

# 375 Michigan Avenue

Brownfield Cleanup Program

Site No. C915417

Buffalo, Erie County



Department of  
Environmental  
Conservation

April 2026

## 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 375 Michigan Avenue site ("site") located at 375 Michigan 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 Beacon Communities Services 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 **April 8, 2026 through May 8, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915417/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs) and metals in the soil on site, and low level VOCs in the soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings and test trenches to identify possible on-site sources of contamination; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

### 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 cleanup alternatives, or it will 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 site is a 2.15-acre site bounded by East Eagle Street to the north, South Division Street to the south, Michigan Avenue to the west, and Minnie Gillette Drive to the east. The site is currently occupied by a vacant building most recently used as Sunrise II Minimart in the northwest portion of the property at the southeast corner of Michigan Street and East Eagle Street. The one-story, 2,352 square foot slab-on-grade structure was constructed in 1997. The remaining area of the property is vacant, grass covered land. Previously, the site housed an auto repair shop and a gas station where the mini mart sits on the northwest corner of the property from 1930s-1950s. In addition, an electrical storage/repair shop was historically located in this location from at least 1930 to at least 1955. The property at 383 Michigan Street, which is now part of the vacant property located south of the vacant mini mart along the western portion of the property, was a tailor. In 1950 Rear Twin Cleaners was also listed as operating on this portion of the property.

The applicant plans to demolish the former convenience store and construct a five-story residential building with 156 affordable rental units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915417) 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

Veronica Kreutzer, Project Manager  
NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation  
700 Delaware Ave.  
Buffalo, NY 14209  
p: (716) 851-7220  
[veronica.kreutzer@dec.ny.gov](mailto:veronica.kreutzer@dec.ny.gov)

#### Project-Related Health Questions

Benjamin Caligiuri  
NYSDOH, Bureau of Environmental Exposure and Investigation  
6 Empire State Plz.  
Albany, NY 12242  
p: (518) 402-7868  
[bee@health.ny.gov](mailto:bee@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/C915417/>

#### Buffalo and Erie County Public Library

1 Lafayette Square  
Buffalo, NY 14203  
(716) 845-9053

## Site Location





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

<b>English</b>	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
<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。
<b>Русский Russian</b>	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
<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।
<b>한국어 Korean</b>	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<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.
<b>العربية Arabic</b>	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
<b>Polski Polish</b>	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
<b>Français French</b>	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
<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۔