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O'Connor, Brendan

From: Graber, Robert
Sent: Wednesday, December 18, 2019 2:22 PM
To: O'Connor, Brendan
Subject: FW: 68 Tonawanda Street Site (Buffalo) - Cleanup of Site Contamination Completed

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From: New York State Department of Environmental Conservation [mailto:nysdec@public.govdelivery.com]
Sent: Wednesday, December 18, 2019 12:53 PM
To: Graber, Robert
Subject: 68 Tonawanda Street Site (Buffalo) - Cleanup of Site Contamination Completed

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NYSDEC Announces that Cleanup of Contamination is Complete at Brownfield Site on Tonawanada Street, Buffalo

This link opens a fact sheet that announces that cleanup action has been completed to address contamination related to the **68 Tonawanda Street Site #C915316 (Buffalo, Erie County)**, within New York's Brownfield Cleanup Program:

http://www.dec.ny.gov/data/der/factsheet/c915316cucomp.pdf

The fact sheet provides highlights of the cleanup activities and discusses next steps.

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the NYSDEC web site to download the program: http://www.dec.ny.gov/about/590.html

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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FACT SHEET

Brownfield Cleanup Program

68 Tonawanda Street
68 Tonawanda Street
Buffalo, NY 14207

SITE No. C915316
NYSDEC REGION 9

December 2019

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 68 Tonawanda Street site ("site") located at 68 Tonawanda Street in Buffalo, Erie County, under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Buffalo Freight House LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) 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.

- Access project documents online through the DECinfo Locator: https://www.dec.ny.gov/data/DecDocs/C915316/.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of contaminated soil and fill to a 1-foot depth in areas where asphalt paving and concrete were installed, and to a 2-foot depth is areas where a clean soil cover was installed;
- Excavation, transportation, and off-site disposal of contaminated soil and fill that exhibited petroleum odors. In total, 2,067 tons of contaminated soil and fill were excavated;
- Placement of a site wide cover system consisting of the existing building; hardscape such as asphalt and concrete; and a minimum of 2 feet of clean imported material that was acceptable for restricted residential use;
- Installation of a sub-slab depressurization system in the on-site building to protect against soil vapor intrusion;
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Buffalo & Erie County Public Library, Riverside Branch
820 Tonawanda Street
Buffalo, NY 14207
716-875-0562

Who to Contact

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

Project-Related Questions
Glenn M. May, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220
glenn.may@dec.ny.gov

Health-Related Questions
Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

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

Site Description: The 68 Tonawanda Street site is located on approximately 1.74 acres of land at 68 Tonawanda Street in the Black Rock section of the City of Buffalo. The site is bordered by rail lines and vacant undeveloped industrial and commercial properties to the west; a parcel of the 31 Tonawanda Street Site (Site No. C915299) to the north; Tonawanda Street, vacant commercial and industrial properties, the 57-71 Tonawanda Street Site (Site No. C915024) and Scajaquada Creek to the east; and a vacant residential/restaurant structure, a vehicle repair shop and Niagara Street to the south. The New York State Thruway and the Niagara River are located about 0.1 miles to the southwest.

The property contains the former New York Central Freight House and Office, a 1.5 story brick building constructed in the early 1900's that is approximately 40 feet wide by 742 feet long. The property has been associated with rail operations since the mid to late 1800's. The contemplated future use of the site includes repurposing the existing freight house into apartments along with 2,500 square feet of light commercial space of light commercial space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915316) at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
http://www.dec.ny.gov/chemical/8450.html

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.

Stay Informed With DEC Delivers
Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator
Interactive map to access DEC documents and public data about the environmental quality of specific sites: http://www.dec.ny.gov/pubs/109457.html

Site Location Map