



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Simon Southwest Properties
23 East Huron Street
Buffalo, Erie County

April 2024

SITE No. C915387
NYSDEC REGION 9

Where to Find Information

Access project documents through the DECinfo Locator and at the following location:

<https://www.dec.ny.gov/data/DecDocs/C915387/>

Document Repository Name

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

Joshua Vaccaro, Project Manager
NYSDEC
700 Delaware
Buffalo, NY 14209
(716) 851-7220
joshua.vaccaro@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7867
beei@health.ny.gov

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

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Simon Southwest Properties site ("site") located at 23 East Huron Street, Buffalo, Erie County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Jemal's Simon LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **April 17 through May 17, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915387/>.
- Documents also are available at the location 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs) and metals in soil at the site.

Key components of the investigation work include:

- Drilling and sampling of soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor, and indoor air samples; and
- Installing and sampling groundwater monitoring wells.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

BROWNFIELD CLEANUP PROGRAM

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The 0.38-acre site is bordered on the east by Ellicott Street, on the west by a 3-story building, on the south by a parking lot, and on the north by East Huron Street. It is currently developed with a six-story building known as the Burns Building used for office space, a three-story vacant building, and a parking lot. Historically, the site has had various former uses including a foundry, a dye manufacturer, printing, wood preserver, and a metal/welding shop.

The proposed redevelopment project includes residential apartments and commercial retail space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915387) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/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 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://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:

<https://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





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Contact: Joshua Vaccaro, (716) 851-7220, and Joshua.vaccaro@dec.ny.gov