLAN (AERIAL)

BROWNFIELD CLEANUP PROGRAM APPLICATION

25 RANO STREET
BUFFALO, NEW YORK

PREPARED FOR
RANO DEVELOPMENT, LLC

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