

# 631 Northland Avenue

Brownfield Cleanup Program

Site No. C915410

Buffalo, Erie County



Department of  
Environmental  
Conservation

November 2025

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## 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 631 Northland Avenue site ("site") located at 631 Northland Avenue, 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 631 Northland, 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 5 through December 5, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915410/>.
- 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.

### 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 SVOCs and metals in surface and subsurface soils on site.

Key components of the investigation work include:

- Delineating the extent of SVOC and metals soil contamination in the exterior area along the southern site boundary;
- Completing additional borings for more complete characterization of subsurface soil contamination;
- Installing groundwater monitoring wells to evaluate for potential contamination, determine Site hydrogeological conditions, and further characterize groundwater quality;
- Collecting soil vapor data to evaluate potential soil vapor intrusion concerns and identify
- potential volatile organic source areas; and,
- Collecting surface soil samples from non-paved areas on 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.

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 actions, 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 consists of approximately 2.6 acres of fairly level land situated in the City of Buffalo, Erie County. The building complex was developed in 1953 as a metal fabrication plant, operating under the name Clearing Niagara. Clearing Niagara primarily manufactured tools. Operations at the plant included welding, steel fabrication, forging, and machining. Operations under Clearing Niagara ceased in 1992. Despite sitting primarily vacant since 1992, the building foundation, floor slab, support columns, exterior walls, and the roof framing system remain intact.

The former manufacturing building is slated to be redeveloped with funding from the Empire State Development Corporation grant. The reuse will serve a future manufacturing tenant that has yet to be identified.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915410) at:

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

## 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

Craig Taylor, Project Manager  
NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation  
700 Delaware Avenue, Buffalo, NY 14209  
p: (716) 851-7220  
[craig.taylor@dec.ny.gov](mailto:craig.taylor@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH, Bureau of Environmental Exposure and Investigation

Corning Tower, 17th Floor, Albany, NY 12237  
p: (518) 402-0450  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C915410/>

### Buffalo and Erie County Public Library

Central (Downtown Buffalo) Branch  
1 Lafayette Square  
Buffalo, NY 14203



Site Location



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