



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

11075 Walden Avenue

11075 Walden Avenue  
Alden, Erie County

**SITE No. C915333**

**NYSDEC REGION 9**

**January 2024**

## Interim Remedial Measure(s) Completed; No Further Action Required at Brownfield Site; Public Comment Period Announced

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C915333/>

**Alden Ewell Free Library**  
13280 Broadway Street  
Alden, NY 14004  
(716) 937-7082

### Who to Contact

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

**Project-Related Questions**  
Matthew King, Project Manager  
NYSDEC  
700 Delaware Ave.  
Buffalo, NY 14209  
(716) 851-7220  
[matthew.king@dec.ny.gov](mailto:matthew.king@dec.ny.gov)

**Project-Related Health Questions**  
Harolyn Hood  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**  
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

The public is invited to comment on a proposed no further action remedy for the 11075 Walden Avenue site ("site") located at 11075 Walden Avenue, Alden, Erie County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called a Draft Interim Remedial Measures/Remedial Investigation/Alternatives Analysis Report (IRM/RI/AAR), was prepared and submitted to NYSDEC by J&M Walden Holdings Corporation ("applicant") dated December 8<sup>th</sup>, 2023.

**How to Comment:** NYSDEC is accepting written comments about the Draft IRM/RI/AAR for 45 days, from **January 31 through March 15, 2024**.

- Access the IRM/RI/AAR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915333/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Proposed No Further Action Remedy:** The no further action proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs). The IRMs were conducted in conjunction with the Remedial Investigation and the scope of work presented in the RI/AAR. The completed IRMs included:

- Excavation and off-site disposal of approximately 218 tons of soil impacted by chlorinated volatile organic compounds (cVOC);
- Installation of a sub-slab depressurization system (SSDS) in the on-site building;
- Removal and replacement of the existing damaged epoxy floor covering in the central warehouse portion of the on-site building;
- In-situ (i.e. in place) bioremediation injections to groundwater in the cVOC source area; and
- Imposition of site controls in the form of an environmental easement.

When the IRMs were completed, post-remedial samples were collected to confirm that remaining soil meets commercial soil cleanup objectives. The applicant will be submitting a Final Engineering Report for NYSDEC review, to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant. Upon receiving the COC, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

**Site Description** The site is a 2.96-acre site, located in a suburban area, at 11075 Walden Avenue in the Town of Alden, Erie County. Until 2006 the site was used as a commercial laundry and dry-cleaning facility. Prior uses that appear to have led to site contamination include dry-cleaning and printing operations. The site is currently used as and will continue to operate as a truck repair facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915333) at:

<https://extapps.dec.ny.gov/cfm/extapps/dereexternal/index.cfm?pageid=3>

**Summary of the Investigation:** CVOCs were observed exceeding commercial soil clean-up objectives (CSCOs) in soil/fill material at depths ranging from ground surface to approximately 10 feet below ground surface. Groundwater samples collected as part of the RI indicate that the on-site groundwater is impacted by cVOCs including tetrachloroethylene (PCE), trichloroethylene (TCE), cis-1,2-dichloroethene (c12-DCE) and vinyl chloride (VC). None of the NYSDOH established air guidance values were exceeded in any of the soil vapor samples collected during the RI.

The site has been remediated to commercial use standards consistent with its current and future use as a trucking repair facility.

**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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map



PROJECT # / DRAWING # / DATE: [ 2180605 ] [ 7/29/2020 ]	DRAWING NAME:  <b>Site Base Map</b>	PROJECT:  11075 Walden Avenue Alden, New York	
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Data Source: Erie County 2019; LaBella 2020; Pictometry 2017.



## Translation Available. Don't see your language? Ask!

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<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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Contact: Matthew King, 716-851-7220, [matthew.king@dec.ny.gov](mailto:matthew.king@dec.ny.gov)