

145 Ganson Street

Brownfield Cleanup Program

Site No. C915357

Buffalo, Erie County



Department of
Environmental
Conservation

September 2025

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 (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 145 Ganson Street site ("site") located at 127 Buffalo River, 189 Ganson Street, and 191 Ganson Street, Buffalo, Erie County. Please see the map for the site location. 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.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Investigation/ Alternatives Analysis Report (RI/AAR)" for 45 days, from **September 10th through October 25th, 2025**.

- Access the RI/AAR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915357/>.
- 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.

Draft Remedial Investigation/ Alternatives Analysis Report

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of approximately 1800 tons of contaminated soil;
- Evaluate, monitor, and mitigate, if necessary, existing and future structures at the Site for soil vapor intrusion;
- Place a cover system consisting of impermeable surfaces such as building foundations, surface parking, and sidewalks, and two feet of clean fill over any areas not covered by hardscape, to eliminate exposure to contaminated soil present at the Site;
- Proper closure/removal of two oil-water separators; and

The proposed cleanup plan was developed by JC SpotOn QOZ, LLC. ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy 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 NYSDEC and NYSDOH.

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

Site Description

The site is 7.000-acres and is bordered on the west by Ganson Street, on the south by a concrete driveway, on the east by Buffalo River, and on the north by a commercial business. A concrete retaining wall follows the east Site boundary along the Buffalo River. The Site has been occupied since at least 1889 by commercial and industrial operations including machine shops, tin shops, iron ore yards, railroads, a storage and repair shop for a disposal company, trucking companies with repair/washing facilities, and construction companies. The site is currently vacant and has two existing structures, Building 1 on the southern portion of the site and Building 2 on the northern portion.

Although Site redevelopment plans have not been finalized, it is anticipated that initial redevelopment will include a commercial mixed-use entertainment facility. There is the potential that multi-family residential may also be developed at the Site in the future.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915357) at:

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

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 soil. Petroleum contamination was identified during a previous investigation near a former Underground Storage Tank (UST) and associated pump island. Additional petroleum related contamination can potentially be present at or around the former UST and pump island.

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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NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation
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Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure and Investigation

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Albany, New York 12203
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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915357/>

Buffalo and Erie County Public Library

1 Lafayette Square
Buffalo, New York 14203
(716) 858-8900

Site Location





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