



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Pilgrim Village Family Apartments
1100 Michigan Ave.
Buffalo, NY 14209

SITE No. C915362
NYSDEC REGION 9

March 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C915362/>
and at these location(s):

Buffalo and Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

Who to Contact

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

Project-Related Questions

Jaspal S. Walia, Project Manager
NYSDEC
270 Michigan Ave.
Buffalo, NY 14203
(716) 851-7220
jaspal.walia@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire State Plaza
Corning Tower; Room 1787
Albany, NY 12237
(518) 473-4671
beej@health.ny.gov

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Pilgrim Village Family Apartments site ("site") located at 1100 Michigan Avenue, Buffalo, Erie County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 24 through May 7, 2021**.

- Access the RAWP and other project documents online through the DECinfoLocator:
<https://www.dec.ny.gov/data/DecDocs/C915362/>.
- 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.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil/fill from approximately five feet below surface grade across the entire site;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Groundwater treatment and monitoring in the former gas station area;
- Removal of three existing apartment buildings and foundations. The buildings will not be occupied during implementation of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be required.

The proposed remedy was developed by SAA EVI MC Family, LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Program (BCP). A “Remedial Investigation/Alternatives Analysis Report (RI/AAR) which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The Former Pilgrim Village Family Apartments site is an approximately 2.55-acre site located in a mixed commercial/residential area at the southwest corner of Michigan Avenue and Best Street in the City of Buffalo. The site includes three clusters of multiple-unit apartment buildings with a total of 17 units. The site also includes green space and asphalt parking areas. Planned development at the site is construction of new apartment buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C915362) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are metals, polycyclic aromatic hydrocarbons (PAHs) and petroleum-related volatile organic compounds (VOCs). Metals and PAHs are present site-wide in soil/fill. VOCs are present in soil and groundwater in an area of the site which formerly operated as a gas station.

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>

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Site Location

