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: 295 Maryland Street
DEC Site #: C915242
Address: 295 Maryland Street
Buffalo, NY 14201

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 295 Maryland Street site ("site") located at 295 Maryland 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 plan for 45 days, from **January 16, 2015 through March 2, 2015**. The proposed plan 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.

Draft Remedial Work Plan and Proposed Decision Document
The cleanup plan is described in DEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

• Limited excavation and off-site disposal of approximately 3,584 tons (2,240 cubic yards) of contaminated soil/fill 0.5 – 8 feet below ground surface (fbgs) impacted by metals, polycyclic aromatic hydrocarbons (PAHs), and petroleum in five (5) discrete areas of concern (AOCs);

• Placement of a cover system to allow for restricted-residential use of the site consisting either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover. Where the soil cover is required it will be a minimum of two feet of soil meeting the requirements for restricted residential use. The soil cover will be placed over a demarcation layer, with the upper layer of soil of sufficient quality to maintain a vegetation layer;

• Placement of a vapor barrier beneath the reinforced concrete floor slab of the apartment building

and future buildings to prevent against potential vapor intrusion.

• Implementation of a SMP that will include Institutional and Engineering Controls including:

• Restrictions on groundwater use and Site use to restricted-residential;

• 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

• Environmental Easement filed with Erie County which includes any land use, and groundwater use restrictions.

The proposed remedy was developed by 295 Maryland, LLC ("applicant)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation
• A total of 45 test pits and 5 borings were excavated to a depth of 12 feet below ground surface yielding 33 soil/fill samples analyzed;

• Four groundwater monitoring wells were installed to determine possible contamination, elevation, and flow direction. Groundwater does not require remediation.

Next Steps
DEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (DOH) must concur with the remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan is revised as needed to describe the selected remedy, and 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 295 Maryland Street site is located in a residential area on the west side of the City of Buffalo. The site is bound by Maryland Street to the northwest and West Avenue to the southwest.

Site Features: The main site features include two vacant parcels totaling 1.5 acres: 295 Maryland Street (1.252 acres), and 129 West Avenue (0.243 acre). The project site is generally flat and partially vegetated. The site surrounds one residential property on three sides.

Current Zoning and Land Use: The site is currently inactive, and zoned for commercial/residential use. The surrounding parcels are mainly residential.

Past Use of the Site: Until 2000, the site was used for manufacturing commercial billboards,

dating back to the 1920s. Prior uses that appear to have led to site contamination include three USTs, vehicle maintenance, and use and storage of paints, adhesives, solvents, and other flammables.

During past operations, three on-site UST's were removed: a 550 gallon gasoline UST (removed 1974), a 4000 gallon gasoline UST (removed in 1997), and a 100 gallon UST remover during facility decommissioning. Based on the 2000 Phase I and 2001 Phase II investigations, on-site soils were noted with SVOCs and inorganics above Soil Cleanup Objective's (SCOs) for restricted residential use. A 2010 supplemental groundwater investigation noted Volatile Organic Compounds (VOCs) and pesticides in groundwater above NYS Groundwater Quality Standards.

Site Geology and Hydrology: The upper four foot consists of topsoil, lean clay, and silt fill materials, underlain by up to 22 feet of native red-brown lean clay to silty sand.
The depth to groundwater is 15-20 feet below ground surface (fbgs) and flow is to the southwest.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915242

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
Attn: Mr. Brian Hoth
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/37554.html

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

Project Related Questions
Anthony Lopes, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
anthony.lopes@dec.ny.gov

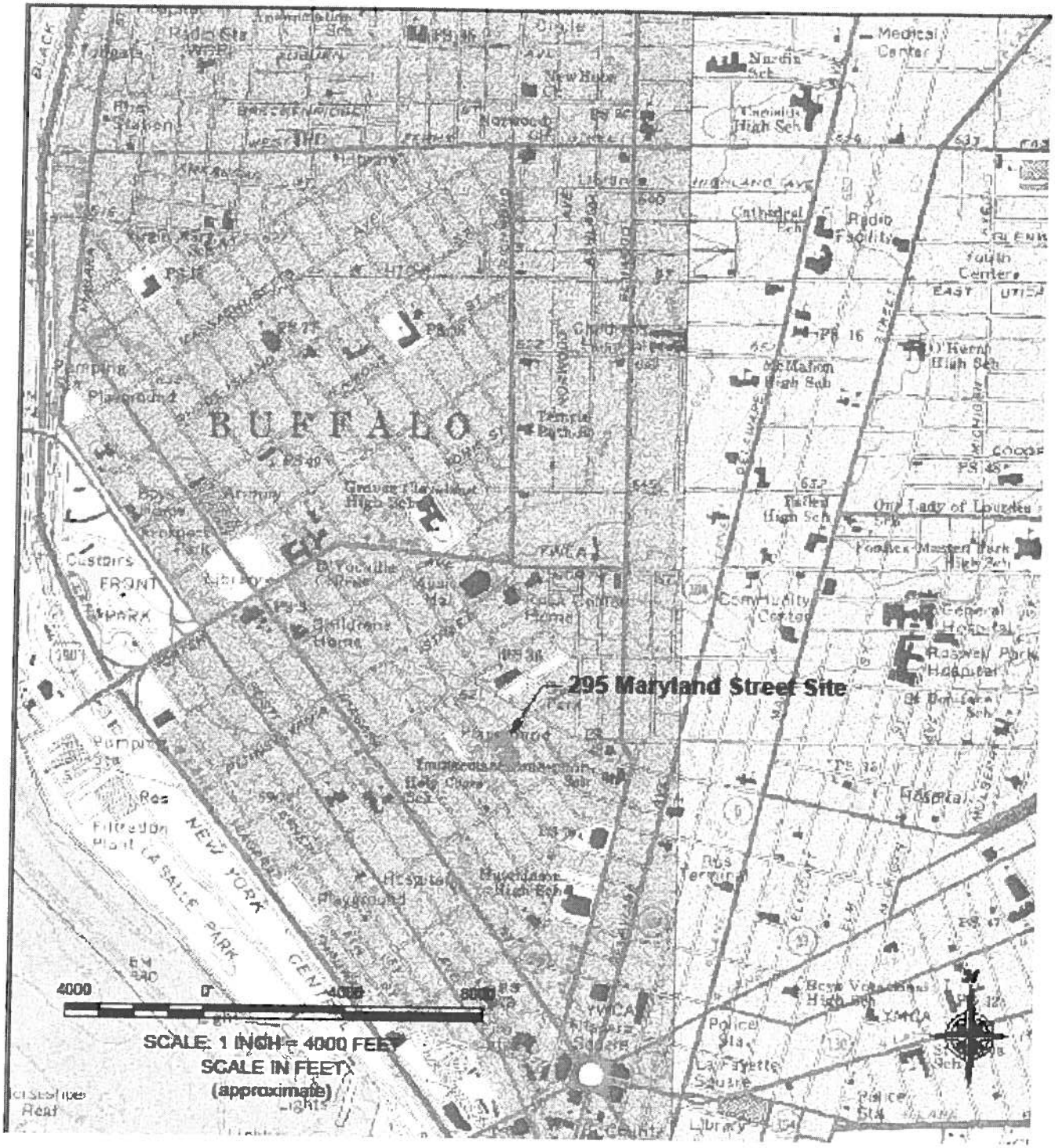
Site-Related Health Questions
Scarlett Mclaughlin
New York State Department of Health
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
scarlett.mclaughlin@health.ny.gov

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.


295 Maryland Street Site
BUFFALO
NEW YORK CENTRAL
4000
0'
4000
8000
SCALE: 1 INCH = 4000 FEET
SCALE IN FEET
(approximate)