

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

1200 Jefferson Avenue Site

1200 Jefferson Avenue  
Buffalo, NY 14203

**SITE No. C915346**

**NYSDEC REGION 9**

**November 2020**

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C915346/>  
and at these location(s):

**Buffalo & Erie County Public Library**  
1 Lafayette Square  
Buffalo, NY 14203  
716-858-8900

## Who to Contact:

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

### Project-Related Questions

Benjamin McPherson, Project Manager  
NYSDEC  
270 Michigan Avenue  
Buffalo, NY 14203  
716-851-7220  
[benjamin.mcpherson@dec.ny.gov](mailto:benjamin.mcpherson@dec.ny.gov)

### Project-Related Health Questions

Steven Berninger  
NYSDOH  
Empire State Plaza  
Corning Tower, Rm 1787  
Albany, NY 12237  
518-402-0443  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 1200 Jefferson Avenue Site ("site") located at 1200 Jefferson Avenue, Buffalo, Erie County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 1200 Jefferson Properties, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **November 10 through December 10, 2020**.

- Access the RIWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C915346/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOCs), petroleum products, and metals in soil and/or groundwater on-site.

Key components of the investigation work include:

- Drilling and sampling soil borings and test pits to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results.

NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The 0.93-acre site is bordered by Eaton Street to the north with mixed-use commercial residential beyond, residential and vacant (former residential) to the west, Northampton Street to the south with residential use beyond, and Jefferson Avenue to the east with mixed use commercial and residential beyond. It is currently developed with a one-story building that has most recently been used for warehouse space and religious services. Previously, the site included numerous commercial operations from the late 1890's. Individual buildings occupied the site from at least 1893 through at least 1926, and involved operations such as dry cleaning, paint shops, sheet metal works, furniture repair, a blacksmith, a coal, wood and hay company, and other various commercial operations.

Additional site details, including environmental and health assessment summaries, are available on

NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915346) at:

<https://www.dec.ny.gov/cfm/external/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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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*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.*

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#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

<https://www.dec.ny.gov/chemical/61092.html>

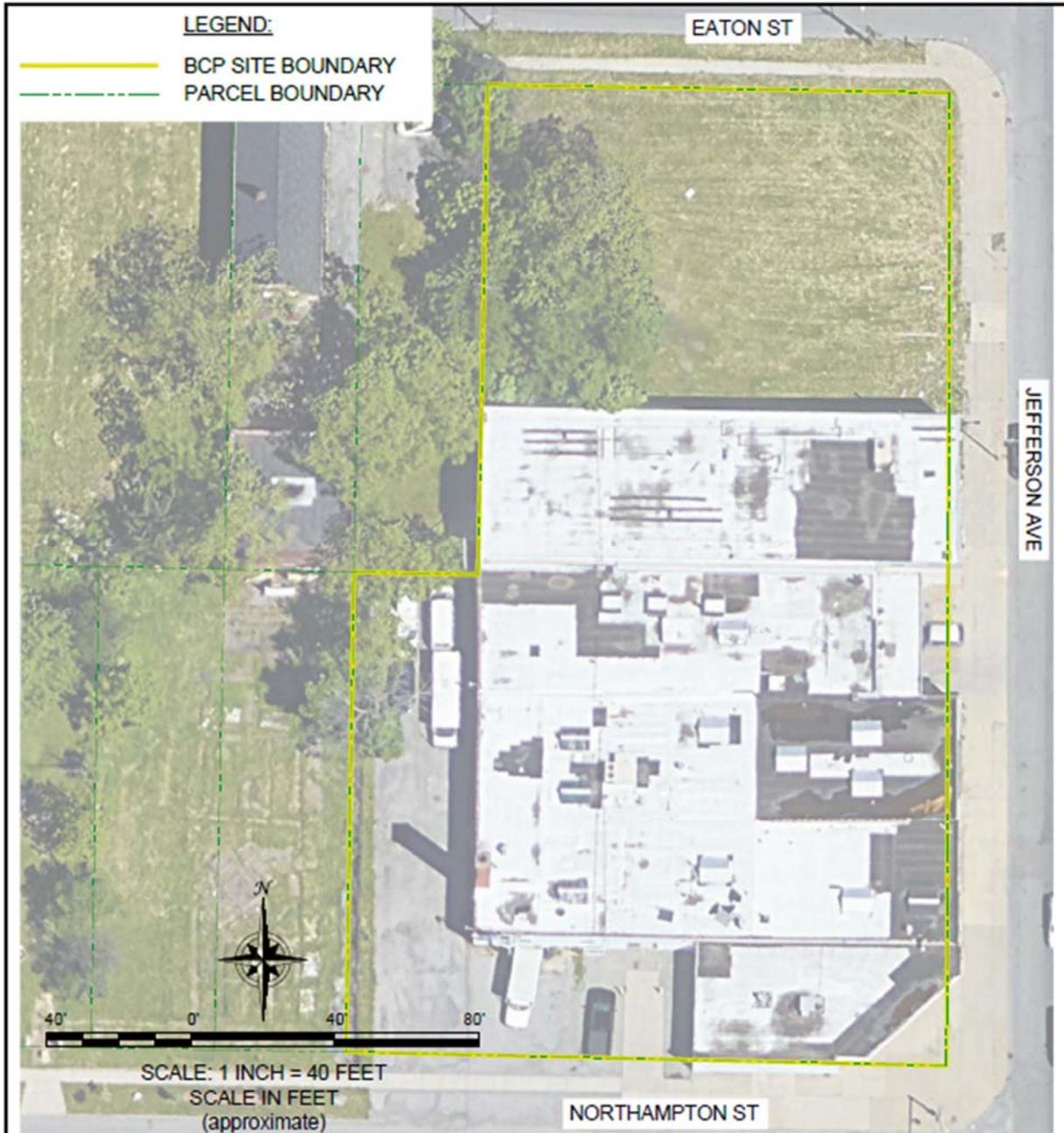
Note: Please disregard if you already have signed up and received this fact sheet electronically.

#### **DECinfo Locator**

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

# BROWNFIELD CLEANUP PROGRAM

## Site Location



2556 HAMBURG TURNPIKE  
 SUITE 300  
 BUFFALO, NY 14218  
 (716) 866-0599

PROJECT NO.: B0239-018-001

DATE: JULY 2020

DRAFTED BY: CMS

### SITE PLAN (AERIAL)

REMEDIAL INVESTIGATION  
 WORK PLAN

1200 JEFFERSON AVENUE SITE  
 BCP SITE NO. C915346  
 BUFFALO, NEW YORK

PREPARED FOR  
 1200 JEFFERSON PROPERTIES, LLC