



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Highland Park Village, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

1. Excavation and off-site disposal of 1,140 cubic yards of soils/ fill materials contaminated with metals and polycyclic aromatic hydrocarbons (PAHs) from five hot spot areas. The impacted soil/fill was disposed off-site at a NYSDEC permitted disposal facility.
2. Placing a site cover system over the entire site. The cover system consisted of either a minimum two foot thickness of soil meeting the Part 375 restricted residential use cover requirements or gravel. The soil cover was placed over an orange mesh demarcation layer over most of the site.
3. An Environmental Easement was placed on the property to restrict land use to restricted residential/commercial/industrial operations and prevent future exposure to contamination remaining at the Site.
4. Implementation of a Site Management Plan (SMP) detailing requirements for management of remaining contamination as required by the Environmental Easement.
5. 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.
6. Certification that the institutional and engineering controls are still in place and effective will be made annually.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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.

Site Features: This 27.1 acres site is vacant and is completely fenced.

Current Zoning and Land Use: 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. The fifth building was demolished in 2014.

Site Geology and Hydrogeology: The overburden soils encountered at the site consist of various fill materials and disturbed native soils. The fill materials consist of fractured limestone, slag, sands, ash, non-native silty clay, and gravels. The thickness of the fill ranges from approximately 5 to 19. 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/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 S. Walia, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
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.

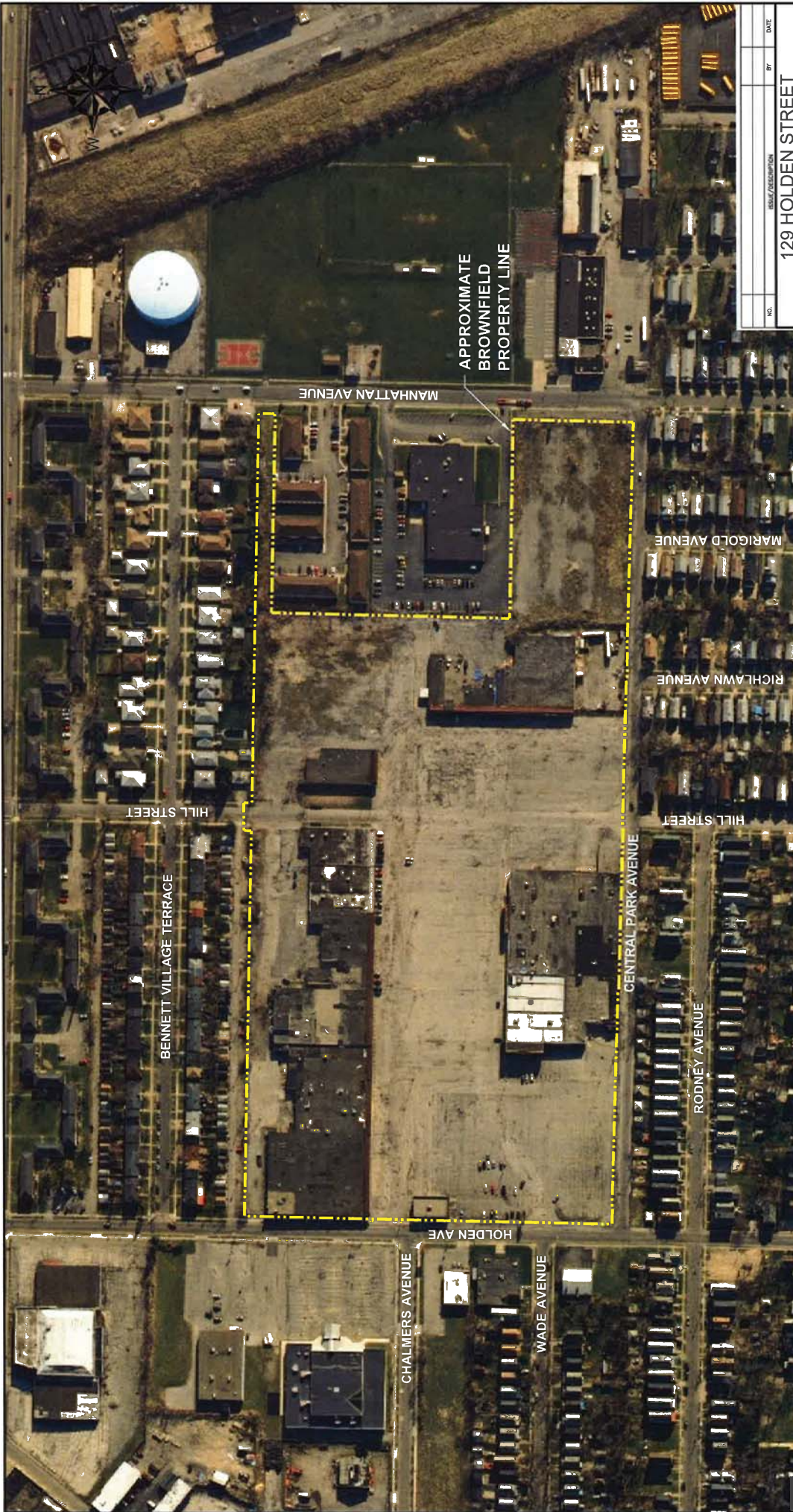
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. 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.



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.

NO.	REV./DESCRIPTION	BY	DATE

129 HOLDEN STREET BUFFALO, NEW YORK	
REMEDIAL INVESTIGATION ALTERNATIVE ANALYSIS REPORT	
SITE PLAN	
PREPARED FOR: STRICKLER DEVELOPMENT GROUP, LLC	
GZA GeoEnvironmental of N.Y., 300 WASHINGTON STREET 11th FLOOR NEW YORK, NY 14203	
DESIGNED BY:	PROJECT NO.
DRAWN BY:	REVISION NO.
CHECKED BY:	DATE
SCALE: AS SHOWN	21.0056642.10
FIGURE	1