



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C915377/>

### Buffalo & Erie County Public Library

Leroy Coles Jr. Branch  
1187 East Delevan Ave.  
Buffalo, NY 14215  
(716) 896-4433

## Who to Contact

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

### Project-Related Questions

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[matthew.king@dec.ny.gov](mailto:matthew.king@dec.ny.gov)

### Project-Related Health Questions

Angela Martin  
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Albany, NY 12210  
(518) 473-4671  
[beei@health.ny.gov](mailto:beei@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>

# FACT SHEET

Brownfield Cleanup Program

Mt. Olive Senior Manor  
227 Sheridan Ave.  
Buffalo, Erie County

SITE No. C915377  
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 Mt. Olive Senior Manor site ("site") located at 227 Sheridan Ave. in the city of 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 Mt. Olive Senior Manor 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://extapps.dec.ny.gov/data/DecDocs/C915377/>.
- The documents also are available at the location(s) 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 and off-site disposal of about 6,800 cubic yards of soil impacted with metals and semi-volatile organic compounds. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Soil vapor investigation (SVI) – an SVI study will be conducted following the construction and prior to occupancy of any on-site building(s) to assess soil vapor intrusion risks. If it is deemed necessary, a sub-slab depressurization system will be installed.
- 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:

- Semi-annual groundwater monitoring
- Soil vapor investigation (SVI) – an SVI study will be conducted following the construction and prior to occupancy of any on-site building(s) to assess soil vapor intrusion risks. If it is deemed necessary, a sub-slab depressurization system will be installed.

**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 an approximately 1.3-acre parcel located at 227 Sheridan Avenue in the City of Buffalo. The site currently consists of a grass covered athletic field and a small portion of an adjacent asphalt parking lot to the north. The site is zoned residential and is in an area of mixed use

residential/commercial buildings. Multiple commercial properties utilized for fabrication and manufacturing are located directly to the south of the site. The planned redevelopment of the site is as affordable senior housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915377) at:

<https://extapps.dec.ny.gov/cfm/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://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>

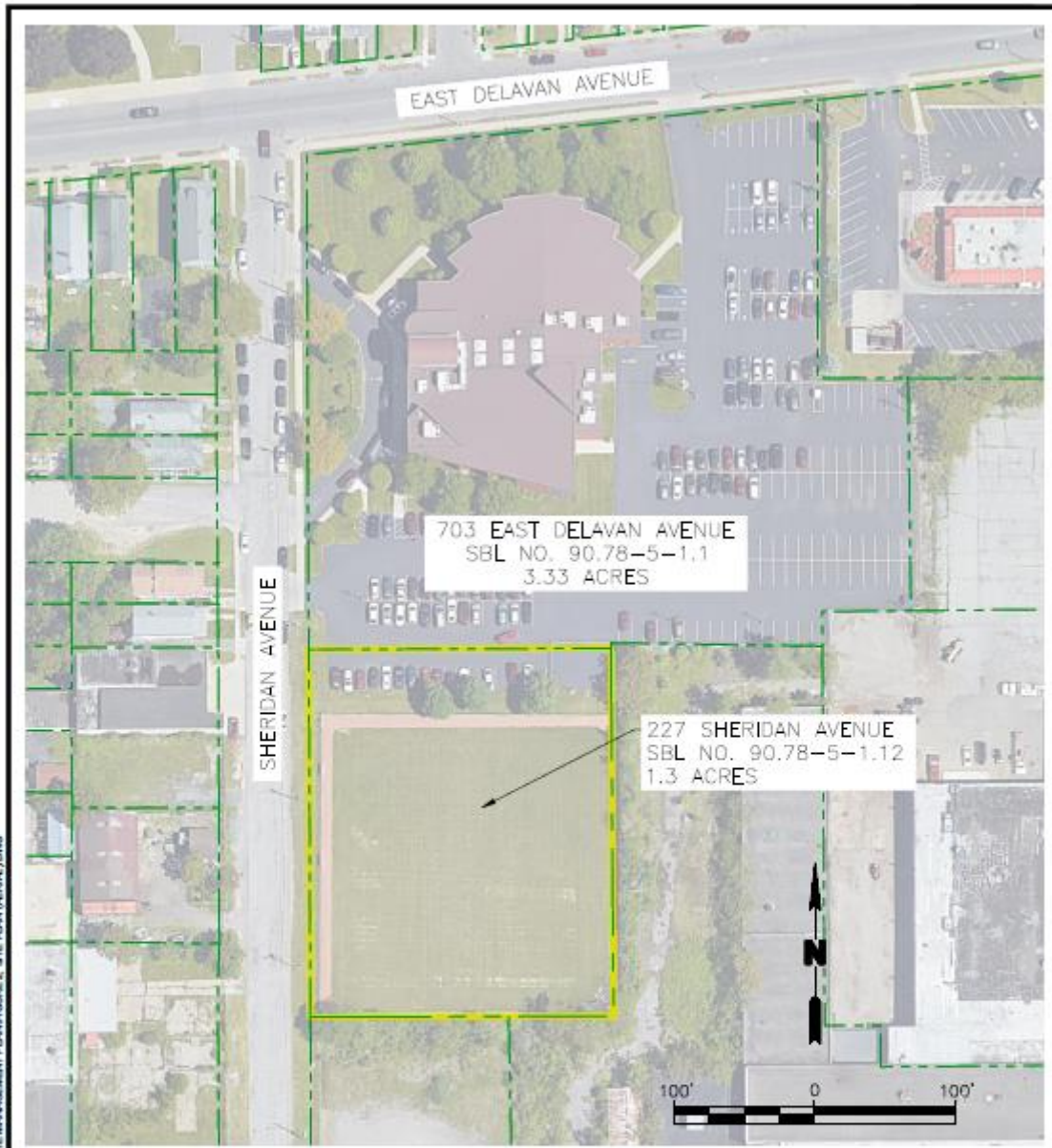
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



**LEGEND**

- BCP SITE BOUNDARY
- - - PARCEL BOUNDARY

**NOTES:**

1. IMAGE SOURCE GOOGLE EARTH 2017.

<p><b>SITE PLAN (AERIAL)</b>  <b>SITE MANAGEMENT PLAN</b>  <b>MT. OLIVE SENIOR MANOR SITE (C915377)</b></p> <p>227 SHERIDAN AVENUE                  BUFFALO, NEW YORK</p>			
<p>Prepared for:  <b>MT. OLIVE SENIOR MANOR LLC</b></p>			
	<p>Compiled by: CNK</p>	<p>Date: DECEMBER 2023</p>	<p>FIGURE  <b>2</b></p>
	<p>Prepared by: CNK</p>	<p>Scale: AS SHOWN</p>	
	<p>Project Mgr: GZB</p>	<p>Project: B0670-022-001</p>	
	<p>File: FIGURE 2: SITE PLAN (AERIAL).DWG</p>		



## 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。
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<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.
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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: Matthew King, 716-851-7220, matthew.king@dec.ny.gov**