

**(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:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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.

# 1803 Elmwood Avenue

Brownfield Cleanup Program

Site No. C915394

City of Buffalo, Erie County



Department of  
Environmental  
Conservation

March 2026

## Interim Remedial Measure (IRM) to Begin

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 1803 Elmwood Avenue site (“site”) located at 1803 Elmwood Avenue, Buffalo, Erie County. Please see the map for the site location.

The expedited cleanup activities are expected to begin in April 2026 and last about 1 month. The activities will be performed by MOD-PAC Corp. (“applicant”) with oversight provided by NYSDEC.

- Access the IRM Work Plan and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915394/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”

### IRM Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes upcoming cleanup activities that include:

- Removing and disposing of the approximately 14,000 square foot concrete floor of the site structure;
- Installation of a sub-slab depressurization system consisting of horizontal vapor extraction wells and monitoring points, in order to eliminate possible exposure to contaminated soil vapors inside the building;
- Implementing an Interim Site Management Plan (ISMP) at the completion of the IRM;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, and;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

### Next Steps

The approved work plan will be made available to the public (see “Where to Find Information” on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

### Site Description

The site consists of approximately 0.655 acres of a larger parent parcel totaling approximately 8.53 acres of land addressed at 1803 Elmwood Avenue in the City of Buffalo, Erie County, New York. The site is located within an urban area, utilized for industrial, commercial, and residential purposes. The

site is bound to the north, west, and south by the industrial parcel occupied by MOD-PAC Corp. (BCP Site No.: C915314), and to the east by portions of the parent parcel, developed with both commercial and industrial buildings occupied by MOD-PAC Corp., Nardin Academy, and various other private tenants. The area within the BCP boundary is developed with one warehouse structure and the remainder of the site is covered by asphalt or concrete hardscape.

The site and surrounding properties were originally developed in 1912 by American Radiator Co. until its closure in 1959. From 1959 until 2022 numerous commercial and retail entities occupied the site and surrounding buildings. 1803-1807 Elmwood Avenue LLC purchased the site in November 2022 and the site is currently utilized as warehousing space for MOD-PAC Corp.

The Applicant intends to renovate the existing warehouse at the site and place new storage and potential manufacturing equipment in the structure.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915394) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

### 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

### Stay Informed with DEC Delivers

**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.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### Project-Related Questions

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### Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure and Investigation  
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Albany, NY 12237  
p: (518) 402-0450  
[stephen.lawrence@health.ny.gov](mailto:stephen.lawrence@health.ny.gov)

## WHERE TO FIND INFORMATION

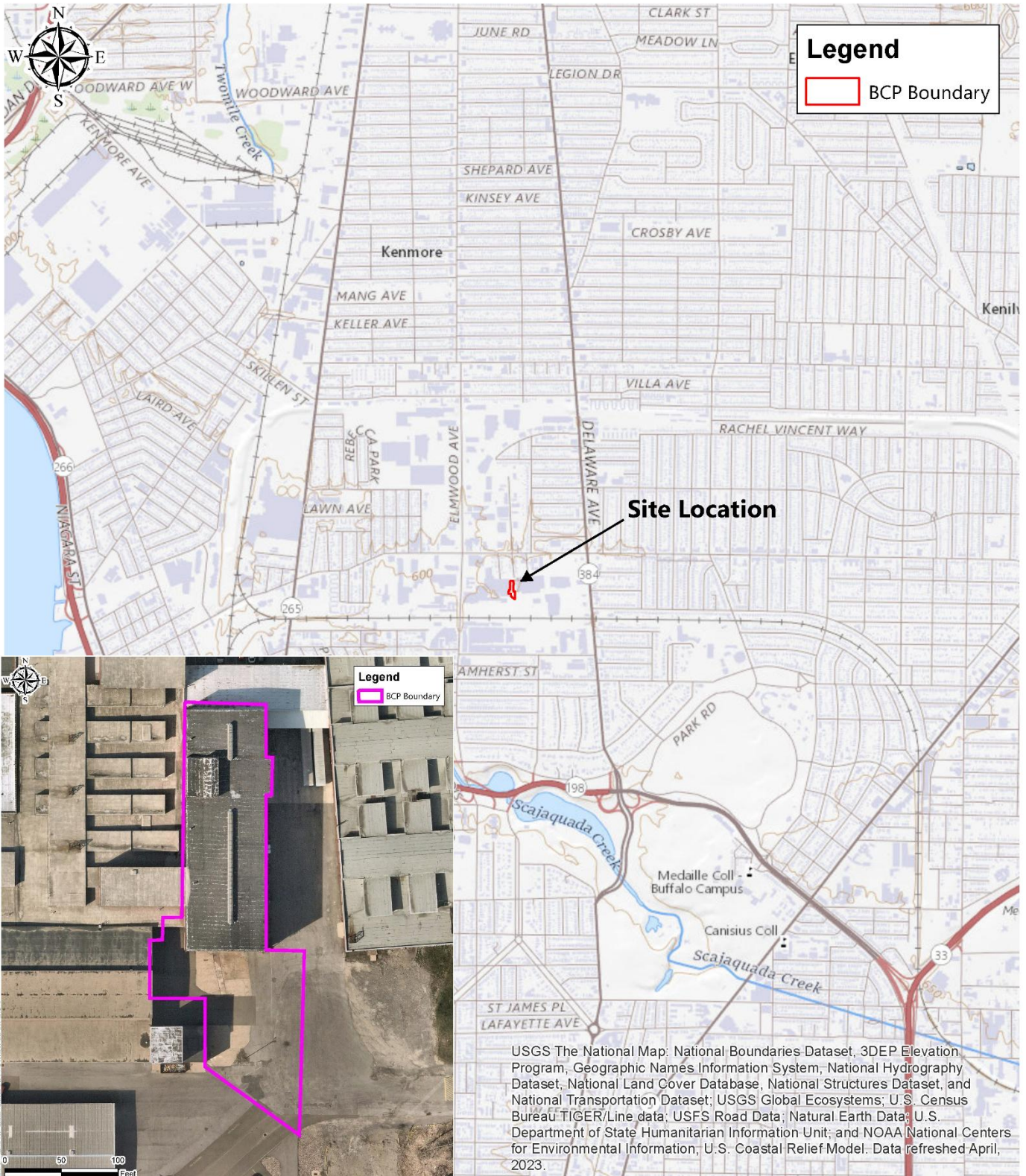
Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C915394/>

### Buffalo and Erie County Public Library

1 Lafayette Square  
Buffalo, NY 14203  
(716) 858-7129

# Site Location



**Figure 1** | Site Location

1803 Elmwood Avenue BCP





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

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<b>Español Spanish</b>	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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<b>אידיש Yiddish</b>	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
<b>বাঙালি Bengali</b>	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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<b>Italiano Italian</b>	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
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<b>Polski Polish</b>	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
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<b>اردو Urdu</b>	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔