



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Jefferson Avenue Apartments  
1140 & 1162 Jefferson Avenue  
Buffalo, NY 14208

**SITE No. C915317**  
**NYSDEC REGION 9**

**December 2018**

### Cleanup Action Completed at Brownfield Site

#### **Where to Find Information:**

*Project documents are available at these location(s) to help the public stay informed.*

**Buffalo & Erie County Public Library**  
1 Lafayette Square  
Buffalo, NY 14203  
716-858-8900

#### **Who to Contact:**

*Comments and questions are always welcome and should be directed as follows:*

#### **Project-Related Questions**

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Buffalo, NY 14203  
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#### **Health-Related Questions**

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Albany, NY 12237  
(518) 402-7860

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**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Action has been completed to address the contamination related to the Jefferson Avenue Apartments Site ("site") located at 1140 & 1162 Jefferson Avenue, Erie County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Jefferson Avenue GP LLC, Jefferson Avenue Apartments L.P., and Jefferson Avenue Housing Development Fund Company, Inc. ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 16,000 tons of contaminated fill material and underlying soil that exceeds the Unrestricted Use soil cleanup objectives for polycyclic aromatic hydrocarbons (PAHs) and metals. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" at left). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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**Site Description and Background:** The site is located at 1140 & 1162 Jefferson Avenue in the City of Buffalo, Erie County. The 1.57-acre site is located in a highly developed residential and commercial area of the city. The site is bordered by Northampton Street to the north, Dodge Street to the south, residential properties to the west, and Jefferson Avenue to the east. Southampton Street bisects the Site. After remediation, the site will be developed for mixed use, including commercial space and affordable housing units.

Historically the site had been used for residential and various commercial uses including automotive repair, a car dealership service department, trucking operations, paint, varnish and oil storage, and sheet metal and machine shop operations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C915317) at:

<http://www.dec.ny.gov/cfm/xtapps/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:

<http://www.dec.ny.gov/chemical/8450.html>

*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.*

## Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

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## Site Location Map

