



# 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  
Site Address: 129 Holden Street  
Buffalo, NY 14214

April 2012

### 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 129 Holden Street Redevelopment ("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."

**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** 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>

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed with oversight by NYSDEC and the New York State Department of Health (NYSDOH). The investigation will assess conditions on-site.

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from April 25, 2012 through May 25, 2012. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

#### Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

**Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. 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.

**Background**

**Site Location:** This site is the Central Park Plaza and is located at 129 Holden Street in the City of Buffalo.

**Site Features:** The site is approximately 27 acres in size and consists of one parcel with five vacant buildings and a parking lot.

**Current Zoning/Use(s):** The site is located within the commercial zoning district.

**Historical Use(s):**

From 1877 to 1948, the Buffalo Cement Co. operated this site for mining. 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.

**Site Investigations:**

GZA GeoEnvironmental of New York performed Phase I Environmental Site Assessment (ESA) in August 2011 and Phase II ESA in October 2011. The Phase II ESA showed the presence of relatively low levels of contaminants in soil: xylenes, PCBs, PAHs, and metals (cadmium; chromium; lead). Only metals and PAHs exceeded the Part 375 Soil Cleanup Objectives for residential use.

**Site Geology and Hydrogeology:**

Overburden soils are generally fill materials underlain by lacustrine silt and clay. The depth of overburden is approximately 10 to 16 feet below ground surface. The bedrock consists of Bertie Limestone. Depth of the bedrock varies due to historic quarry operations. The groundwater flow direction is unknown.

The Brownfield Cleanup Program Acceptance Letter was signed by NYSDEC on 1/31/12.

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>

## 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

### 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@gw.dec.state.ny.us](mailto:jswalia@gw.dec.state.ny.us)

#### Site-Related Health Questions

Matthew Forcucci  
New York State Department of Health  
584 Delaware Ave.  
Buffalo, NY 14202  
716-847-4501  
[bee@health.state.ny.us](mailto:bee@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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



APPROXIMATE PROPOSED  
BROWNFIELD CLEANUP  
PROGRAM SITE

CHALMERS AVE

WADE AVE

RODNEY AVE

BENNETT VILLAGE TERRACE

HILL STREET

HILL STREET

RICHLAWN AVE

MARIGOLD AVE

MANHATTAN AVE


129 HOLDEN STREET

**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
129 HOLDEN STREET BUFFALO, NEW YORK			
REMEDIAL INVESTIGATION WORK PLAN SITE PLAN			
PREPARED BY:  <b>GZA GeoEnvironmental of N.Y.</b> Engineers and Scientists 535 WASHINGTON STREET 11th FLOOR BUFFALO, NEW YORK 14203 (716) 885-2300		PREPARED FOR: <b>STRICKLER DEVELOPMENT GROUP, LLC</b>	
PROJ MGR: C2B	REVIEWED BY:	CHECKED BY:	FIGURE 2
DESIGNED BY:	DRAWN BY: DEW	SCALE: AS SHOWN	
DATE MARCH 2012	PROJECT NO. 21.0056642.10	REVISION NO.	