



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/C915397/>

## 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

Veronica Kreutzer, Project Manager  
NYSDEC  
700 Delaware Ave.  
Buffalo, NY 14209  
(716) 851-7220  
[veronica.kreutzer@dec.ny.gov](mailto:veronica.kreutzer@dec.ny.gov)

## Project-Related Health Questions

Christopher Budd  
NYSDOH  
Corning Tower, Rm. 1787  
Albany, NY 12236  
(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

Amherst Commons LLC  
47 East Amherst St.  
Buffalo, Erie County

November 2024

SITE No. C915397  
NYSDEC REGION 9

## 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 Amherst Commons site ("site") located at 47 East Amherst 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 Amherst Commons, 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 **November 27, 2024 through January 8, 2025**.

- Access the RIWP 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 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, surface water, 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 on site.

Key components of the investigation work include:

- Delineate the extent of contamination by drilling soil borings and digging test pits focused on impacted areas identified during the previous investigations;
- Collecting soil vapor samples throughout the site;
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site;

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- Investigating suspect PCB containing materials throughout the existing building; and
- Investigate areas identified as former underground storage tank (UST) areas as tank removal records were not found;

**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.

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 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 St. to the north, Holden St. to the east, a retail store and lawn service shop to the south, and Pannell St. to the west. The site was previously occupied by Buffalo Cement Co. up until 1935, and then was occupied by multiple bowling centers up until 2004.

The site currently contains one vacant, two-story building with a partial basement. The building is surrounded by a poorly maintained asphalt parking lot.

Planned redevelopment for the site involves demolishing and replacing the existing building with a 130-unit apartment complex with ground floor commercial space. 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://extapps.dec.ny.gov/cfm/extapps/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://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!

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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: Veronica Kreutzer, (716) 851-7220, [veronica.kreutzer@dec.ny.gov](mailto:veronica.kreutzer@dec.ny.gov)