

Amherst Commons LLC Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C915397

Buffalo, Erie County

July 2025

Cleanup 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 Amherst Commons LLC site ("site") located at 47 East Amherst Street, Buffalo, Erie County. Please see the map for the site location.

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 **July 2 through August 15, 2025**.

- Access the RI/AAR, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915397>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation/ Alternatives Analysis Report

The proposed Track 4 Restricted Residential Use Alternative remedy plan consists of:

- Excavation and off-site disposal of approximately 8,500 tons of soil;
- Importing approximately 4,500 tons of clean material that meets the established Soil Cleanup Objectives for use as fill for the partial basement of the existing building to bring up to design grade;
- Importing approximately 2,000 tons of clean fill to provide a two foot cover system in greenspace areas;
- If sub-slab soil vapor samples indicate soil vapor concerns, then a Sub-Slab Depressurization System (SSDS) will be installed in the proposed building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by Amherst Commons 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 remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 a 3.33-acre site, located in an urban area in the City of Buffalo, Erie County. The site is bounded by East Amherst Street to the north, Holden Street to the east, a retail store and lawn service shop to the south, and Pannell Street to the west. The site contains one vacant building surrounded by an asphalt parking lot. The building is two stories with a partial basement. Access to the second floor and basement is currently limited to structural issues. The interior and exterior of the building have significant deterioration. The site was previously occupied by Buffalo Cement Co. up until 1935, and then was occupied by multiple Bowling Centers up until 2004.

Planned redevelopment for the site involves demolishing the existing building and constructing a 139,281-square-foot affordable housing unit containing 134 residential units. This building is proposed as a 3-story stacked unit type with 1-, 2-, and 3-bedroom units. The Volunteer plans to remediate the property to meet restricted residential use standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915397) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are, semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in the soil.

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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

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NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation
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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915397/>

Document Repository

Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203
(716) 585-8900

Site Location





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