



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Hickory Street Apartments
273 Hickory Street
Buffalo, Erie County

October 2024

SITE No. C915405
NYSDEC REGION 9

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915405/>

Buffalo and 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
Matthew King, Project Manager
NYSDEC
700 Delaware Ave.
Buffalo, NY 14209
(716) 851-7220
matthew.king@dec.ny.gov

Project-Related Health Questions
NYSDOH
Corning Tower
Empire State Plaza
Albany, NY 12210
(518) 402-7860
beeji@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>

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 Hickory Street Apartments site ("site") located at 273 Hickory 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 Legacy Landmark Holdings 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 **October 30 through November 28, 2024**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915405/>
- 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:

- Drilling and sampling 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 ground water wells to monitor impacts from areas of concern both on-site and off-site.

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.

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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 Hickory Street Apartments site is an approximately 1.00-acre site, located in an urban area, at 227, 273 and 227 Hickory Street and 229, 231, and 235 Pratt Street in the City of Buffalo, Erie County. The site consists of six separate tax parcels and the parcel addressed as 273 Hickory Street is improved with a 39,000 square foot, three story, former industrial building. The remaining parcels are currently vacant land. The site had previously been used as a brewery since at least the 1920s.

Following remediation, the existing structure will be re-developed for mixed-use, including 29 apartments and 6,000 square feet of commercial space. The additional lots will be utilized for parking and infill housing. The project is intended to provide affordable housing for the community.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915405) 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





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Contact: Matthew King, 716-851-7220, matthew.king@dec.ny.gov