



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1485 - 1491 Niagara Street

1485 - 1491 Niagara Street
Buffalo, Erie County

SITE No. C915330

NYSDEC REGION 9

May 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915330/>

Buffalo & Erie County Public Library Niagara Branch

280 Porter Avenue
Buffalo, NY 14201
(716) 882-1537

Who to Contact

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

Project-Related Questions

Glenn May, Project Manager
NYSDEC
700 Delaware Avenue
Buffalo, NY 14209
(716) 851-7220
glenn.may@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower
Room 1787
Albany, NY 12237
(518) 473-4780
BEEI@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 1485 - 1491 Niagara Street site ("site") located at 1485 - 1491 Niagara Street, Buffalo, Erie County. Please see the map below for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health and/or the environment. This decision is based on the nature of the existing contaminants identified at the site, the potential for off-site migration of contaminants in groundwater, and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Alternatives Analysis Report (AAR)" for 45 days, from **May 22, 2024 through July 6, 2024.**

- Access the AAR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915330/>
- Documents are also available at the locations 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 Alternatives Analysis Report: The proposed restricted-residential remedy consists of:

- Extraction and treatment of hazardous levels of contaminated soil using a soil vapor extraction (SVE) system. Following treatment, these soils would be excavated and disposed off-site;
- Excavation and off-site disposal of other contaminated soils from the southeast portion of the site;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the excavation activities;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- In-situ (i.e. in place) treatment of contaminated groundwater by installing groundwater injection points;

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- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil standards;
- Installation of sub-slab depressurization systems (SSDS) in on-site buildings to prevent subsurface vapors from entering the building interiors;
- Implementation of a groundwater monitoring program to assess the attenuation of contaminants in groundwater over time;
- Implementation of a Site Management Plan (SMP) that requires long-term maintenance and monitoring of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 1485 Niagara LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted as part of the Alternatives Analysis Report and is also available for review at the locations identified on Page 1.

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 applicants 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.

Site Description: The site is approximately 0.775 acres and is bordered by commercial properties and Bird Avenue to the north, residential properties and West Avenue to the east, residential and commercial properties and Potomac Avenue to the south, and Niagara Street, the New York State Thruway, and the Niagara River to the west. The site is currently developed with two buildings surrounded by paved parking lots, sidewalks, and green space. The site has been used for manufacturing since the 1880s. Specific historical uses of the site include a tin shop, machining, polishing, plating,

manufacture of buffing wheels and compounds, and soldering and brazing fluxes for brass, copper, and aluminum.

Following an Interim Remedial Measure in 2019 and 2020 to excavate some of the contaminated soil/fill and the installation of an SSDS in Building 1 in 2020, Building 1 has been redeveloped for restricted residential & commercial use. A chiropractor occupies the 1st floor. Building 2 remains unoccupied.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C915330) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Chlorinated volatile organic compounds were found in soil, groundwater, soil vapor, and indoor air at the site, while polycyclic aromatic hydrocarbons and metals were found in site soil and fill.

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: <https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

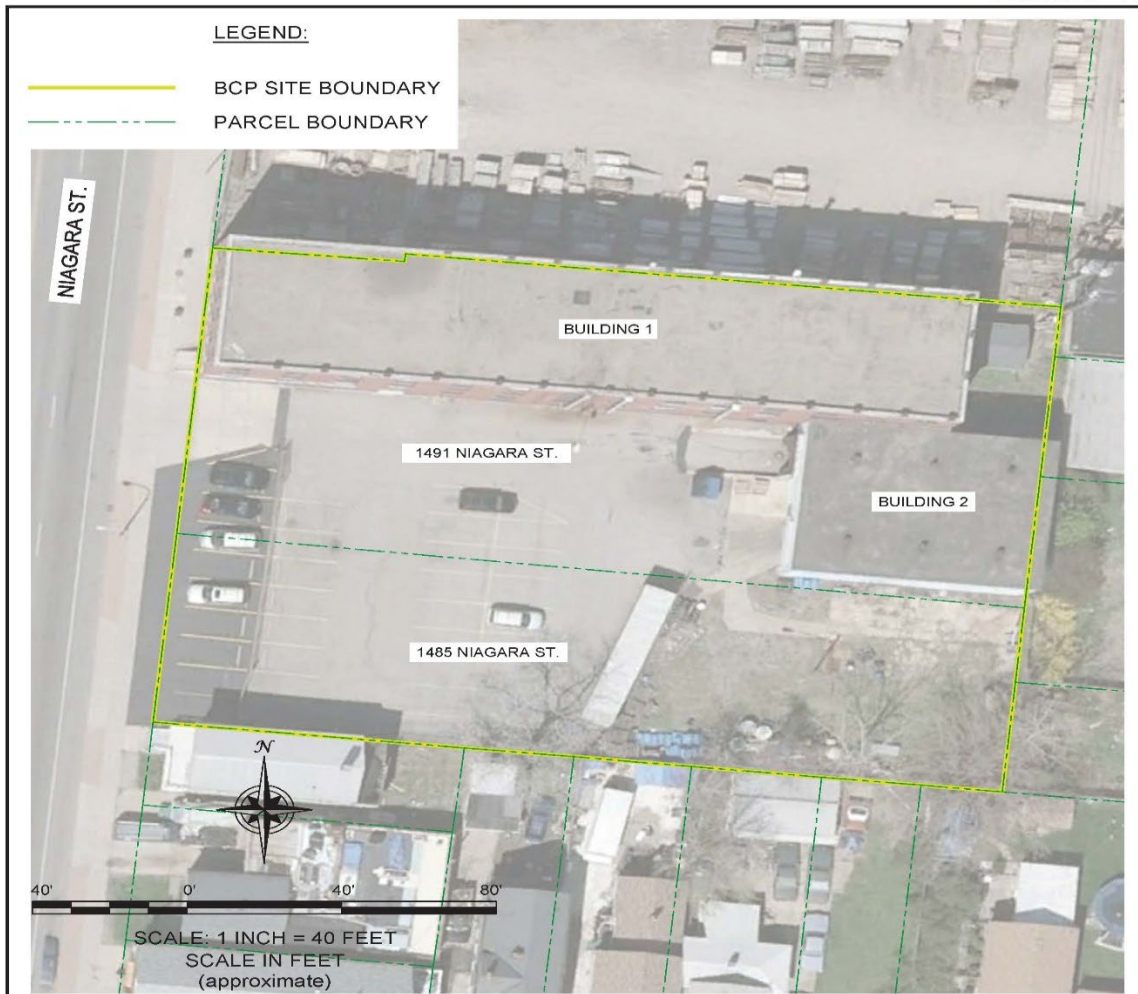
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location

FIGURE 2

F:\CD\Benchmark\Niagara Development Company\SCP\App\Figure 2 - Site Plan (Aerial).dwg



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SITE PLAN (AERIAL)

BROWNFIELD CLEANUP PROGRAM APPLICATION

1485 - 1491 NIAGARA STREET
BUFFALO, NEW YORK

PREPARED FOR
1485 NIAGARA, LLC

PROJECT NO.: B0417-018-001

DATE: MARCH 2018

DRAFTED BY: CMS

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Contact: Glenn May, (716) 851-7220, glenn.may@dec.ny.gov