



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

2101 Kenmore Avenue Site  
2101 Kenmore Ave.  
Tonawanda, NY Erie County

**SITE No. C915391**

**NYSDEC REGION 9**

**December 2023**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C915391/>

### Buffalo & Erie County Public Library

820 Tonawanda Street,  
Buffalo, NY 14207  
(716) 875-0562

## Who to Contact

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

### Project-Related Questions

Michael Keller, Project Manager  
NYSDEC  
700 Delaware Ave.  
Buffalo, NY 14209  
(716) 851-7220  
[michael.keller@dec.ny.gov](mailto:michael.keller@dec.ny.gov)

### Project-Related Health Questions

Sarita Wagh  
NYSDOH  
100 S Mall Arterial  
Albany, NY 12210  
(518) 474-2418  
[beei@health.ny.gov](mailto:beei@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)

## 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 2101 Kenmore Avenue Site ("site") located at 2101 Kenmore Avenue, Tonawanda, 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 **December 13, 2023 through January 27, 2024**.

- Access the RI/AAR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915391/>.
- 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 Investigation/ Alternatives Analysis Report:** The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soils exceeding restricted residential soil cleanup objectives for semi-volatile organic compounds (SVOCs) and arsenic from four locations throughout the site;
- Installation of a cover system including building foundations, hardscape, or a minimum 24 inches of clean soil or gravel; and
- Installing an Active Sub-Slab Depressurization System within the existing and future buildings to mitigate potential onsite VOC vapor intrusion concerns.

The proposed remedy was developed by Wood and Brooks Properties 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 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 cleanup of the site.

**Site Description:** The site is 2.4-acres in size and is bordered on the west/southwest by Kenmore Avenue with residential properties beyond, on the east by railroad and utilities, and on the north by commercial properties. It is currently developed with two inter-connected buildings, one six stories and the other four stories, and one small single-story garage/storage building. The site has been mainly used for storage or miscellaneous commercial manufacturing since the 1970s and is currently unoccupied. Historically, the site had been used for piano key manufacturing between approximately 1900 and the 1970s.

The planned redevelopment includes conversion of the two existing interconnected buildings for mixed commercial and residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915391) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are VOCs, SVOCs, and metals. VOCs are present in the soil vapor. SVOCs are present in soil and groundwater. Metals, mainly arsenic, are present in soils.

**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>

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*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.*

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#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

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





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

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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: Michael Keller, (716) 851-7220, [michael.keller@dec.ny.gov](mailto:michael.keller@dec.ny.gov)