

1318 Niagara Street Site

Environmental Restoration Program

Site No. E915213

Buffalo, Erie County



Department of
Environmental
Conservation

September 2025

Notice of Availability: Explanation of Significant Difference

The New York State Department of Environmental Conservation (NYSDEC) has issued the Explanation of Significant Difference (ESD), and the U.S. Environmental Protection Agency (EPA) has issued an approval of a polychlorinated biphenyl (PCB) cleanup plan for the 1318 Niagara Street site ("site"). The Site is located at 1318 Niagara Street, Buffalo, Erie County. Please see the map for the site location.

NYSDEC held a public comment period on the ESD and cleanup plan for 30 days, beginning on July 9th, 2025 and ending on August 8th, 2025. EPA has issued an approval, NYS DEC and the City of Buffalo accepted the approval in writing, and site redevelopment can proceed accordingly.

The ESD presents changes to the cleanup plan selected in the 2014 Record of Decision (ROD) to address contamination related to the site and describes why the changes were made. The remediation has already occurred under the implementation of several Interim Remediation Measures (IRMs) and no further action is required.

The ESD presents minor changes to the cleanup plan selected in the 2014 Record of Decision (ROD) to address contamination related to the site and why the changes were made.

How to Access

- The ESD (Explanation of Significant Difference, Site Cleanup Plan, as well as other project documents, can be accessed through: The DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/E915213/>
- Documents also are available at the location(s) identified under "Where to find information."

Explanation of Significant Difference

NYSDEC issues an ESD if a change is significant to remedial decision but not fundamental. There is no fundamental change from the original remedy selected in the 2014 ROD (which was essentially excavation and placement a site cover), however, more contaminated material was removed than originally predicted, and the depth of cover was increased. These beneficial changes maintain a greater level of protection of public health and the environment than the original remedy provided. The following is a summary of the cleanup plan described in the ROD, including the ESD modifications:

- A remedial design program has been implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31.
- Excavation and off-site disposal of contaminated soils above 1 ppm, where technically feasible.
- Soil cover of at least 2 feet over the site.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control future land use and to prevent future exposure to any contamination remaining at the site.

Site Description

The Site is located in Buffalo, NY, at the intersection of Niagara Street and Lafayette Avenue. The Site is approximately 0.77 acres in size and is currently a vacant lot covered by well-established grasses and uniformly graded to promote drainage.

The Site previously contained industrial structures, which were demolished in 2006. Several IRMs have been conducted at the Site in 2007 and 2013 that have resulted in the removal of contamination at the site. In 2019, remedial action occurred that has established a vegetated soil cover over the Site. The Site is bounded by a fence to the north, a building at 1314 Niagara Street to the south, Niagara Street to the east, and a fence and CSX Railroad to the west.

The Site is owned by the City of Buffalo, is currently inactive and zoned for commercial use. The Site was used as a brewery from 1909 to 1987. From 1987 to 2004, the Site was utilized by private owners for unknown purposes. In 2004 the City of Buffalo obtained the property through tax foreclosure. Following the demolition of the Site buildings May 2006 a former furnace was discovered in the northwest corner of the Site in January 2007. The furnace contained sludge containing PCBs (23,700 ppm). TCLP results of the sludge showed detectable (but non-hazardous) levels of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and barium. The furnace, sludge, and residual oil were subsequently removed and properly disposed. While underground storage tanks and associated piping were being removed it was found that one of the USTs had leaked impacting the surrounding soil.

Summary of the Investigation

The primary contaminants of concern are PCBs. The Remedial Investigations were conducted at the site in 2009. Two IRMs have been completed at the site. Following the issuance of the ROD in 2014, Remedial action took place removed PCBs exceeding 1 PPM to allow for the beneficial reuse of the parcel by the City of Buffalo.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, E915213) at:

[D E C | DER | Environmental Site Remediation Database Search](#)

Environmental Restoration Program

New York's Environmental Restoration Program (ERP) reimburses municipalities for their costs to investigate and clean up municipally owned contaminated properties. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the ERP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/environmental-restoration-program>

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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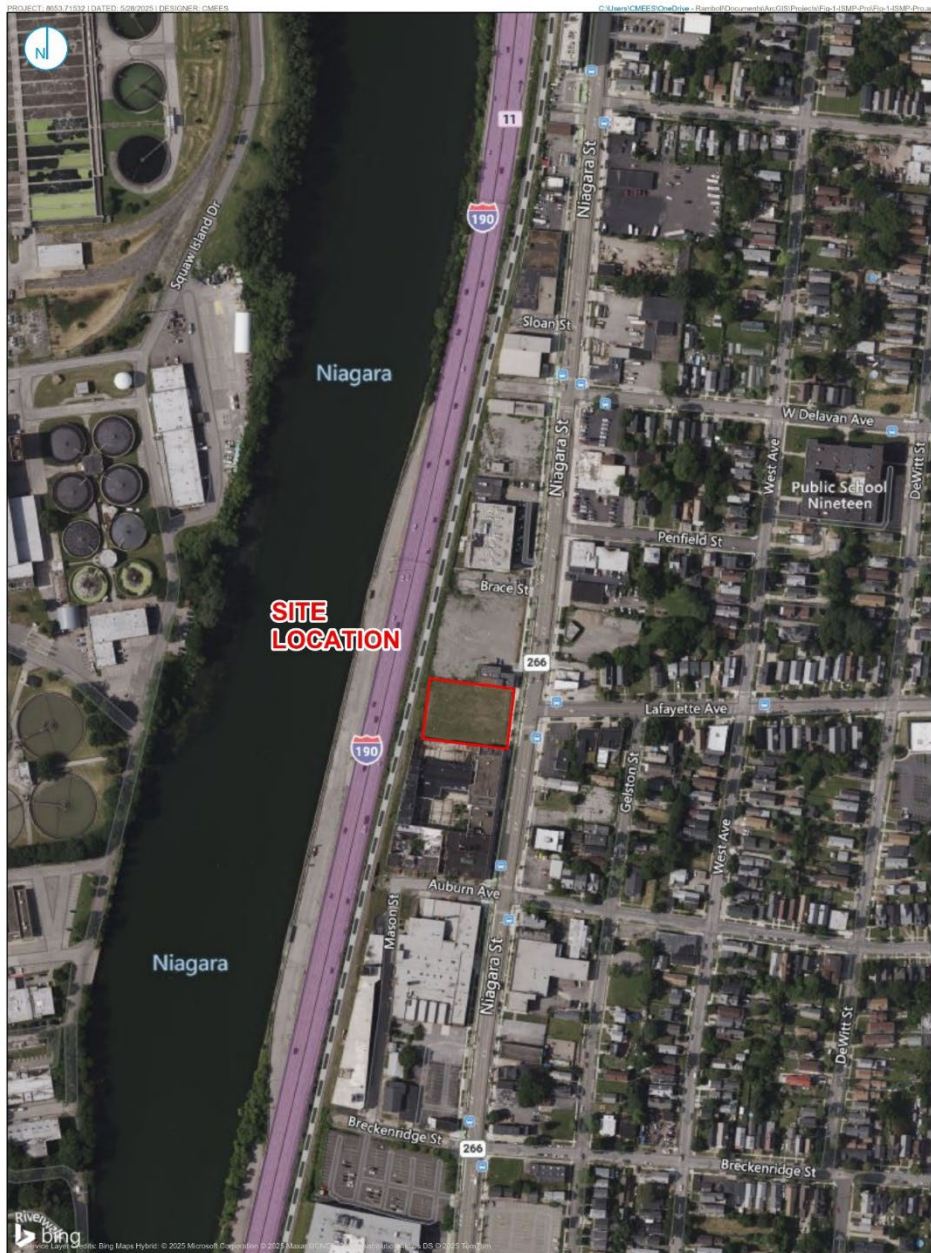
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/E915213/>

City of Buffalo Public Library

1 Lafayette Square
Buffalo, NY 14203
(706)-858-8900
Call for hours

Site Location



ADAPTED FROM: BUFFALO NW USGS QUADRANGLE

SITE LOCATION

FIGURE 1

MAY 2025

New York State Department of Environmental Conservation
1318 Niagara Street
Buffalo, New York

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