



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

Have questions?
See
"Who to Contact"
Below

DEC Certifies Cleanup Requirements Achieved at Brownfield Site

New York State Department of Environmental Conservation (DEC) has determined that the cleanup requirements to address contamination related to the Former American Linen Supply Company Facility site ("site") located at 822 Seneca 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 AmeriPride Services Inc. 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 location(s) identified below under "Where to Find Information."

Completion of Project

- Excavation and off-site disposal of approximately 13,700 tons of soil and concrete contaminated with chlorinated volatile organic compounds (VOCs) above the Protection of Groundwater Soil Cleanup Objectives (SCOs) during interim remedial measure and remedial action cleanup activities.
- Placement of a cover system to allow for a commercial or industrial use of the site. The cover consists either of pavement or a clean soil cover in areas where the upper one foot of exposed surface soil exceeded the applicable soil cleanup objectives (SCOs). The soil cover was placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Two closed-in-place 20,000 gallon underground storage tanks remain onsite and are beneath concrete. The current pavement cover in areas outside the former building footprint will be maintained.
- Institutional Controls including an Environmental Easement with prohibited groundwater use and Site use restricted to commercial or industrial;
- 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.

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.

The following institutional controls have been or will be put in place on the site:

- Soil Management Plan
- Monitoring Plan
- Site Management Plan
- Environmental Easement
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction
- Decision Document

The following engineering controls have been or will be put in place on the site:

- Cover System
- Vapor Mitigation

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 Former American Linen Supply Company Facility property is approximately 2.9 acres in size and is located at 822 Seneca Street in the City of Buffalo. The site is bounded to the north by Seymour Street, to the east by Lord Street, to the west by a 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. 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 Company, 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 DEC's website at:

<http://www.dec.ny.gov/cfm/x/EXTAPPS/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 DEC website at:
<http://www.dec.ny.gov/chemical/37554.html>

Who to Contact

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

Project Related Questions

Jaspal S. Walia
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
Jaspal.walia@dec.ny.gov

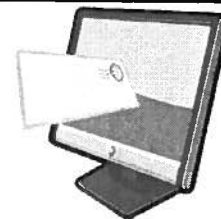
Site-Related Health Questions

Matthew Forcucci
New York State Department of Health
584 Delaware Ave.
Buffalo, NY 14202
716-847-4501
BEI@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.

