



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 402 and 430 Buffalo Avenue Site
DEC Site #: C932164
Address: 402 and 430 Buffalo Avenue; Niagara Falls, NY 14303
Website: <http://www.dec.ny.gov/chemical/103837.html>

Have questions?
See
"Who to Contact"
Below

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report for the 402 and 430 Buffalo Avenue Site ("site") located at 402 and 430 Buffalo Avenue, Niagara Falls, Niagara County. 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."

DEC is reviewing the "Remedial Investigation, Alternatives Analysis and Interim Remedial Measures Report (RI/AAR/IRM)" that was submitted by Merani Hospitality, Inc. ("applicant"). The report describes the results of the site investigation and completed Interim Remedial Measures and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report Alternatives Analysis and Interim Remedial Measures:

Surface samples, borings, test pits and monitoring wells installed as part of the remedial investigation identified areas of contamination that included universal building material waste (light bulbs, ballasts cleaning chemicals etc.) asbestos, sub-soil, Technically Enhanced Naturally Occurring Radiation (TENORM) and PCBs

The IRMs that were completed removed the contamination identified during the RI from the 401 and 402 Buffalo Ave parcels.

A proposed Remedial Action consisting of a protective soil cover over soil contamination at the 430 Buffalo Ave parcel has been proposed. The soil cover will consist of 2 feet of clean material consisting of suitable soil, topsoil, gravel and/or asphalt.

The final remedy also includes a Site Management Plan with an Environmental Easement that restricts future site development to Restricted Residential uses.

Next Steps

DEC will complete its review of the RI/AAR, make any necessary revisions and the approved report will be made available to the public (see "Where to Find Information" below). DEC will prepare a Proposed Decision Document that describes how contamination will be addressed, with DEC and DOH overseeing the work. DEC will present the draft Decision Document to the public for its review and comment during a 45-day comment period.

DEC will keep the public informed throughout the investigation and cleanup of the site

Background

Location: This BCP site is located at 401, 402 and 430 Buffalo Avenue, in Niagara Falls, Niagara County. The site is bound by 4th Street to the west, 6th Street and Holly Place to the east, a public alleyway from 4th Street and 6th Street to the north, and the Robert Moses State Parkway with the Niagara River beyond to the south. Buffalo Avenue intersects the property from east to west.

Site Features: The 401 Buffalo Avenue parcel is currently improved with portions of a vacant municipally-condemned former hotel and conference center, parking areas and vegetated/landscaped areas.

The 402 and 430 Buffalo Avenue parcels are currently vacant and was part of a former manufacturing facility.

Current Zoning and Land Use: The site is currently vacant located in a highly developed mixed use commercial and residential area. The site is zoned commercial and redevelopment at the site has begun.

Past Use of the Site: Use of the three properties dates back to 1901 when Henry Perky came to Niagara Falls and constructed a biscuit plant on the 402 and 430 parcels. This facility was named Shredded Wheat Company and was eventually sold to Nabisco and renamed "National Biscuit Shredded Wheat" (1933) and finally, "Nabisco Shredded Wheat" (1941). Operations included underground storage tanks noted as fuel oil. Baking ovens, likely utilizing the noted fuel oil, were located across the manufacturing facility for drying raw materials, heating the various buildings and operations, and baking final products. Additional operations included paper box manufacturing and printing, material handling and shipping equipment, maintenance of manufacturing equipment and vehicles, likely application of pesticides and herbicides related to raw food material and finished goods storage, and use of storage of paint, solvents, thinners, grease and lubricants common along former manufacturing operations.

Records indicate that the 401 parcel was used as a park area along the Niagara River as part of the greater manufacturing plant property. This site was later redeveloped into the former hotel facility in the early 1980's.

Geology and Hydrogeology: The Niagara Falls region is underlain by Silurian and Devonian age stratified limestone, dolomite and shale of marine origin. The primary bedrock type that forms the bedrock surface is fine to course grained Lockport Dolomite. Groundwater in the area is affected by the Niagara River. Bedrock groundwater flow generally is in a North westerly direction. The Niagara River near the Falls is a recharge zone for bedrock groundwater. Overburden groundwater flow will be evaluated during the Remedial Investigation.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/103837.html> and <http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C932164>.

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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed.

Niagara Falls Public Library
Attn: Michelle Petrazzoulo
Earl W. Brydges Building
1425 Main Street
Niagara Falls, NY 14305

Project documents are also available on DEC's website at:

<http://www.dec.ny.gov/chemical/103837.html>

Who to Contact

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

Project Related Questions

Michael Hinton
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
michael.hinton@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
NYS DOH
Corning Tower – Room 1787
Albany, NY 12237
518-402-7860
bee@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.

