



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 600 River Road Apartments  
**DEC Site #:** C932161  
**Address:** 600 River Road; North Tonawanda, NY 14120  
**Website:** <http://www.dec.ny.gov/chemical/97175.html>

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 600 River Road Apartments site ("site") located at 600 River Road, North Tonawanda, Niagara County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by the Brownfield Cleanup Program (BCP) applicant with oversight provided by the New York State Department of Environmental Conservation (DEC). The applicant(s) have submitted a draft Final Engineering Report for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup:

The completed remedy consists of the following:

- A site cover system consisting of two feet of clean fill, meeting the soil cleanup objectives (SCOs) for restricted residential use, placed over a demarcation layer consisting of orange plastic mesh;
- An environmental easement placed on the property to restrict land use to restricted residential, commercial or industrial use, although land use is subject to local zoning laws;
- Implementation of a Site Management Plan (SMP) detailing requirements for management and monitoring of remaining contamination as required by the Environmental Easement; and
- Annual certification that the institutional controls and soil cover system remain in place and are effective.

#### Next Steps

When DEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). DEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be 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, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with DEC.

### **Background**

**Location:** The site is located in an urban area at 600 River Road in the city of North Tonawanda. The Niagara River runs along the western edge of the site and River Road along the eastern side. It is bordered by a health care facility to the north and a commercial boating sales and service facility and marina to the south.

**Site Features:** The main feature of the site is a 2,940 square foot metal warehouse building that is contained within a perimeter fence around the western portion of the property. The property is flat and has a cover system comprised of a minimum of 24 inches of clean soil and the warehouse's concrete building slab.

**Current Zoning and Land Use(s):** The property is located in the WD (Water District) zone. The site is within a designated Brownfield Opportunity Area (BOA) study area and the City of North Tonawanda Local Waterfront Revitalization Program (LWRP) area.

**Past Use of the Site:** The site was a portion of a greater parcel utilized by Niagara Iron Works/Tonawanda Iron Works from at least 1886 through at least 1972. Historic usage included several railroad tracks throughout the property and a pig-iron casting operation. The site was then vacant until 1988 when AJ Marine Construction, a commercial retailer, began operations and continued until 2008. Since 2008 the metal building on the site has been used as a warehouse.

On March 29, 2013 the Department received an application to enter in the Brownfield Clean-up Program. The Application was subsequently made complete and a agreement was signed by the owner on October 18, 2013. A Remedial Investigation was completed and a Decision Document was issued on September 19, 2014. The chosen remedy required a cover system be placed over the entire site along with the implementation of appropriate future institutional controls. Installation of the cover system was completed in September 2015.

**Site Geology and Hydrogeology:** The surficial geology consists of two feet of predominately clay soil, which forms the cover system, overlying fill material which in turn overlies sand and silty clay. The fill varies across the site and consists of brown to reddish brown poorly graded sand and gravel which includes cinders, orange brick fragments, concrete, and coal with noted iron staining at depths ranging from surface to 12 feet below ground surface (fbgs). At some locations, white/grey fill material which includes slag and weathered gravel extends to a depth of 12 fbgs. Clay with sand exists at depths from 10 to 12 fbgs. Groundwater is at approximately 7 to 9 fbgs and flows west towards the Niagara River.

Additional site details, including environmental and health assessment summaries, are available

on DEC's website at <http://www.dec.ny.gov/chemical/97175.html> and <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C932161>.

**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 to help the public stay informed.

North Tonawanda Public Library  
Attn: Margaret Waite  
505 Meadow Drive  
North Tonawanda, NY 14120  
716-693-4132

### Who to Contact

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

#### Project Related Questions

Timothy Dieffenbach  
NYS DEC  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[timothy.dieffenbach@dec.ny.gov](mailto:timothy.dieffenbach@dec.ny.gov)

#### Site-Related Health Questions

Bridget Boyd  
NYS DOH  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
518-402-7860  
[BEEI@health.ny.gov](mailto: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. 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.

Site Map

