



FACT SHEET	Brownfield Cleanup Program
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Site Name: 1050-1088 Niagara Street Site
DEC Site #: C915277
Address: 1050-1088 Niagara Street; Buffalo, NY 14213
Website: <http://www.dec.ny.gov/chemical/94915.html>

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by New York State Department of Environmental Conservation (DEC) to address contamination related to the 1050-1088 Niagara Street Site ("site") located at 1050-1088 Niagara 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 identified below under "Where to Find Information."

How to Comment

DEC is accepting written comments about the proposed cleanup plan for 45 days, from **August 17, 2015** through **October 1, 2015**. The site investigation report and proposed cleanup plan is available for public review at the location identified below under "Where to Find Information." Please submit comments to DEC's project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy for the Site is a Track 4 Restricted Residential Use cleanup. For Track 4 remedies, restrictions are placed on the use of the property in the form of Institutional Controls/Engineering Controls (IC/ECs). For restricted-residential use, the top two feet of all exposed soils that are not otherwise covered by the components of the development of the site (e.g. buildings, pavement) cannot exceed the restricted-residential soil cleanup objectives (RRSCOs). Areas that exceed the RRSCOs must be covered by material meeting the requirements for restricted-residential future Site use.

The proposed remedial measures would include:

- Excavation and removal of the underground storage tanks (USTs);
- Excavation and off-site disposal of soil/fill exceeding Commercial Use SCOs (CSCOs), specifically petroleum impacted soil/fill in the UST pit area, PCB impacted soil/fill around SB-17, and metals/semi-volatile organic compound (SVOC) impacted soil/fill along the western loading dock;
- Installation of a soil vapor extraction system to remediate petroleum volatile organic compound (VOC) nuisance characteristics in overburden soil/fill;
- Implementation of a soil fill management plan during remedial and redevelopment activities;
- Placement of a Cover System, including demarcation layer underlying acceptable backfill in areas without hardscape (building, asphalt and concrete) to address remaining contamination above RRSCOs; and

- Implementation of a Site Management Plan (SMP). The SMP will include:
 - Institutional Controls and Engineering Controls (IC/EC) Engineering Controls. Institutional controls at the site will include an Environmental Easement restricting groundwater use and limitations on end use of the site to restricted residential, commercial or industrial applications;
 - 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; and
 - Site Monitoring Plan that includes: provisions for a site-wide inspection program to assure that the IC/ECs have not been altered and remain effective.

Under this remedy approach, impacted soil/fill would require excavation and off-site disposal. Specifically, petroleum, SVOC, metal and/or PCB-impacted soil/fill, identified selectively within the areas of concern (AOCs) will be excavated and disposed off-site in a permitted landfill. An equivalent volume of approved backfill would be required to restore the Site to grade. Upon completion of the removal and offsite disposal work, the entire site will be covered with a compliant cover system as described above.

The proposed remedy was developed by 9271 Group, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The results of the site investigation are as followed:

Surface and Near Surface Soil/Fill

SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs) were detected above their respective commercial use SCOs (CSCOs). Certain metals, including arsenic, barium, cadmium, iron, lead, and mercury were detected above their respective CSCOs at several locations, primarily located at the western loading dock area of the existing building. PCBs, herbicides and pesticides are not a concern in near surface soils.

Subsurface Soil/Fill

Fill material was identified across the Site to varying depths greater than 35 feet below ground surface (fbgs). Fill consisted of distinct layers, lenses and pockets of sandy lean clay fill soil, fine foundry sand, ash, stained soil like fill, and construction and demolition debris. The fill soil layers were intermixed with gravel, brick, concrete, wood, and debris. Nuisance characteristics (petroleum odors) were identified in the UST area. However, no subsurface soil/fill analytical results for VOCs were detected above RRSCOs. No SVOCs were detected above USCOs, with the minor exception of two specific PAHs at one sample location. All SVOCs results were below CSCOs. Additionally, no pesticides or herbicides were detected above RRSCOs. Cadmium (one sample location), chromium (one sample location) and lead (two sample locations) were detected above their respective RRSCOs; however, only cadmium and lead were detected slightly above their respective CSCOs, each in one sample location. PCBs above hazardous waste criteria, CSCOs and RRSCOs were detected in a limited area.

Groundwater Investigation

The majority of VOCs were reported as non-detectable or trace (estimated) concentrations below the laboratory quantitation limit. Petroleum related VOCs were detected above groundwater quality standards (GWQS). Total petroleum VOCs do not exceed 1 mg/L. Most of the SVOCs were reported as non-detectable or trace (estimated) concentrations below the laboratory quantitation limit. Certain SVOCs, primarily PAHs, were detected at estimated concentrations above GWQS, at one location (TMW-3) and phenol was detected above its GWQS in MW-5. Dissolved metals detected at concentrations above GWQS were limited to naturally-occurring minerals, including magnesium, manganese, and sodium. All PCBs and herbicides were reported as non-detectable. Certain pesticides were detected above their respective GWQS in two locations.

Soil Vapor Investigation Results

The majority of air results indicate “No Further Action (NFA)”, with the minor exception for carbon tetrachloride which indicated “take reasonable and practical actions to identify source(s) and reduce exposures (I,R)”, though the ambient air concentrations were greater than the subslab concentrations. Only trichlorofluoromethane was detected slightly above its DOH Indoor guidelines.

Next Steps

DEC will consider public comments received on the proposed remedy, revise the plan as necessary, and ultimately issue a final Decision Document. New York State Department of Health (DOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. A final Remedial Work Plan revised as needed to describe the selected remedy and the Decision Document 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 DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The 1050-1088 Niagara Street Site is located in the City of Buffalo, Erie County. The site is comprised of three adjoining parcels and is approximately 2.7 acres in size. The parcels are 1050 Niagara Street, 1054 Niagara Street and 1088 Niagara Street.

Site Features: The site is bounded by Albany Street to the north with commercial properties beyond; commercial manufacturing facility to the south; Niagara Street and residential properties beyond to the east; and railroad tracks, I-190, and the Niagara River to the west.

Current Zoning/Use: The site is currently zoned M1 Light Industrial, but has been mainly used for commercial use.

Past Use of the Site: The 1050 Niagara Street parcel has a long history of being utilized for commercial/industrial operations since at least 1889. The Niagara Lithograph Company operated a commercial printing company from approximately 1930 through 1990 in the current building at 1050 Niagara. The Miken Companies, also a commercial printing company, was located on-site until

about 2000. Historic Sanborn records indicate that two 25,000 gallon tanks, likely containing fuel oil and/or printing related solvents were located in the basement of the building. Lithographic printing operation historically utilized VOC-based solvent routinely for printing, cleaning, degreasing and ink-solvents.

The 1088 Niagara Street parcel (northern portion of the site) was formerly operated the International Brewing Company and American Gelatine Corp. operated on-site in the early 1900s. Records from 1925 indicate Hygrade Oil Co. utilized the site as a service station and fuel distribution facility, including multiple petroleum storage and distribution tanks, gasoline pump house(s), and tank wagon loading house, which was historically located abutting the current 1050 Niagara Street building, from at least the 1920s through the 1960s. Gulf Oil Corporation and Hygrade Petroleum Co. were identified as on-site operators from approximately the 1920s through 1960.

Site Geology and Hydrogeology: The surface soils on the site is characterized as Urban Land, consisting of level to gently sloping land with 80 percent or more of the soil surface covered by asphalt, concrete, buildings, or other impervious structures typical of an urban environment. The 1088 Niagara Street parcel contains extensive fill to depths up to 35 feet below ground surface. The subsurface soil/fill varies. Distinct layers include crushed stone gravel, sandy lean clay layers, and fill with varying amounts and depths of material (i.e., soil, brick, concrete and other debris).

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/94915.html> and <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915277>

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 to help the public stay informed.

Buffalo & Erie County Public Library
Attn: Kathy Galvin
Niagara Branch
280 Porter Avenue
Buffalo, NY 14201
phone: 716-882-1537

Project documents are also available on DEC's website at:

<http://www.dec.ny.gov/chemical/94915.html>

Who to Contact

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

Project Related Questions

Eugene Melnyk
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
eugene.melnyk@dec.ny.gov

Site-Related Health Questions

Christopher Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. DEC 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.

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

