



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

389 Manhattan Avenue
389 Manhattan Ave.
City of Buffalo, Erie County

SITE No. C915369
NYSDEC REGION 9

September 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915369/>

Buffalo & Erie County Public Library

North Park Branch
975 Hertel Avenue
Buffalo, NY 14216

Who to Contact

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

Project-Related Questions

Matthew King, Project Manager
NYSDEC
700 Delaware Ave
Buffalo, NY 14209
(716) 851-7220
matthew.king@dec.ny.gov

Project-Related Health Questions

Perrie Rose Megyeri
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7950
bee@health.ny.gov

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

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 389 Manhattan Avenue site ("site") located at 389 Manhattan Avenue, 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. This decision is based on the nature of the existing contaminants identified at the site.

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 25 through November 9, 2024**.

- Access the RI/AAR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915369/>.
- Documents also are available 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 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to bedrock. The depth of bedrock varies from about 2 to 7 feet below surface grade across the site. It is estimated that approximately 6,300 cubic yards of soil/fill will need to be excavated and disposed of off-site.
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill.
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater to break down the contamination.
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy.
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above restricted residential use soil cleanup objectives.
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP) will be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

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The proposed remedy was developed by 389 Manhattan LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was included as a component of the Draft RI/AAR and is 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 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 1.56-acres and is comprised of a portion of the parcel addressed as 389 Manhattan Avenue in the City of Buffalo, Erie County. The site is bordered by Manhattan Avenue and Bennett High School to the west, a portion of 389 Manhattan Avenue, vacant residential land, and Manhattan Avenue to the south, a portion of 389 Manhattan Avenue to the east, and a parking lot area associated with 2915 Main Street to the north. The site is currently vacant. The site was previously occupied by the Buffalo Meter Company from 1915 through 1971. The site will be redeveloped as a four-story multi-family affordable housing development with an associated parking lot and greenspace.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915369) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (cVOCs) in groundwater and semi-volatile organic compounds (SVOCs) and metals in surface and subsurface soils. Based on concentrations of cVOCs detected in the soil vapor, soil vapor may also be a concern. However, a formal soil vapor intrusion assessment will be completed after building construction to confirm.

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>

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: <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

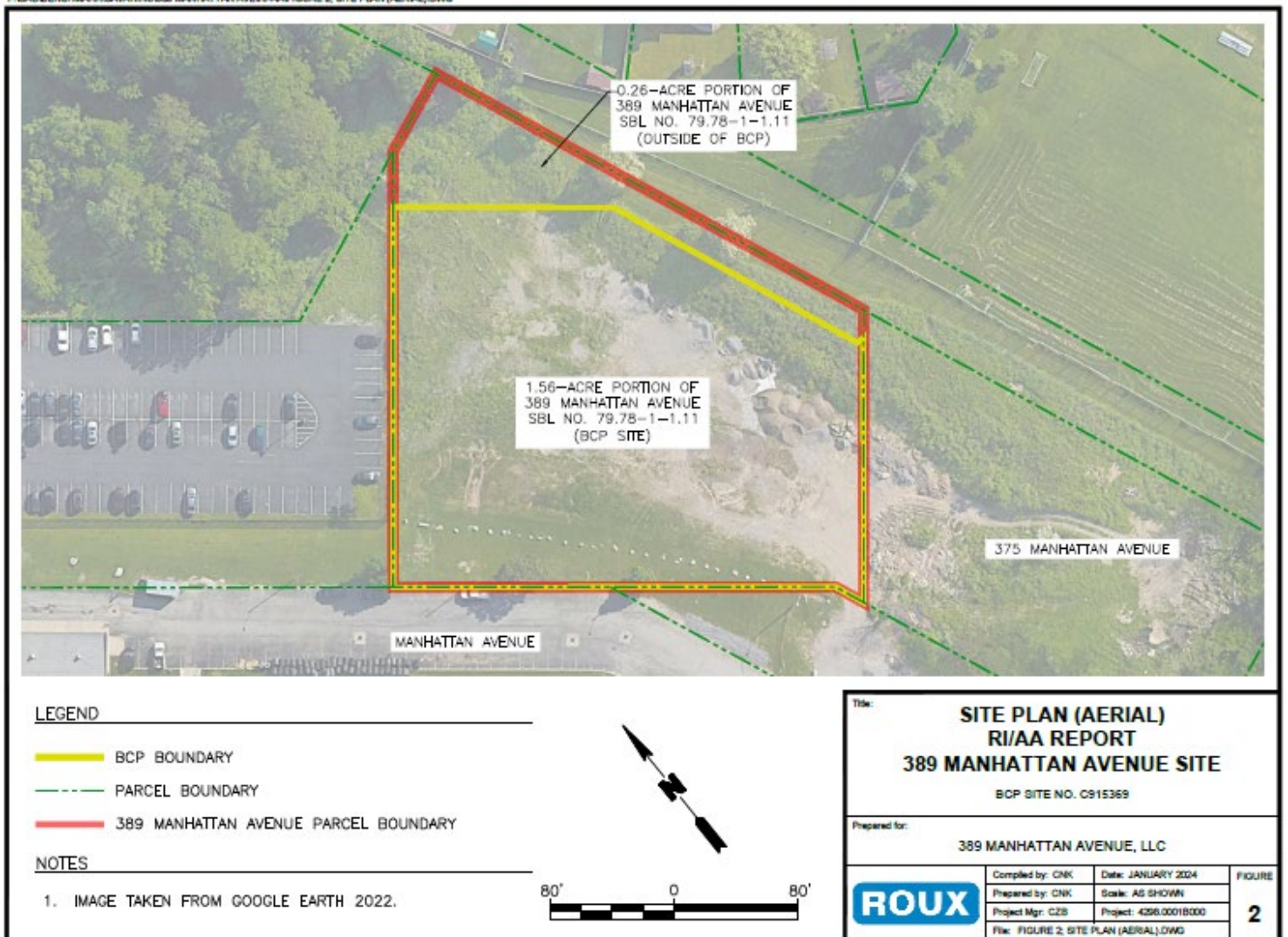
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location





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