



ERIE COUNTY LEGISLATURE

92 Franklin Street - 4th Floor
Buffalo, New York 14202

TO: Members of the Erie County Legislature

FROM: Karen M. McCarthy, Clerk

DATE: June 22, 2015

SUBJECT New York State Department of Environmental Conservation Documents Received

The following documents were submitted by the New York State Department of Environmental Conservation (NYSDEC):

Comments are be accepted on a proposed remedy to address contamination related to 905 Elmwood Avenue, City of Buffalo, Erie County.

Thank you.



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 905 Elmwood Avenue

DEC Site #: C915288

Address: City of Buffalo, Erie County

Website: <http://www.dec.ny.gov/chemical/102090.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 905 Elmwood Avenue site ("site") in the City of 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."

The cleanup activities will be performed and funded by Elmwood Village Properties, LLC (applicant) with oversight provided by DEC. When DEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102090.html> and <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915288>.

How to Comment

DEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 16 through July 27, 2015**. The draft Remedial Investigation and Alternative Analysis Report (RIAAR) containing the proposed site remedy is available for public review at the location identified below under "Where to Find Information." Please submit comments to DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- 1) Excavation and removal of the UST system including tanks, vent and fill lines, pumps and infrastructure, including canopy;
- 2) Demolition of the existing building, including in-ground hydraulic lifts;
- 3) Removal of above ground storage tanks and miscellaneous containers (i.e., 55-gallon drums), including contents;
- 4) Excavation and off-site disposal/recycling of petroleum impacted soil/fill and soil/fill exceeding Part 375 Residential Use soil cleanup objectives (RSCOs);
- 5) Collection of post-excavation confirmatory samples;
- 6) Management of on-Site excavation waters during intrusive activities; and,
- 7) Provisions for Active Sub-slab Depressurization (ASD) systems in future buildings, if required. The ASD system would consist of suction cavities, pipes, manifold lines, and fans

to reduce the pressure beneath the floor of the building, prevent the buildup of contaminated soil vapors and redirect the soil vapor outdoors and away from the indoor air space.

Summary of the Investigation

Consistent with the initial findings of earlier site investigations, the remedial investigation confirmed that petroleum-related volatile organic compound (VOC) impacts are present on the site, with the highest concentrations identified in the soil and groundwater near the underground storage tanks at the site's north end. Groundwater quality is expected to recover after the contaminated soils are removed.

Based on the historic and RI investigation findings, petroleum impacted soil/fill, was reported at depths ranging from 4 to 13 feet, with an average depth of 10 feet.

Next Steps

DEC will consider public comments received on the proposed remedy presented in the draft RIAAR and ultimately issue a final Decision Document. New York State Department of Health (DOH) must also concur with the remedy. The final RIAAR (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by DEC.

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

Background

Location:

The site is located at 905 Elmwood Avenue at the southeast corner of Elmwood Avenue and West Delevan Avenue, and is bound by W. Delavan Avenue to the north, Elmwood Avenue to the west and mixed use residential and commercial properties to the east and south.

Site Features:

The site is largely comprised of a convenience and automobile service station building, three (3) underground storage tanks (USTs), fuel dispensers, and associated canopy, and asphalt/concrete parking areas.

Current Zoning/Use:

The site is zoned commercial and is occupied by a gas station.

Historical Use:

The site has a long history as a petroleum filling and automobile service station since at least 1964. The site has contained at least eight underground storage tanks since 1964, three tanks remain. Additional hazardous/regulated materials and/or wastes associated with automobile repair activities were likely used, stored and/or generated on-site including gasoline, diesel, No. 2 fuel oil, kerosene, propane, motor oil, and waste oils. NYSDEC Spills database includes four spill records associated with the Site since 2002, including the one remaining open spill file which is related to a 2008 tank test failure.

Site Geology and Hydrogeology:

The geology at the Site is generally described as asphalt and/or concrete surface cover with non-native soil/fill material generally present in the upper 4 to 8 feet below ground surface (fbgs) with

varying amounts of granular soils (silts, sand and clay. Native soils generally consisted of sandy clay or silty sand, ranging from 4 to 15 fbgs.

Based on the bedrock geologic map of Erie County, the Site is situated over the Onondaga Formation of limestone. The historic subsurface investigations advanced borings to a maximum depth of 13-fbgs and the RI boring refusal depths ranged from 10 to 15 fbgs, the suspected top of solid, competent bedrock.

Depth to groundwater ranged from 4 to 7.5 fbgs. Groundwater flow direction is to the northwest, toward the intersection of Elmwood and West Delevan Avenues.

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 and Erie County Public Library - Crane Branch
633 Elmwood Avenue
Buffalo, NY 14222

Selected project documents are also available on DEC's website at:
<http://www.dec.ny.gov/chemical/102090.html>.

Who to Contact

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

Project Related Questions

David Locey
New York State Department of
Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220
david.locey@dec.ny.gov
{Call for an appointment}

Site-Related Health Questions

Dawn Hettrick, P.E.
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
bee@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.

