



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** 129 Holden Street Redevelopment  
**DEC Site #:** C915261  
**Address:** 129 Holden Street  
 Buffalo, NY 14214

Have questions?  
See  
"Who to Contact"  
Below

### **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) to address contamination related to the 129 Holden Street Redevelopment site ("site") located at 129 Holden Street, Buffalo, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

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.

#### **How to Comment**

NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 20, 2014** through **October 3, 2014**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### **Draft Remedial Work Plan**

The cleanup plan is described in more detail in the reports entitled "Draft Remedial Investigation & Alternatives Analysis Report dated August 2014 and Draft Remedial Action Work Plan dated August 2014". The proposed remedy consists of:

- a. Excavation:
  - Excavation and off-site disposal of approximately 2,500 cubic yards of significantly impacted soil or fill with metals and polycyclic aromatic hydrocarbons (PAHs) typically found in soils approximating 4-5 feet below ground surface.
  - Removal of approximately 736,000 square feet of asphalt and sub-base and their reuse under roads or parking areas.
  - After removal of asphalt and sub-base, excavation of approximately 30,000 cubic yards of soil/fill in the southern portion of the site(approximate 2 foot depth) and its relocation to the

northern portion of the site.

b. Cover System:

- In general, placement of a demarcation layer and two feet (minimum) of clean soil will be placed over the entire site.

c. Institutional Control:

- Institutional Controls including an Environmental Easement with controls for groundwater use and limiting Site use to restricted residential, commercial or industrial use subject to local municipal approval;
- Restrictions to build on slabs only (no basements);
- Implementation of a Site Management Plan that includes provisions for a Site-wide inspection program to assure the institutional/engineering controls (IC/ECs) have not been altered and remain effective;

d. Site Management Plan:

- Excavation Work Plan to assure that future intrusive activities and soil/fill handling at the Site are completed in a safe and environmentally responsible manner;
- Maintenance of the site cover system.

The proposed remedy was developed by Highland Park Village, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

*Summary of the Investigation*

- The soil and groundwater conditions at the site were investigated during Phase II and a Remedial Investigation. Based upon the investigations, the primary contaminants of concern are metals and polycyclic aromatic hydrocarbons (PAHs) which are related to the fill materials.
- No significant groundwater contamination was found in on-site monitoring wells.

**Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC.

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

**Background**

**Site Location:** This site is the former Central Park Plaza and is located at 129 Holden Street in the City of Buffalo. The site borders with Bennett Village Terrace residences on the north, Manhattan Ave. and United States Post Office on the east, Holden Ave. on the west and Central Park Avenue on the south. The site is located in a mixed residential and commercial area.

**Site Features:** This approximately 27 acre site contains one small building and the remainder of the site is vacant. The site perimeter is completely fenced. The vacant area of the site contains foundations of the demolished Central Park plaza buildings, parking lots, and grassy areas. There are piles of crushed concrete from the demolished buildings and clean soil fill brought to the site.

Current Zoning/Use(s): The site is located within the commercial zoning district. Surrounding adjacent areas are zoned for residential and commercial use.

**Past Use of the Site:**

From 1877 to 1948, the Buffalo Cement Company operated this site as a rock quarry. In 1958 the site was developed by Central Park Shopping Center, Inc. In addition to shopping stores, other businesses such as auto repair, photographic processing, and dry cleaning also occupied the Central Park Plaza. The site has been vacant since July 2011. Four of the five vacant plaza buildings were demolished in 2012.

**Site Geology and Hydrogeology:**

The overburden soils encountered at the site consist of various fill materials and native soils. The fill materials consist of fractured limestone, slag, sands, ash, non-native silty clay, and gravels. The depth of overburden is approximately 5 to 19 feet below ground surface. The bedrock consists of Onondaga Limestone or Bertie Limestone depending on location relative to historic quarry operations. The groundwater flows in a northerly direction.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915261>

**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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

**FOR MORE INFORMATION**

**Where to Find Information**

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

East Delavan Branch Library  
1187 East Delavan Avenue  
Buffalo, NY 14215  
phone: 716-896-4433

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.html>

## Who to Contact

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

### Project Related Questions

Jaspal Walia  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
jswalia@dec.ny.gov

### Site-Related Health Questions

Matthew Forcucci  
New York State Department of Health  
584 Delaware Ave.  
Buffalo, NY 14202  
716-847-4501  
BEEI@health.state.ny.us

**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 available at the following web page: <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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 [Figure 2 Site Plan] May 24, 2013 - 8117m.dodds.pdf

**NOTES:**

1. BASE MAP ADAPTED FROM A 2008 AERIAL PHOTO AND PROPERTY LINE DOWNLOADED FROM <http://www.nysgis.state.ny.us/gateway/mg/index.html> AND FIELD OBSERVATIONS.

2. THE SIZE AND LOCATION OF EXISTING SITE FEATURES SHOULD BE CONSIDERED APPROXIMATE.



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NO.	ISSUE/DESCRIPTION	BY	DATE
<b>129 HOLDEN STREET</b> BUFFALO, NEW YORK			
<b>REMEDIAL INVESTIGATION ALTERNATIVE ANALYSIS REPORT</b> <b>SITE PLAN</b>			
PREPARED BY: <b>GZA GeoEnvironmental of N.Y.</b> Engineers and Scientists 535 WASHINGTON STREET 11th FLOOR BUFFALO, NEW YORK 14203 (716) 685-2300		PREPARED FOR: <b>STRICKLER DEVELOPMENT GROUP, LLC</b>	
PROJ MGR:	CZB	REVIEWED BY:	CHECKED BY:
DESIGNED BY:		DRAWN BY:	DEW
DATE:	MAY 2013	PROJECT NO.:	21.0056642.10
			SCALE: AS SHOWN
			REVISION NO.
			<b>FIGURE</b> <b>2</b>