

March 20, 2013
File No.: 21.0056642.10 Task 17



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Re: Supplement - 1001 Main Street Deep Soil Reuse Sampling Report
Sampling Plan for Kaleida Health Medical Office Building Site (C915260)
Imported Soil Source for 129 Holden Street Site (C915261)
Buffalo, NY 14094

Dear Jaspal:

During our telephone conversation on March 15, 2013, you expressed concern that there may be soil contamination present in the northeastern portion of the 1001 Main Street Site that was not detected by the work GZA GeoEnvironmental of NY (GZA) completed and documented in our 1001 Main Street Deep Soil Reuse Sampling Report dated March 13, 2013. You requested that we overlay our Figure 1 from our 1001 Main Street Deep Soil Reuse Sampling Report with Figure 2 from the Commercial Use Assessment Report dated May 2012 which was prepared by C&S Companies. The figure you requested is attached to this letter. You also requested that we should review the Commercial Use Assessment Report for information about the depth of contamination in the northeastern portion of the 1001 Main Street Site.

Pertinent information, regarding the site conditions and contamination, to supplement our 1001 Main Street Deep Soil Reuse Sampling Report dated March 13, 2013 is provided below.

GZA identified the subsurface conditions as follows.

Soil

The subsurface conditions encountered at TP-118 through TP-131 generally consisted of native brown sand, with lesser and varying amounts of gravel, silt and clay.

We note that petroleum odors were noted at three test pits, TP-123 (20 to 26 feet bgs), TP-126 (14 to 26 feet bgs) and TP-128 (14 to 26 feet bgs).

Groundwater

Groundwater was not encountered in the 14 test pits completed to assess the deep soil.



The following information is from the Commercial Use Assessment Report regarding subsurface conditions.

Page 8: The soils beneath the site extend to approximately 95 ftbgs, and are underlain by limestone bedrock. Near surface soils that would be impacted by remediation or construction (50 ftbgs or less in depth) are generally more consistent in type. Till deposits consisting of a dense fine sand and silt with alternating concentrations clay is generally present. A large portion of the site contains a saturated layer of medium to coarse sand and gravel of varying thickness, generally found between 32 to 38 ftbgs. This layer is discontinuous (i.e. not uniformly present across the site) in deposition.

Groundwater on-site is semi-confined. Layers of bedrock and soil at varying depths retard the upward movement of groundwater. As a result, groundwater is found at different depths across the Site. Generally, groundwater is found at the following depths:

- *Top of bedrock (approximately 100 ftbgs)*
- *discontinuous lenses of sand and gravel encountered, with some areas of “running sands” (45 to 90 ftbgs); and*
- *shallow sand and gravel layer (32 to 38 ftbgs)*

These findings of the Commercial Use Assessment Report are consistent with GZAs findings, in that the soil conditions from 14 to 26 feet bgs consist of native sand and groundwater was not encountered in the 14 test pits we completed.

GZAs conclusions regarding contamination from 14 to 26 feet bgs are follows.

GZA has evaluated the analytical data from the 14 test pits completed to assess the deep soils from 14 to 26 feet bgs. Based on our evaluation of the deep soil data from the 14 test pits completed, the native soil from 14 to 26 feet bgs in the area outlined in red on Figure 1 is acceptable for reuse at 129 Holden Street.

No VOCs, SVOCs, PCBs, pesticides or metals were detected at concentrations above the RSCO.

The following information is from the Commercial Use Assessment Report regarding contamination at the Site.

Page 4: The main area of contamination exists within the center to western boundary of the Site. Free product still exists within this area and the depth of contamination is located at the shallowest 10 feet below ground surface (“ftbgs”). Generally, the depth of contamination exists within this area from 20 ftbgs to 40 ftbgs. [Soil from the center of the Site has not been requested for reuse at 129 Holden Street.]

The contamination has migrated from the center of the Site northeast following a five foot coarse sand/gravel layer generally 30 to 35 ftbgs. The contamination within the coarse



sand/gravel zone has migrated as the result of preferential groundwater flow. [This depth of contamination is below the depth of the test pit excavations completed as part of the GZA's assessment.]

Groundwater depth and contamination has been defined through quarterly monitoring well sampling. Groundwater investigations indicate the potentiometric depth to water between 25 to 27 ftbgs. Groundwater contamination consists primarily of BTEX compounds and the groundwater plume extends from the southwest corner to the northeast corner of the Site. In addition, the groundwater plume extends off-site past the western boundary onto Main Street and the northern boundary onto Goodrich Street. [The groundwater appears to be the mechanism for contamination migration from the source area in the southwestern and central portion of the Site to the northeast. Groundwater was not encountered during our test pit excavations which did not exceed 26 feet bgs.]

Five (5) soil borings were completed as part of the Commercial Use Assessment, of which two (CB-02 and CB-05, see attached Figure 1) were completed in the northeastern portion of the Site.

CB-02 is located within the center of the Site adjacent to the former Physician's Imaging Center and north of the free product zone. Black stained sand was observed from 38 to 40 ftbgs. A buried concrete foundation was encountered from approximately 4 to 8 ftbgs, split spoon sampling began at 8 ftbgs. Strong petroleum odor and high PID readings were observed 26 to 42 ftbgs. Samples were taken at two locations 30-32 ftbgs and 40-42 ftbgs.

CB-05 is located at the northeastern corner of the Site adjacent to Goodrich Street. CB-05 was located to determine whether the deep contamination soil layer is above Commercial Use SCOs. Black stained sand and high PID readings were observed from 31 to 35 ftbgs. Samples were collected at two locations 31-33 ftbgs and 37-39 ftbgs. [Contamination identified by visual observations and field screening of these soil borings were noted at depths greater than 26 feet bgs, which is below the extent of GZAs investigation.]

Conclusions

GZA is on-site observing and screening the potential soil excavations being completed at 1001 Main Street that can be taken to 129 Holden Street. GZA's assessment work considers only soils from ground surface to 26 feet bgs. The impacted soils in the northeastern portion of the Site are greater than 26 feet bgs.

LP Ciminelli Construction ((LPC), construction manager for the 1001 Main Street Site), Strickler Development ((Strickler), developer for the 129 Holden Street Site) and GZA have discussed taking a conservative approach to what soil is acceptable for reuse at 129 Holden Street. We do not want to create a problem that could jeopardize Strickler's potential residential redevelopment at 129 Holden Street or LPC's client Kaleida Health, by allowing potentially impacted soil to be taken to the 129 Holden Street Site.



In addition to having NYSDEC approval to reuse soil from specific areas of the Site, we are also using the following criteria to assess the soil before it is taken to 129 Holden Street. This criterion was discussed during an on-site meeting on March 18, 2013. The meeting attendees included Jaspal Walia and Kevin Glasner from NYSDEC, Thomas Bohlen and Chris Boron (GZA), Mark Colmerauer and Cody Martin (C&S Companies) and Dave Rook (LPC).

- organic vapor meter (OVM) readings shall be less than 2 parts per million (ppm) above background,
- there shall be no visual observation of contamination (i.e. staining, discoloration), and
- there shall be no olfactory (i.e. petroleum odor) observation.

If you need additional information or would like to discuss the project, please contact Chris Boron (GZA Project Manager) at (716) 844-7046.

Respectfully,

GZA GEOENVIRONMENTAL OF NEW YORK

A handwritten signature in blue ink that reads "Chris Boron".

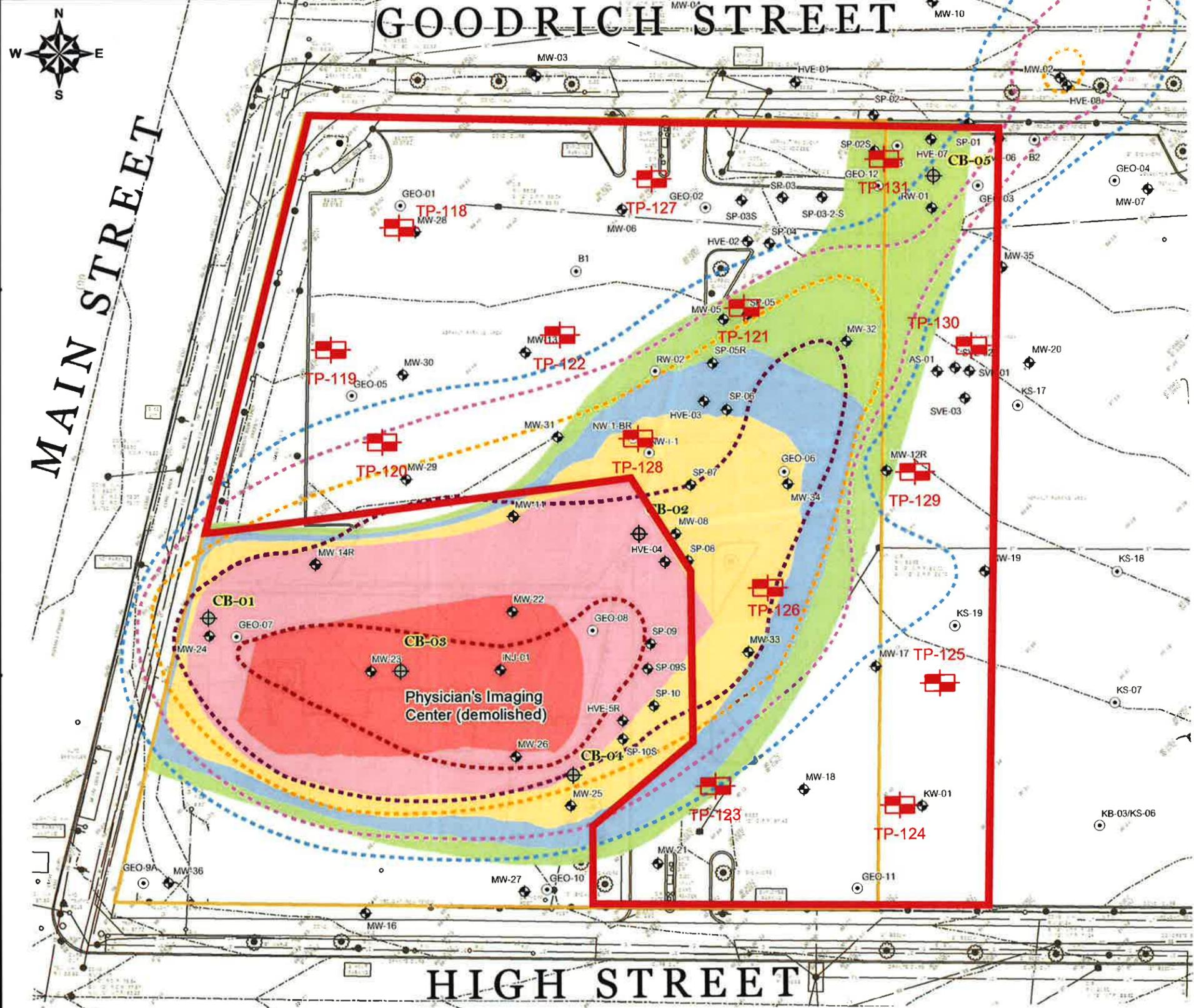
Christopher Boron
Senior Project Manager

A handwritten signature in blue ink that reads "Bart A. Klettke".

Bart A. Klettke, P.E.
Associate Principal

Attachments Figure 1– Test Pit Location

cc: John Ciminelli (Strickler Development, electronic copy only)
 Vince Kirsch (LP Ciminelli, electronic copy only)
 Danielle Zientek (LP Ciminelli, electronic copy only)
 Doug Elia (LP Ciminelli, electronic copy only)



Legend

- MOB Parcel
- Commercial Use Sample Locations (April 2012)
- Geotechnical / Environmental Boring
- Monitoring Well

**Approximate Thickness (feet)
Soils Exceeding Unrestricted Use SCO**

- 5 - 10 ft
- 10 - 15 ft
- 15 - 20 ft
- 20 - 25 ft
- 25 - 30 ft

**Total BTEX Isoconcentration Contours for Groundwater (ug/L)
February 2012**

- >10
- 100 - 1,000
- 1,000 - 10,000
- 10,000 - 50,000
- >50,000

Notes

- 1) Survey data from McIntosh & McIntosh P.C. "Topographical Map of Part of Lot-29, TWP.-11, R.-8, Holland Purchase" Job No. 7669-B(2) September 24, 2008.
- 2) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities, either in service or abandoned. The surveyor has not physically located the underground utilities.
- 3) NAD 83 State Plane New York West (feet).



LEGEND:

- AREA OF PROPOSED EXCAVATION 14 TO 26 FEET
- APPROXIMATE TEST PIT LOCATION

NOTES:

1. BASE MAP ADAPTED FROM A C&S ENGINEERS, INC. FIGURE 2.
2. THE SIZE AND LOCATION OF EXISTING SITE FEATURES SHOULD BE CONSIDERED APPROXIMATE.

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NO.	ISSUE/DESCRIPTION	BY	DATE
KALEIDA HEALTH SITE 1001 MAIN STREET BUFFALO, NEW YORK DEEP SOIL REUSE SAMPLING REPORT			
TEST PITS WITHIN PROPOSED AREA OF DEEP EXCAVATIONS			
PREPARED BY: GZA GeoEnvironmental of N.Y. Engineers and Scientists 525 WASHINGTON STREET 11th FLOOR BUFFALO, NEW YORK 14203 (716) 895-2300	PREPARED FOR: STRICKLER DEVELOPMENT		
PROJ MGR: CZB DESIGNED BY: DATE: MARCH 2013	REVIEWED BY: DRAWN BY: MDK PROJECT NO.: 21.0056642.10	CHECKED BY: SCALE: AS SHOWN REVISION NO.	FIGURE 1

© 2011 - GZA GeoEnvironmental of N.Y. GZA-11-000000-00042.1 Remedial Investigation - 129 Hudson Street/Volskels Report Figures 1-1-28 Rev 1/1/11 March 16, 2013 - 1:52pm standard