



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Jefferson Avenue Apartments

1140 & 1162 Jefferson Avenue
Buffalo, NY 14208

SITE No. C915317

NYSDEC REGION 9

January 2019

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Buffalo & Erie County Public Library

1 Lafayette Square
Buffalo, NY 14203
716-858-8900

Who to Contact:

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

Project-Related Questions

Benjamin McPherson, Project Manager
NYSDEC

270 Michigan Avenue
Buffalo, NY 14203
716-851-7220

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Project-Related Health Questions

Steven Berninger
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Corning Tower
Albany, NY 12237
(518) 402-7860

Steven.Berninger@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Jefferson Avenue Apartments Site ("site") located at 1140 & 1162 Jefferson Avenue, Erie County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

The cleanup activities were performed by Jefferson Avenue GP LLC, Jefferson Avenue Apartments L.P., and Jefferson Avenue Housing Development Fund Company, Inc. ("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. Copies of the FER and Notice of the COC are available at the location(s) identified to the 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 16,000 tons of contaminated fill material and underlying soil that exceeded the unrestricted use soil cleanup objectives for polycyclic aromatic hydrocarbons (PAHs) and metals. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.

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

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

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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.

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Site Description and Background: The site is located at 1140 & 1162 Jefferson Avenue in the City of Buffalo, Erie County. The 1.57-acre site is located in a highly developed residential and commercial area of the city. The site is bordered by Northampton Street to the north, Dodge Street to the south, residential properties to the west, and Jefferson Avenue to the east. Southampton Street bisects the site. Remediation is complete and the site is being developed for mixed use, including commercial space and affordable housing units.

Historically the site had been used for residential and various commercial uses including automotive repair, a car dealership service department, trucking operations, paint, varnish and oil storage, and sheet metal and machine shop operations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915317) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/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:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

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Site Location Map

