New York State Department of Environmental Conservation

November 2014

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Webster Block
DEC Site #: C915270
Address: 75 Main Street
Buffalo, NY 14203

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Webster Block site ("site") located at 75 Main Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by HARBORcenter Development, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

To remove all disturbed soil and fill unsuitable for redevelopment construction and to remediate the site, an Interim Remedial Measure ("IRM") was implemented. All soil/fill on site above the native material, was excavated and disposed of at a landfill. The depth of the excavation was approximately 10 to 11 feet.

A total of 52,839 tons or approximately 35,000 cubic yards of soil and fill were removed from the site. In addition, 121 truckloads of concrete and asphalt (approximately 1,815 tons) were sent off-site for recycling during the excavation.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The site is located at 75 Main Street in the city of Buffalo, Erie County, and is approximately 2 acres in size. The site occupies an entire city block, bounded on the west by Main Street; on the east by Washington Street; on the north by Scott Street, on the south by Perry Street and is known locally as the Webster Block.

Site Features: The site is generally flat and level, and had been covered by an asphalt surface parking lot from the 1980s until 2013 when redevelopment construction began.

Current Zoning and Land Use: The property is located in a district of the local zoning map labeled as Institutional/Light industrial; in accordance with the zoning ordinances, residential uses would also be permitted in this district. Office buildings, a sports arena and hotel are located adjacent to the site. On the site itself, construction of a sports complex, hotel, restaurant and retail space is currently underway.

Past Use of the Site: The site had been used for warehousing and manufacturing purposes since the early 1820's, originally due to its location adjacent to the Erie Canal and the Buffalo Harbor. Prior uses that appear to have led to the site contamination include but are not limited to: paint and oil storage, oil refining, machine shops, copper and tin smiths, nickel plating shop, and iron works.

Site Geology and Hydrogeology: Overburden soils in the area consist of six inches of pavement and sub-base gravel, fill material varying in thickness from 8 to 14 feet, and native material consisting of alternating layers of silty clay, fine to sandy silt and gravel, and a layer of peat. Bedrock is approximately 42 to 50 feet below ground surface (bgs).

Groundwater is present on site in two hydrogeologic zones. The first hydrogeologic zone is a perched surface water trapped within portions of the fill material (old foundations) extending downward to a clay layer that ranges from 8 to 16 feet bgs. This zone is affected by numerous foundations throughout the site. Water in the zone is discontinuous and limited in its nature both horizontally (by heterogeneous fill areas) and vertically by the confining clay beneath.

Beneath the fill and clay layer is a semi-confined aquifer extending into native material consisting of fine sandy silt overlaying silty clay and bedrock. This zone vertically extends from approximately 20 feet bgs (beneath the confining clay layer) to 40 feet bgs. Groundwater in both zones flows to the south, towards the Buffalo River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at http://www.dec.ny.gov/chemical/87990.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915270

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.

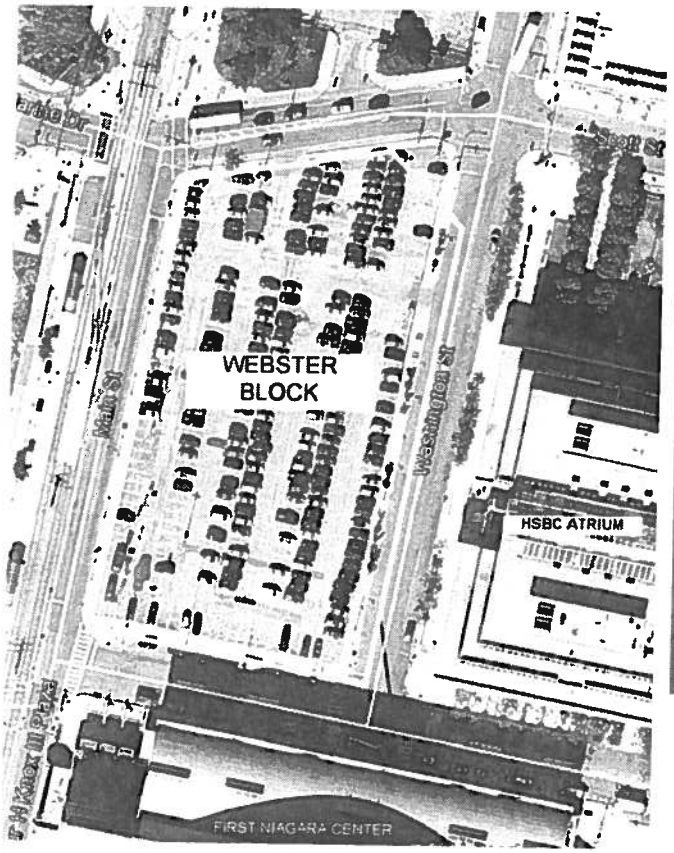
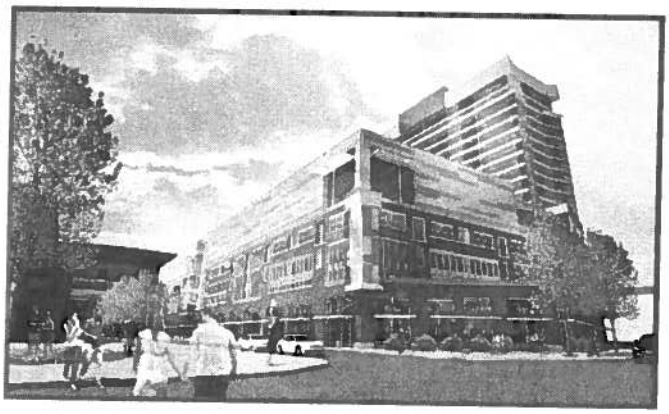
Buffalo & Erie County Public Library
Attn: Reference Librarian
1 Lafayette Square
Buffalo, NY 14203-1887
phone: 716-858-8900

Project documents are also available on the NYSDEC website at:
http://www.dec.ny.gov/chemical/87990.html

Who to Contact

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

Project Related Questions
David Locey
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
david.locey@dec.ny.gov

Site-Related Health Questions
Matt Forcucci
New York State Department of Health
584 Delaware Avenue
Buffalo, NY 14202
716-847-4385
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.