



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these locations:  
<https://extapps.dec.ny.gov/data/DecDocs/C915394/>

**Buffalo & Erie County Public Library  
– Central Library**  
1 Lafayette Square  
Buffalo, NY 14203  
(716) 858-8900

**And at:**  
**North Park Library**  
975 Hertel Avenue  
Buffalo, NY 14216  
(716)-875-3742

Key project documents and project summary also are available on the NYSDEC website at:  
<https://extapps.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?ProgNo=C915394>

## Who to Contact

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

**Project-Related Questions**  
Eugene Melnyk, PE, Project Manager  
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  
[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

1803 Elmwood Avenue Site  
1803 Elmwood Avenue  
Buffalo, Erie County, New York

**SITE No. C915394**  
**NYSDEC REGION 9**

December 2024

## 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 1803 Elmwood Avenue Site ("site") located at 1803 Elmwood 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.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Alternative Analysis Report (AAR)" also known as the "Remedial Action Work Plan (RAWP)" for 45 days, from **December 5, 2024 through January 18, 2025.**

- Access the AAR (RAWP) and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C915394/>.
- Documents also are available at the locations 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 Track 4 Commercial Use remedy consists of:

- Removal and off-site disposal of a PCB contaminated concrete floor slab within the existing building;
- Excavation of historic fill material from within the building area for off-site disposal;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Installation of a soil vapor mitigation system within the existing building;
- Installation of a new concrete floor slab within the existing building;
- Repair and enhancement of existing hardscape cover system features and placing a demarcation layer over areas without hardscape (building, asphalt or concrete) to address contamination remaining above commercial/industrial use soil cleanup objectives;

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 1803-1807 Elmwood Avenue LLC ("applicant") 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 submitted concurrently with the Alternative Analysis Report (Remedial Action Work Plan) and is also 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 applicants 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 1803 Elmwood Avenue site is an approximate 0.655-acre portion of a larger parcel totaling approximately 11.55-acres. The site located at 1803 Elmwood Avenue, a highly developed urban area in the City of Buffalo, Erie County. The site is bounded to the north, west, and south by an industrial property occupied by MOD-PAC Corp. (MPC) and to the east by the remainder of the larger parcel, which is also owned by MPC, Nardin Academy (offsite high school athletic facility) and various other tenants. The site is developed with an approximately 14,400 square-foot warehouse structure on the northern portion of the site and asphalt, concrete pavement, and a small lawn area on the southern portion. Current and historical use has been utilized for various commercial and light industrial uses.

The Applicant proposes Track 4 Commercial cleanup standards to apply to site remediation and redevelopment. The redevelopment includes renovation of the existing building and continued commercial use of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915394) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to 8 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Trace levels of chlorinated VOCs were detected in groundwater. Chlorinated VOC vapor was also detected in a sub-slab vapor sample. Chlorinated VOCs are also a contaminant of concern at the adjoining MOD-PAC Corp. BCP site (C915314). The concrete floor inside the single structure on the site is contaminated with PCBs.

**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>

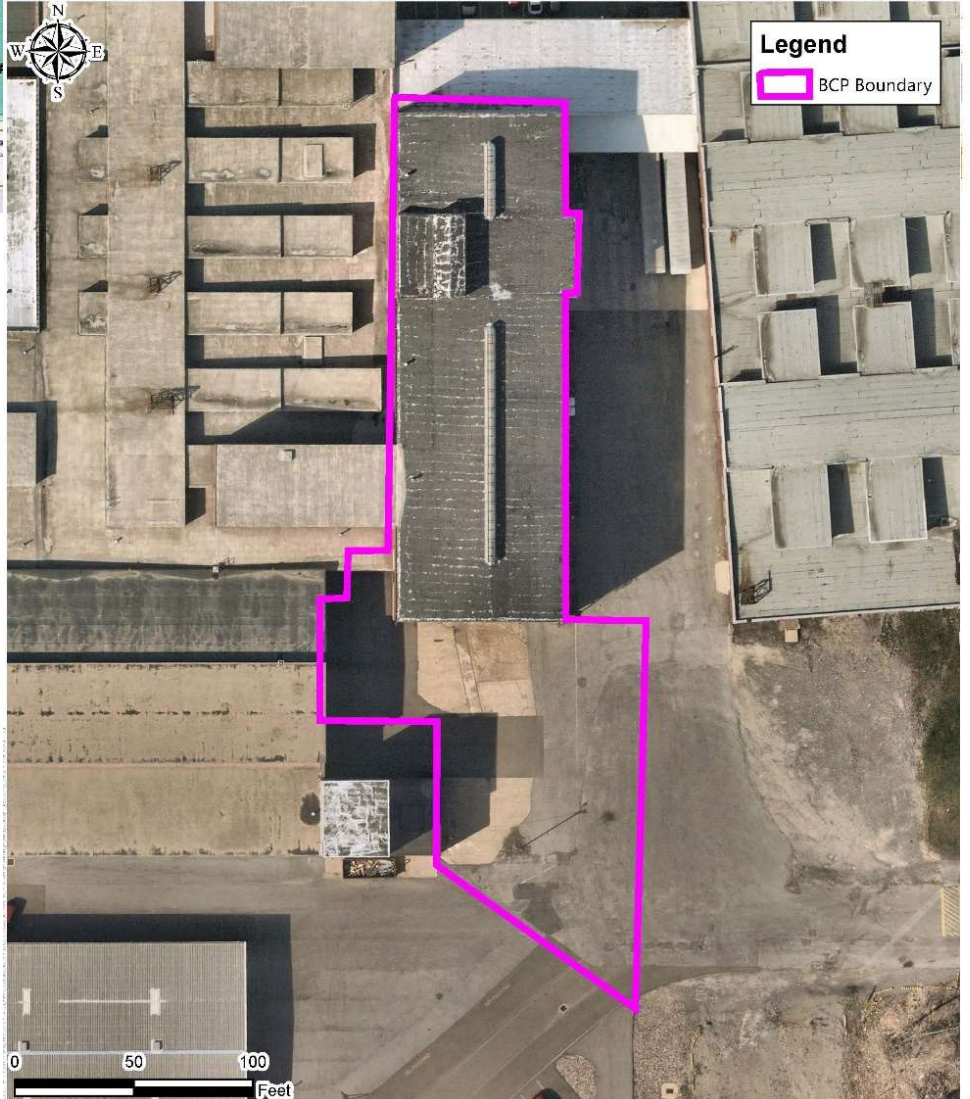
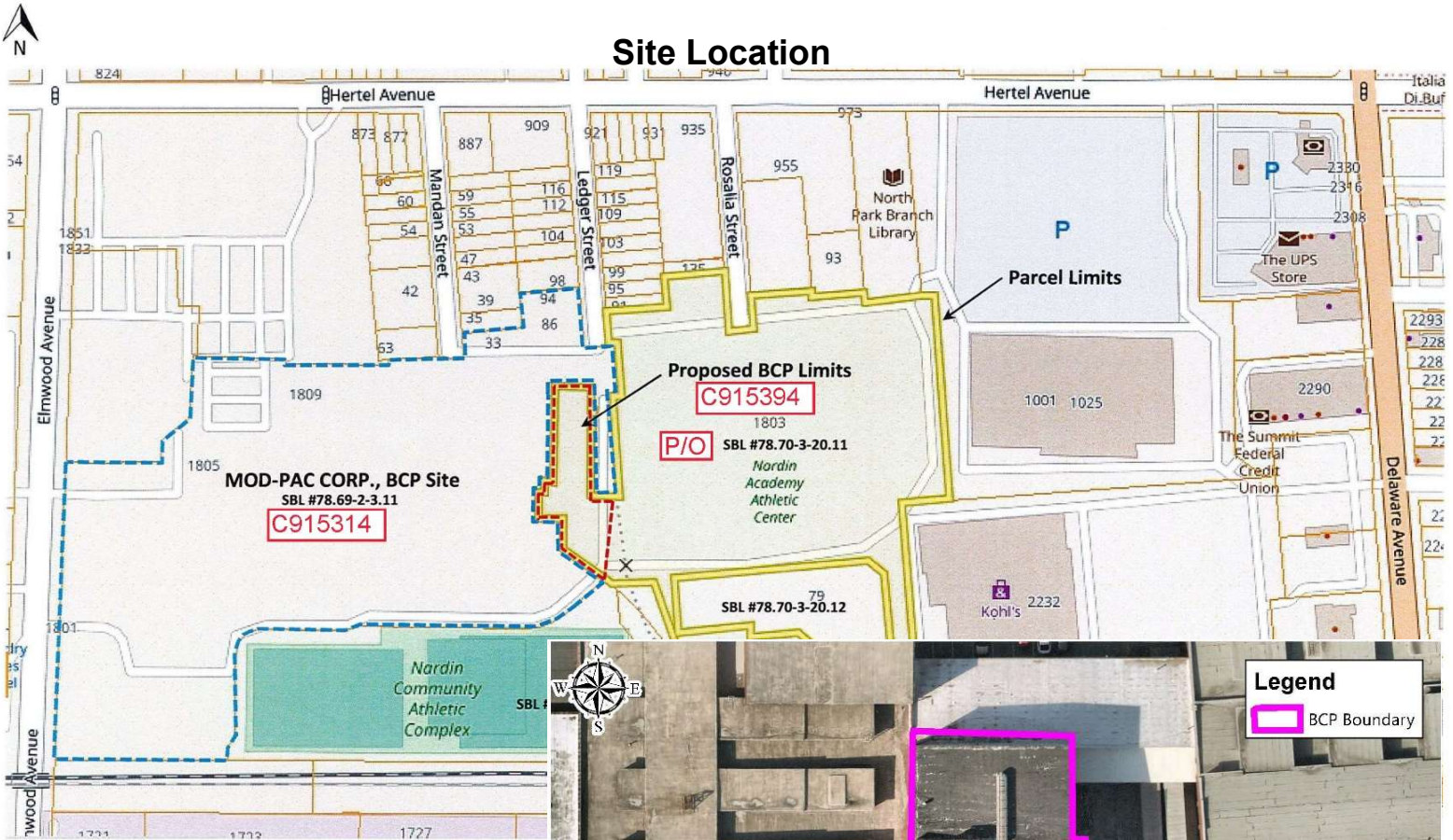
Note: Please disregard if you already have signed up and received this fact sheet electronically.

### 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





## 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>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>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język 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, and at [eugene.melnyk@dec.ny.gov](mailto:eugene.melnyk@dec.ny.gov)