



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Pilgrim Village
Family Apartments
1100 Michigan Avenue
Buffalo, Erie County

SITE No. C915362

NYSDEC REGION 9

January 2023

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C915362/>
and at these location(s):

Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203
[\(716\) 858-8900](tel:7168588900)

Who to Contact

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

Project-Related Questions

Benjamin McPherson, Project Manager
NYSDEC
700 Delaware Avenue
Buffalo, NY 14209
716-851-7220
benjamin.mcpherson@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-473-4-671
beei@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Pilgrim Village Family Apartments site ("site") located at 1100 Michigan Avenue, 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 SAA EVI MC Family, 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.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C915362/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Excavation - Excavation and off-site disposal of approximately 31,700 tons of contaminated soil/fill material exceeding the Unrestricted Use soil cleanup objectives (USCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the redevelopment design grades at the site;
- Demolition – Demolition of the existing apartment buildings and removal of surrounding hardscape to access soil/fill below these features. Approximately 1,800 tons of construction and demolition related concrete was sent off-site for disposal or recycling; and
- Removal and off-site disposal of four underground storage tanks, including the removal and recycling of approximately 1,600 gallons of residual petroleum product and impacted water from within the tanks.

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

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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: The 2.72-acre site is located at 1100 Michigan Avenue in the City of Buffalo, Erie County. The site is bordered by Best Street to the north, Michigan Avenue to the east, commercial property to the south, and the Former Pilgrim Village Senior Apartments site (#C915363) to the west. Residential properties are located directly across of Best Street. Historic site uses include use as a gas station in the northeast corner of the site and apartment buildings across the entire site.

The site is being actively redeveloped into affordable housing apartments following completion of the Track 1 remedy.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915362) 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 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:

<https://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

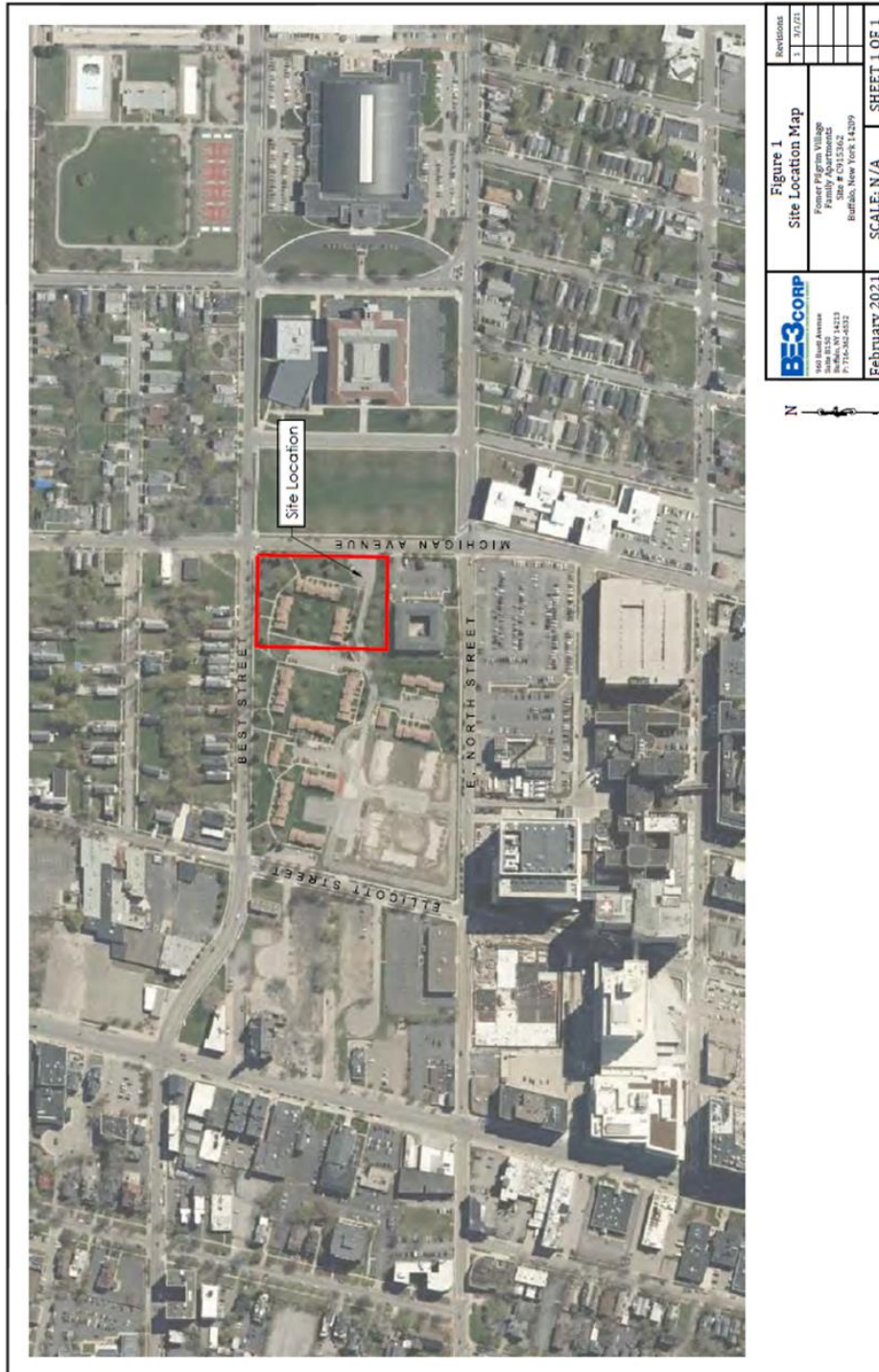
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

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

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Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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