



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Silo City Phase I Project
139 Buffalo River, p/o 4 Lot
Lines, Buffalo, Erie County

SITE No. C915361
NYSDEC REGION 9

October 2023

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C915361/>

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

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Buffalo, NY 14209
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Project-Related Health Questions

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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Silo City Phase I Project site ("site") located at 139 Buffalo River (aka Silo City Row/Childs Street), and portions of 4 Lot Lines, Buffalo, Erie County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Silo City Phase I LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has 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.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915361/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Excavation and off-site disposal of approximately 2,800 tons of contaminated historic fill material and impacted concrete. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Injection of an enhanced biodegradation reagent to treat residual volatile organic compounds (VOCs) in the groundwater.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas on the "North Parcel" and a 1-foot soil cover in landscaped areas on the "South Parcel." The soil cover is placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting.
- An Environmental Easement was recorded to limit future use of the site to restricted-residential on the northern parcel and commercial on the southern parcel and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The 6.229-acres site is bisected by an access road and located within the Silo City cultural and ecological campus just south of Downtown Buffalo. The site is bordered to the north by the Buffalo River and to the south, east, and west by commercial and industrial properties. The north portion of the site is developed with three vacant industrial buildings associated with grain storage and processing from at least 1900 to approximately 1998. The southern portion of the site consists of a gravel lot and an electrical outbuilding. The southern portion of the site was historically developed with multiple rail lines from at least 1894 to at least 1992 to support grain and milling operations.

The proposed redevelopment includes the rehabbing of the buildings on the north portion of the site for mixed use commercial and affordable housing with accompanying parking areas on the southern portion of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915361) at:

<https://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:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



SCALE: 1 INCH = 200 FEET
SCALE IN FEET
(approximate)

LEGEND:

— BCP SITE BOUNDARY



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Contact: Andrew Zwack, (716) 851-7220, andrew.zwack@dec.ny.gov