



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1111 Elmwood Avenue

1111 Elmwood Avenue
Buffalo, NY 14222

SITE No. C915319

NYSDEC REGION 9

January 2019

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Buffalo and Erie County Public Library

Crane Branch
633 Elmwood Avenue
(716) 883-6651

NYSDEC Region 9 Office

270 Michigan Avenue
Buffalo, New York 14203
(716) 851-7220

Who to Contact:

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

Project-Related Questions

Eugene Melnyk, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, New York 14203
(716) 851-7220
eugene.melnyk@dec.ny.gov

Project-Related Health Questions

Melissa Doroski
NYSDOH
Empire State Plaza – Corning Tower
Rm 1787
Albany, New York 12237
(518) 402-7860
beci@health.ny.gov

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

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 1111 Elmwood Avenue site ("site") located at 1111 Elmwood Avenue site in Buffalo, Erie County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Affinity Elmwood Gateway Properties, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Demolishing the existing structures and rerouting/termination of the existing on-site subsurface utilities required for demolition; and
- Removing and disposing contaminated historic fill down to native soil.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Because the site achieved "unrestricted use" cleanup goals, institutional or engineering controls are not required. Additionally, a site management plan is not required for the site.

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- 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 COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description and Background: The site is a 0.96-acre parcel in a mixed residential/commercial business area at 1111 Elmwood Avenue in the Elmwood

BROWNFIELD CLEANUP PROGRAM

Village area of Buffalo. The site previously contained nine two-story multi-use structures that were demolished late 2017. The site had a similar configuration for the past 100 years and was initially developed for multi-family residential. Over the ensuing years, the lower level of some of the individual residential units transitioned to commercial use. The site is undergoing redevelopment with a single four-story mixed use building with ground floor for commercial use and upper floors for residential use. Subterranean parking will be included with the redevelopment.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915319) 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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

