

1803 Elmwood Avenue

Brownfield Cleanup Program

Site No. C915394

City of Buffalo, Erie County



Department of
Environmental
Conservation

April 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 1803 Elmwood Avenue site (“site”) located at 1803 Elmwood Avenue, Buffalo, Erie County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Investigation/ Alternatives Analysis Report (RI/AAR),” which will be subject to comment for 45 days, from **April 8 through May 23, 2026**.

- Access the RI/AAR, Interim Remedial Measure 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.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Investigation/ Alternatives Analysis Report

The proposed commercial use cleanup plan consists of:

- 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 soil vapor extraction wells and monitoring points, in order to eliminate possible exposure to contaminated soil vapors inside the building;
- Repair of the existing asphalt or concrete pavement, where necessary, to facilitate a hardscape cover system;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a health and safety plan and community air monitoring plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by MOD-PAC Corp. (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and NYSDOH.

DEC 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 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 larger 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 DEC's Environmental Site Remediation Database (by entering the site ID, C915394) at:

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

Summary of the Investigation

Contamination exceeding commercial soil cleanup objectives (SCO) is generally associated with historic fill material (HFM) located throughout the site. Constituents in the HFM at concentrations that exceed the commercial SCOs generally include semi-volatile organic compounds (SVOCs) and metals. Trichlorethylene (TCE) was also detected in HFM at low concentrations but did not exceed its commercial SCO and is unlikely to be the source of on-site groundwater contamination.

In the groundwater samples, volatile organic compounds (VOCs) and SVOCs are present at concentrations marginally exceeding their respective groundwater standards and guidance values. SVOC exceedances in groundwater are likely due the presence of HFM at the site. VOCs, notably TCE, is likely migrating onto the site from the adjoining MOD-PAC Corp. BCP site (#C915314).

TCE was detected in sub-slab soil vapor at concentrations that necessitate mitigation to protect the on-site structure from potential soil vapor intrusion.

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

Jason Kryszak, Project Manager
DEC, Division of Environmental Remediation
700 Delaware Avenue
Buffalo, NY 14209
p: (716) 851-7220
jason.kryszak@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 402-0450
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

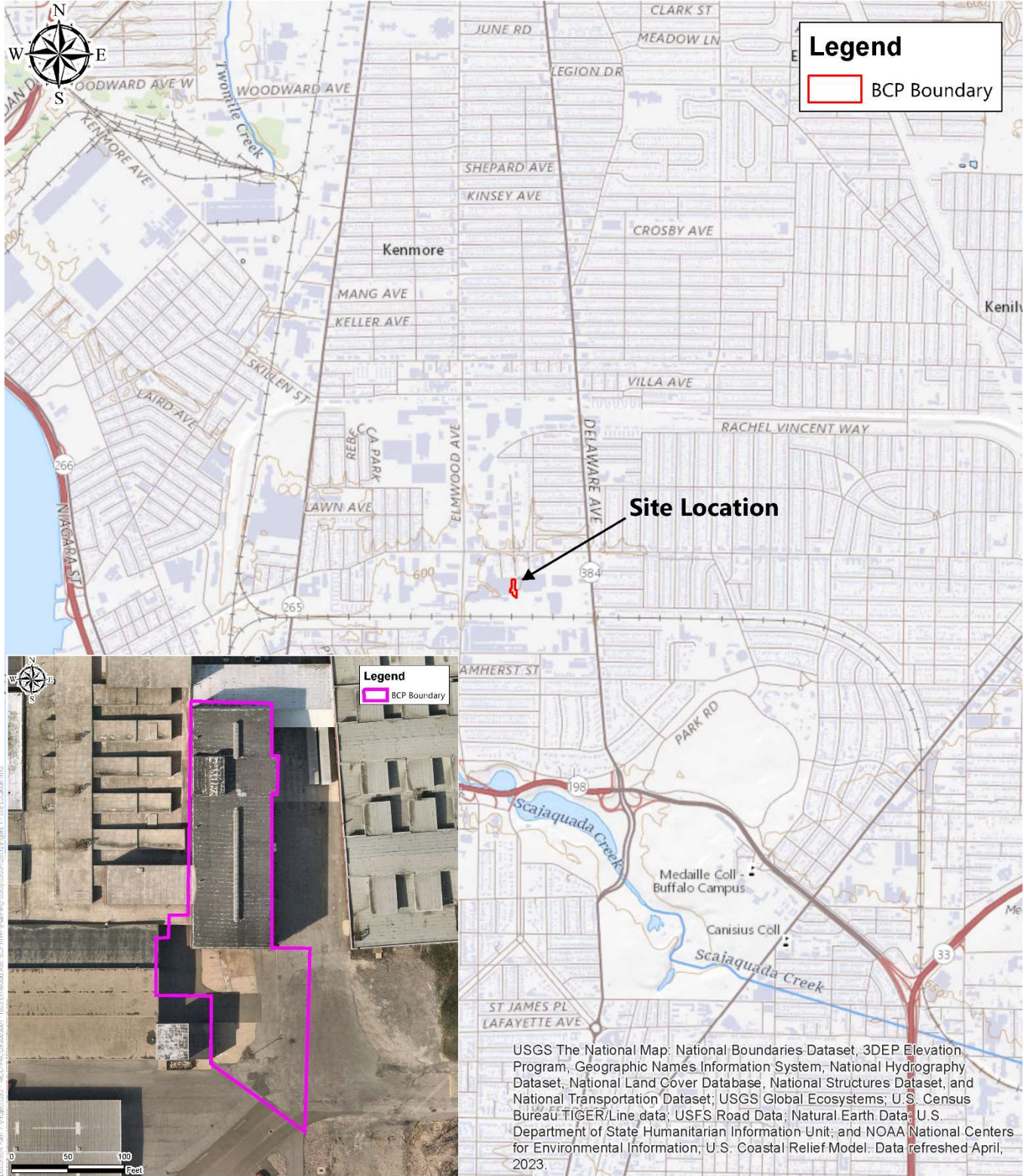


Figure 1 | Site Location
1803 Elmwood Avenue BCP





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