



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C915367/>

### Buffalo & Erie County Public Library

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

## Who to Contact

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

### Project-Related Questions

Eugene Melnyk, P.E.  
NYSDEC  
700 Delaware Ave.  
Buffalo, NY 14209  
(716) 851-7220  
[eugene.melnyk@dec.ny.gov](mailto:eugene.melnyk@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

# FACT SHEET

Brownfield Cleanup Program

1155 Niagara Street Site  
1155 Niagara Street  
Buffalo, Erie County

SITE No. C915367  
NYSDEC REGION 9

January 2024

## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 1155 Niagara Street Site site ("site") located at 1155 Niagara Street, Buffalo, Erie County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Great Point Studio Management (B) QOZB, LLC ("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.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C915367/>.
- The documents also are available at the location identified at left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation of about 17,900 tons of soil impacted with petroleum, metals and semi-volatile organic compounds and disposed of off-site at a permitted landfill. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System – A new integrated site cover system consisting of a newly constructed building, asphalt and concrete pavement, and compliant soil cover for grass and landscaping.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

# BROWNFIELD CLEANUP PROGRAM

**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.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

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

**Site Description:** The site is 3.64-acres in area and is located on the southeast corner of Niagara Street and West Ferry Street in the City of Buffalo. Prior to remediation, site use included vehicle service, food stuff and dairy products manufacturing, and a variety of other commercial and industrial operations. Several former petroleum, chemical and refrigerant storage tanks, both underground and aboveground, were previously used on the site. These features and contaminated soil were removed as part of the

site remediation. The site has been redeveloped with a building for use as a media production studio and associated parking and landscape areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915367) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/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:

<https://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.***

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

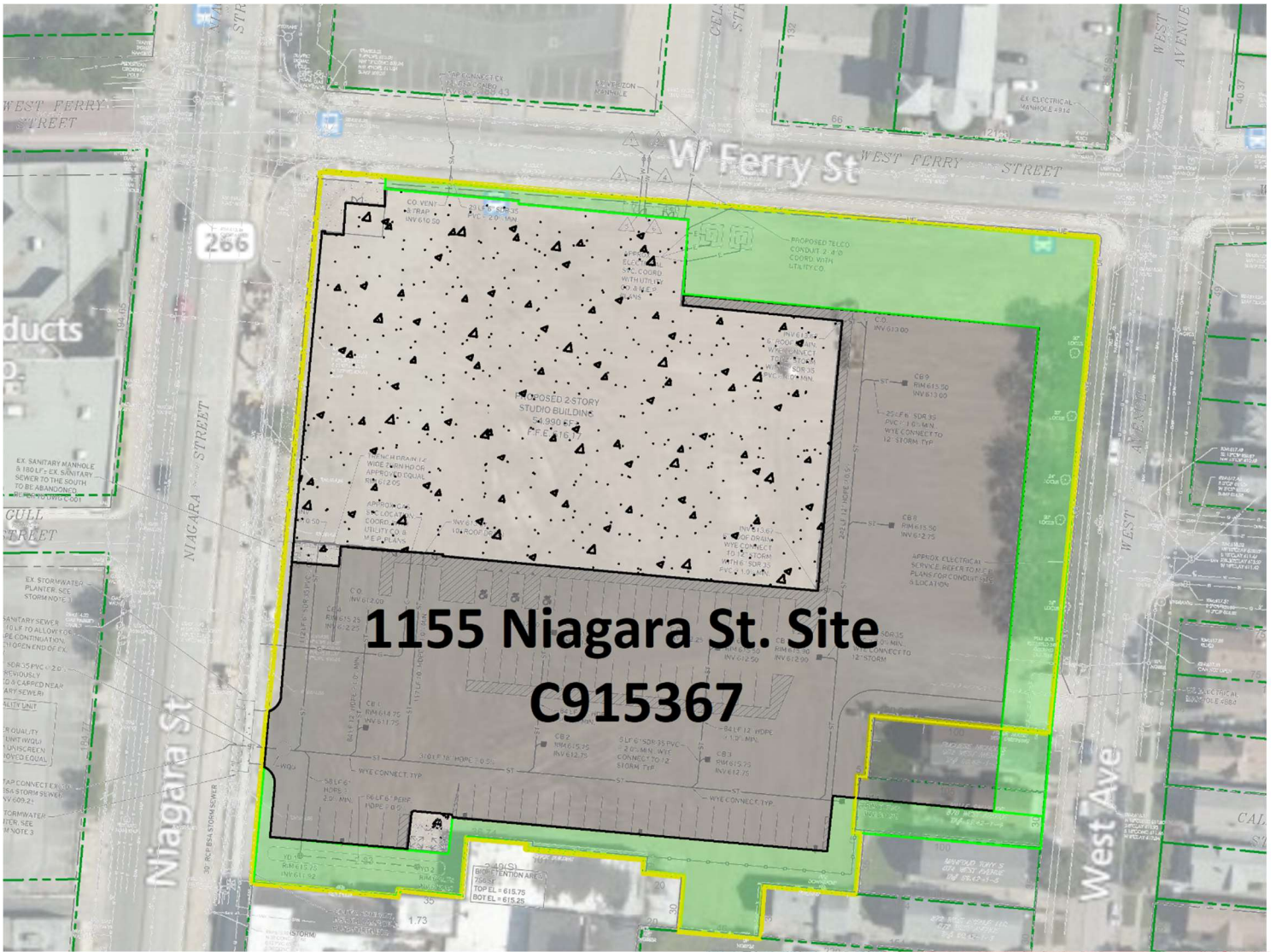
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

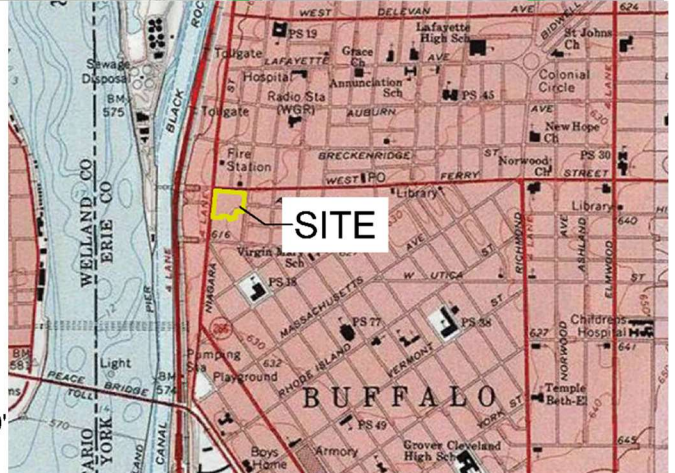
# BROWNFIELD CLEANUP PROGRAM

## Site Location



### LEGEND:

-  PROPERTY BOUNDARY
-  PARCEL BOUNDARY
-  GREENSPACE
-  HARDSCAPE (BUILDING/SIDEWALK)
-  ASPHALT COVER







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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Eugene Melnyk, PE; (716)851-7220; [eugene.melnyk@dec.ny.gov](mailto:eugene.melnyk@dec.ny.gov)