



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Jefferson Avenue Apartments
1140 & 1162 Jefferson Avenue
Buffalo, NY 14208

June 2018

SITE No. C915317
NYSDEC REGION 9

Where to Find Information:

Project documents are available at the following 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
benjamin.mcpherson@dec.ny.gov

Health-Related Questions

Steven Berninger
NYSDOH
Corning Tower
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

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

Remedy 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 (NYSDEC) to address contamination related to the Jefferson Avenue Apartments site ("site") located at 1140 & 1162 Jefferson Avenue, Buffalo, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC 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. This decision is based on the nature of the existing contaminants identified at the site, the limited potential for off-site migration of contaminants in the groundwater, and groundwater use being restricted in the surrounding area.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 27** through **August 10, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Excavation of up to 15,000 tons of soil and historic fill material exceeding the unrestricted use soil cleanup objectives (SCOs);
- Collecting and analyzing end-point soil samples to confirm the effectiveness of the remedy; and
- Backfilling the excavation to establish design grades with material meeting the requirements for unrestricted use.

The proposed remedy was developed by Jefferson Avenue GP LLC and Jefferson Avenue Apartments L.P. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation/Alternatives Analysis Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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

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

Site Description: The 1.57-acre site is located in a highly developed residential and commercial area of the City of Buffalo, Erie County, New York. 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. The site is currently inactive and vacant, and is zoned for commercial use. The ground surface is generally flat and typified by grass or hard fill material.

The site was active from the late 1800s until the early 2000s. Past commercial uses include automotive repair, a car dealership service department, trucking operations, paints and varnish/oils 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>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals which are present site-wide in historic fill material. Low level pesticide contamination has been

reported in on-site groundwater, but is not related to past site operations. Groundwater in the vicinity of the site is not used as a source of potable or process water.

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:

<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 available at the following web page:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

