



FACT SHEET

Brownfield Cleanup Program

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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 129 Holden Street Redevelopment site ("site") located at 129 Holden Street, Buffalo, Erie County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed by Highland Park Village, LLC ("applicant(s)") with oversight provided by New York State Department of Environmental Conservation (DEC). Cleanup activities are detailed in the Final Remedial Investigation and Alternatives Analysis Report, dated August 2014 and this report is available in the document repositories.

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- 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 meeting Part 375 restricted residential soil cleanup objectives 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.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to DEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

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 Bennett Village Terrace residences on the north, Manhattan Avenue and United States Post Office on the east, Holden Avenue on the west and Central Park Avenue on the south. The site is located in a mixed residential and commercial area.

Site Features: 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 and Land Use: This approximate 27 acre site contains one small building and the remainder of the site is vacant. 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. The quarry

was filled in with materials such as silty clay, sands, gravels, bricks, fractured limestone, slag, and industrial fill. 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 fill 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 depth of groundwater is approximately 13 feet below ground surface. 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/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 to help the public stay informed.

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

Project documents are also available on DEC's 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
716-851-7220
jaspal.walia@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.ny.gov

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. DEC 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.

