



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former American Linen Supply Company Facility
DEC Site #: C915241
Address: 822 Seneca Street; Buffalo, NY 14210
Website: <http://www.dec.ny.gov/chemical/71917.html>

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period: 6/2/2014 – 7/17/2014

You are encouraged to provide comments during the 45-day comment period described in this fact sheet.

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 Former American Linen Supply Company Facility site ("site") located at 822 Seneca 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 2, 2014** through **July 17, 2014**. The proposed plan is available for public 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.

Draft Remedial Work Plan

The cleanup plan is described in a more detailed report entitled "Revised Alternatives Analysis Report and Remedial Action Work Plan" dated May 28, 2014. The proposed remedy consists of:

- Excavation and off-site disposal of approximately 1000 cubic yards soil contaminated with chlorinated volatile organic compounds (VOCs) above the Protection of Groundwater Soil Cleanup Objectives (SCOs).
- Placement of a cover system to allow for commercial or industrial use of the site. The cover will consist either of pavement or a clean soil cover in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs). The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

- The underground storage tanks excavation areas will be paved. The current pavement cover in areas outside the former building footprint will be maintained.
- Institutional Controls including an Environmental Easement with controls for groundwater use and limiting Site use to commercial or industrial;
- Implementation of a Site Management Plan that includes provisions for a Site-wide inspection program to assure the institutional/engineering controls (IC/ECs) have not been altered and remain effective;
- Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner;
- Groundwater Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to monitoring of groundwater to assess the performance and effectiveness of the remedy; and
- Soil Vapor Evaluation prior to construction of any future buildings on-site.

The proposed remedy was developed by AmeriPride Services, Inc. (the applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

- The soil and groundwater conditions at the site were investigated during a Remedial Investigation. Based upon the investigations, the primary contaminants of concern are chlorinated VOCs related to dry cleaning solvents, metals and polycyclic aromatic hydrocarbons (PAHs) which related to fill containing ash materials.
- No significant groundwater contamination was found in off-site monitoring wells.
- Sub-slab vapor intrusion samples collected from inside an adjacent residential property did not exceed NYSDOH guidance values for the site related contaminants.

Summary of the Interim Remedial Measures (IRMs)

- The demolition of the on-site building and removal of approximately 1700 cubic yards of contaminated soil, tanks and other contaminated materials were conducted under IRMs. Some areas were backfilled with clean fill materials or soil.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. The draft Remedial Work Plan is revised as needed to describe the selected remedy, and

will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC.

NYSDEC will keep the public informed throughout the further cleanup of the site.

Background

Location: The Former American Linen Supply Company Facility property is approx. 2.92 acres and is located in an urban area at 822 Seneca Street in the City of Buffalo. The site is bound to the north by Seymour Street, to the east by Lord Street, to the west by vacant lot and commercial properties and to the south by Seneca Street.

Site Features: The site is located in an urban area of mixed residential (along Seymour and Lord Streets), commercial and industrial land use. The on-site building has been demolished. The site is completely fenced in. A single family home located at 798 Seneca Street is surrounded by the site on three sides.

Current Zoning and Land Use: The site is currently zoned for light industrial use.

Past Use of the Site: The site was used as a book binding and printing facility from 1910 to 1978. Coverall Service and Supply Co., a uniform dry cleaning facility operated from 1978 to 1985. Coverall changed their name to AmeriPride Services Inc. in 1997. Records indicate that tetrachloroethylene (PCE) was used for drycleaning operations. A portion of the facility was used by Thorner Sydney Press until 1997. All laundry operations ceased in April 2004. In 2005, the site was used as a vehicle maintenance shop. The site has been unoccupied since 2005. The vacant industrial building was demolished in 2011 and 2012. In January 2014, the site was sold to Mill Race Commons, LLC.

Site Geology and Hydrogeology:

The site is generally flat. The unconsolidated geologic materials (soil) encountered at the site range in thickness from approximately 15 to greater than 20 feet thick. Soils at the site consist of historic fill materials (0.5 to 12 ft) overlying native soil. The fill materials include gravel, sand, silt, clay, ash, slag, and bricks, etc. A discrete layer of historic fill containing high ash content was found between 3 and 6.5 feet bgs and reworked clay between 6.5 and 8 feet bgs in the dry cleaning area. The native soils below fill layer consist of lacustrine silt, clay, and till. Bedrock is approximately 20 ft below ground surface and consists of Devonian Onondaga Limestone. The depth of groundwater at the site varies from 2.75 ft. bgs to 10.5 ft. bgs and it flows south toward the Buffalo River, which is located less than one mile from the site..

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at <http://www.dec.ny.gov/chemical/71917.html> and <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915241>.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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
Attn: Mary Jean Jakubowski
1 Lafayette Square
Buffalo, NY 14203-1887
phone: 716-858-9000

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/71917.html>

Who to Contact

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

Project Related Questions

Jaspal Walia
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
jswalia@gw.dec.state.ny.us

Site-Related Health Questions

Matthew Forcucci
New York State Department of Health
584 Delaware Ave.
Buffalo, NY 14202
716-847-4501
BEEI@health.state.ny.us

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.