



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Document Repository Name

James Predergast Library Association
509 Cherry Street
Jamestown, NY 14701
(716) 484-7135

<https://www.dec.ny.gov/data/DecDocs/C907043/>

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

Who to Contact

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

Project-Related Questions

Joshua Vaccaro, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
joshua.vaccaro@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
518-402-5465
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Southside Plaza Site
704-744 Foote Avenue
Jamestown, NY 14701

September 2020

SITE No. C907043
NYSDEC REGION 9

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Southside Plaza site ("site") located at 74-744 Foote Avenue, Jamestown, Chautauqua County. Please see the map for the site location.

Based on the findings of previous investigations, NYSDEC in consultation with the New York State Department of Health (NYSDOH) have determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in the groundwater and the potential for human exposure to site-related contaminants via soil vapor intrusion.

How to Comment: NYSDEC is accepting written comments on the "Draft Remedial Investigation/Alternative Analysis Report (RI/AAR)" for 45 days, from **September 30 to November 14, 2020**.

- Access the RI/AAR and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C907043/>.
- Documents also are available at the location 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.

Draft Alternative Analysis Report: The proposed commercial use remedy consists of:

- Treating contaminated groundwater through injection of chemical reducing agents into the groundwater;
- Placement of a cover system over the southwestern corner of the site;
- Continued operation and maintenance of the existing sub slab depressurization system and indoor air monitoring;
- Maintaining the existing impervious cover systems; and
- Implementation of an environmental easement and site management plan.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by LB-UBS 2007 - C6 - Southside Station LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The RI/AAR describes the results of the site investigation and details the proposed remedy.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The 5-acre site is located on Foote Avenue between Cole Avenue and Marion Street in a highly developed residential and commercial area in the City of Jamestown, Chautauqua County, New York. The site is developed with two structures and a paved parking lot. The existing structures include a retail strip mall and a separate restaurant tenant space north of the strip mall. Historically, two former drycleaners operated within the strip mall and an auto repair/filling station was located on-site. The strip mall is currently occupied by several commercial businesses while the separate building is occupied by a fast food restaurant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C907043) at:

<http://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds related to the past use of chlorinated solvents at the site. Impacts are primarily to groundwater and soil vapor/indoor air.

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:

<http://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

