

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** 401, 402 and 430 Buffalo Avenue Site  
**DEC Site #:** C932164  
**Address:** 401, 402 and 430 Buffalo Avenue  
Niagara Falls, NY 14303

Have questions?  
See  
"Who to Contact"  
Below

**Draft Investigation Work Plan for Brownfield Site  
Available for Public Comment and Notification of Pending Building  
Demolition Work**

The public is invited to comment on a draft work plan being reviewed by New York State Department of Environmental Conservation (DEC) to investigate the 401, 402 and 430 Buffalo Avenue Site ("site") located at 401, 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(s) identified below under "Where to Find Information."

**Draft Investigation Work Plan**

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Merani Hospitality, Inc. ("applicant(s)") with oversight by DEC and New York State Department of Health (DOH).

**How to Comment**

DEC is accepting written comments about the draft investigation work plan for 30 days, from **December 15, 2014** through **January 14, 2015**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

**Highlights of the Proposed Site Investigation**

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

**Next Steps**

DEC will consider public comments, revise the plan as necessary, and approve the work plan. DOH 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 DEC that summarizes the results. DEC 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 IRMs performed on site, a proposed site remedy to address issues identified during the RI, or will 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. DEC will present the proposed cleanup plan 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.

### **Building Demolition IRM**

In an addition to the Investigation activities described above, an Interim Remedial Measure Work Plan (IRM WP) will be implemented at the site to address the demolition of the main three story structure parallel to Buffalo Avenue. The IRM will also address other known environmental issues such as the removal of transformers from the basement prior to demolition and the removal of Technically Enhanced Naturally Occurring Radioactive Material (TENORM) that is located in the vicinity of the pool structure. The IRM WP is not subject to this 30 day comment period but is available for review at the identified document repositories.

### **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 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 Use:** The site is currently vacant located in a highly developed mixed use commercial and residential area.

**Historical Use:** The 401 Buffalo Avenue parcel was historically owned and operated by Union Carbide and Carbon Corporation from at least 1917 to the 1960's. No information on use and/or operation of the parcel was able for review. The exiting hotel was originally developed in the early 1980's.

The 402 and 430 Buffalo Avenue parcels were historically part of the large manufacturing facility. Manufacturing began sometime in 1914 and 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.

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/cfmx/extapps/derexternal/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(s) to help the public stay informed.

Niagara Falls Public Library  
Attn: Michelle Petrazzoulo  
Earl W. Brydges Building  
1425 Main Street  
Niagara Falls, NY 14305  
(716) 286-4894

Project documents are also available on the DEC 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

Michael Hinton  
Department of Environmental Conservation  
Division of Environmental Remediation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[michael.hinton@dec.ny.gov](mailto:michael.hinton@dec.ny.gov)

#### Site-Related Health Questions

Stephanie Selmer  
Public Health Specialist  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
Corning Tower – Room 1787  
Albany, New York 12237  
Phone: (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.

