New York State Department of Environmental Conservation

January 2015

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
Website: http://www.dec.ny.gov/chemical/87990.html

Have questions? See **"Who to Contact"** Below

DEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (DEC) has determined that the cleanup requirements to address contamination related to the Webster Block site ("site") located at 75 Main Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by HARBORcenter Development, LLC with oversight provided by DEC. DEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the locations identified below under "Where to Find Information."

Completion of Project

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 generally 10 to 11 feet, but there were some areas excavated as deep as 14 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.

Final Engineering Report Approved

DEC has approved the Final Engineering Report, which:

1) Describes the cleanup activities completed.
2) Certifies that cleanup requirements have been or will be achieved for the site.
3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4) Certifies that a site management plan for any engineering controls used at the site has been approved by DEC.

No institutional controls have been or will be put in place on the site.

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Next Steps
With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is 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, there is a failure to comply with the terms of the order or agreement with DEC.

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 DEC'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(s) to help the public stay informed.

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

NY State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220

Project documents are also available on the DEC 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:

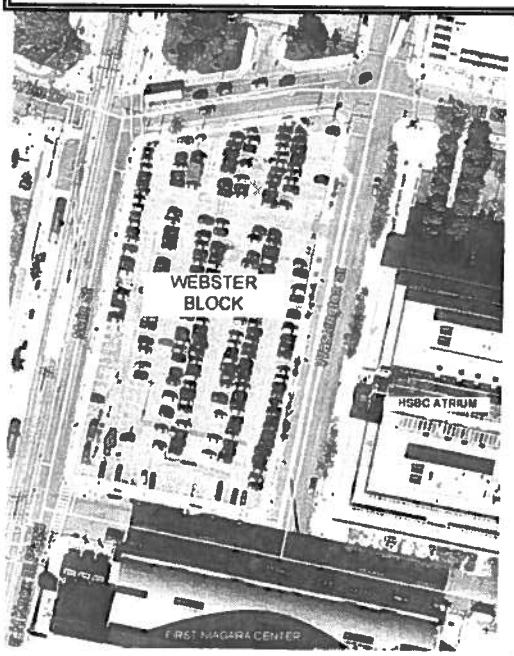
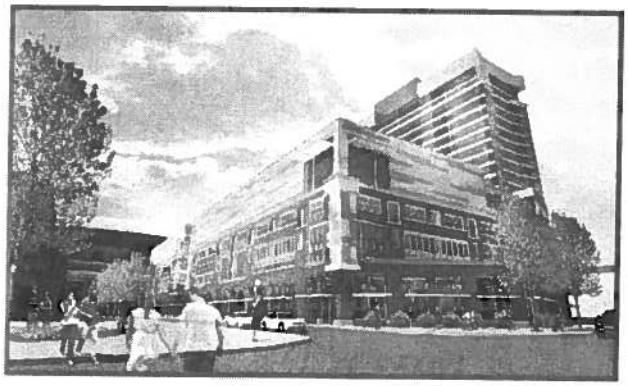
Project Related Questions
David Locey
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
david.locey@dec.ny.gov

Site-Related Health Questions
Matt Forcucci
New York State Department of Health
584 Delaware Avenue
Buffalo, NY 14202
716-847-4501
BEEI@health.ny.gov

Redevelopment Related Questions:
Clifford Benson
HARBORcenter Development, LLC
1 Seymour Knox III Plaza
Buffalo, NY 14203
716-855-4139
cbenson@sabres.com

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.