



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

33-35 Norris Avenue

33-35 Norris Ave.
Buffalo, NY 14215

November 2021

SITE No. C915372

NYSDEC REGION 9

Where to Find Information

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C915372/](https://www.dec.ny.gov/data/DecDocs/C915372/)

and at this location:

**Buffalo & Erie County Public
Library
North Park Branch**
975 Hertel Ave.
Buffalo, NY 14215
(716) 875-3748

Who to Contact

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

Project-Related Questions:

Matthew King, Project Manager
NYSDEC
270 Michigan Ave.
Buffalo, NY 14203
(716) 851-7258
matthew.king@dec.ny.gov

Project-Related Health Questions:

Wendy Kuehner
NYSDOH
Corning Tower
Albany, NY 12210
(518) 402-7882
beci@health.ny.gov

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

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 33-35 Norris Avenue site ("site") located at 33-35 Norris 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 the Uniland Partnership of Delaware L.P. ("applicant(s)") 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 10th through December 9th, 2021**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915372/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil on site. Benzo(b)fluoranthene was detected in groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site.

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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 Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site remedy 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 33-35 Norris Avenue site is an approximately 4.45-acre site located in an urban area at 33-35 Norris Avenue in the City of Buffalo, Erie County. The site is currently vacant and is improved by one structure used for storage. The site is zoned mixed use consistent with the surrounding area. Past uses of the site include automotive repair and a foundry.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915372) 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:
<https://www.dec.ny.gov/chemical/61092.html>

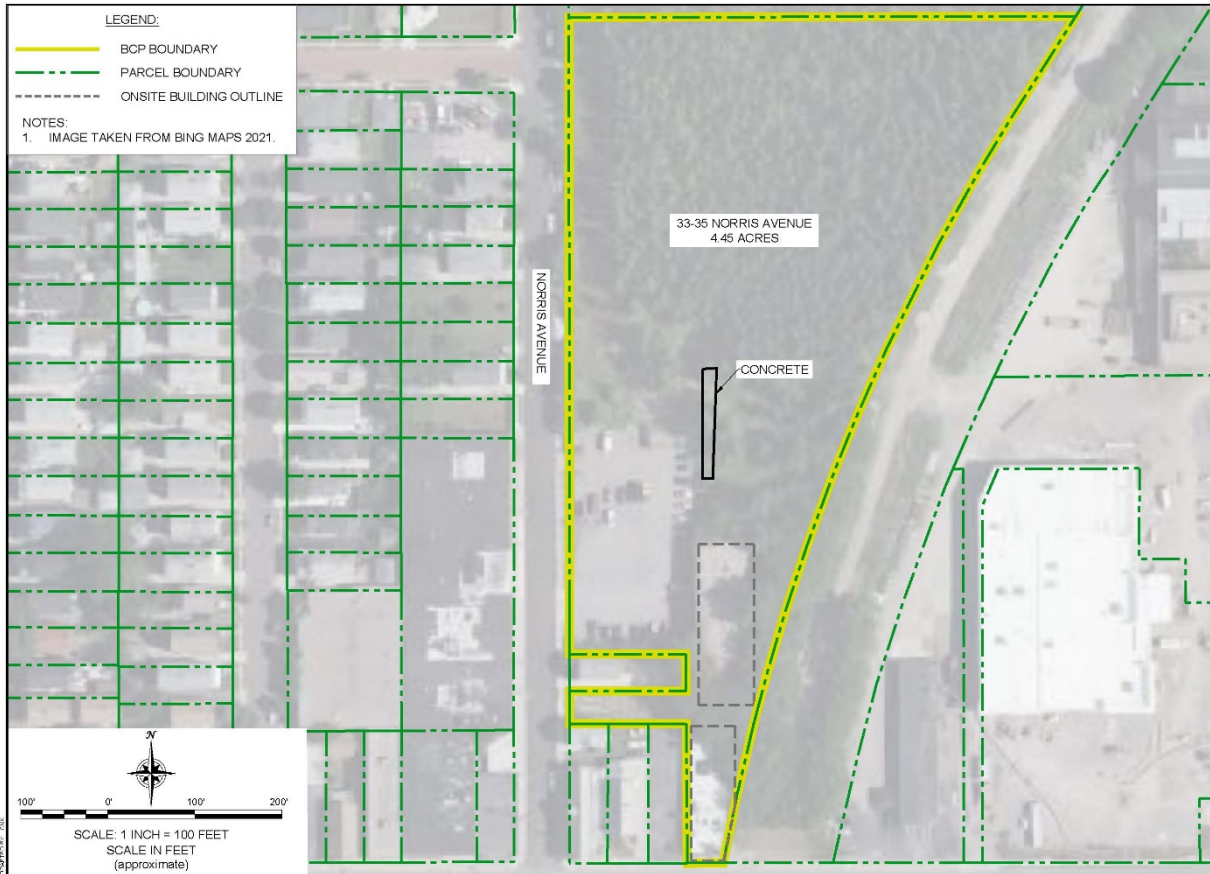
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



 <p>2550 HUNTER ST. SUITE 200 BUFFALO, NY 10210 P: 716.885.8552</p>	<p>JOB NO.: 0597-021-001</p>
<p>SITE PLAN (AERIAL)</p> <p>REMEDIAL INVESTIGATIONAL/ALTERNATIVES ANALYSIS WORK PLAN 33-35 NORRIS AVENUE SITE BCP SITE NO. C915372 BUFFALO, NEW YORK</p> <p>THE UNILAND PARTNERSHIP OF DELAWARE L.P.</p>	
<p>FIGURE 2</p>	

FIGURE 2: Aerial Site Plan. Prepared by The Uniland Partnership of Delaware L.P. for Benchmark Environmental, Inc. on 11/18/21. Scale: 1 inch = 100 feet (approximate). Image taken from Bing Maps 2021.