932085 A

"ENVIRONMENTAL PROPERTY ASSESSMENT"

WASTE
RESOURCE
ASSOCIATES, INC.

"ENVIRONMENTAL PROPERTY ASSESSMENT"

RECEIVED
JAN 4 1991
N.Y.S. DEPT OF
ENVIRONMENTAL CONSERVATION
REGION 9

prepared for:

TOPS Markets, Inc.
60 Dingens Street
Buffalo, NY 14206

prepared by:

Waste Resource Associates, Inc.
2576 Seneca Avenue
Niagara Falls, NY 14305

November 29, 1989

Introduction

TOPS Markets, Inc. recently purchased 8.95 acres of real property off Niagara Falls Blvd. on Mooradian Drive at 72nd Street in the City of Niagara Falls, NY. TOPS Markets, Inc. is considering an option to purchase an additional 9.84 acres of real property from P.J. Schmitt Company, Inc. which is adjacent to the 8.95 acre site.

TOPS Markets also has an option to acquire an additional parcel of land owned by Rosa's Appliance Company located at 7140 Niagara Falls Blvd., Niagara Falls, NY and situated between the TOPS and P.J. Schmitt parcel.

The acquisition of the additional 9.84 acre parcel owned by P.J. Schmitt Company, Inc. would provide TOPS Markets, Inc. with the acreage necessary to construct a new 100,000 square foot superstore.

In order to determine whether any significant existing environmental problems or potential environmental liabilities exist with regard to the acquisition of the P.J. Schmitt Company, Inc. parcel, an environmental property assessment was conducted. The environmental property assessment involved research into public records to obtain historical background on the parcel. Waste Resource Associates conducted this research without the benefit of reviewing a complete title search for the parcel.

The environmental property assessment involved a visual site inspection of the parcel which was conducted on Friday, October 27, 1989 by Randolph W. Rakoczynski, P.E., Vice President - Engineering, Waste Resource Associates, Inc.

Personnel from Waste Resource Associates, Inc. (Kathleen M. Knoer, Regulatory Specialist and Blake Long, Engineering Technician) collected soil and groundwater samples from both the 8.95 acre parcel (TOPS Markets) and the 9.84 acre parcel (P.J. Schmitt) on Thursday and Friday, November 2 and 3, 1989.

Property Background Investigation

In an effort to determine what prior activities may have taken place on or near the parcels (TOPS and P.J. Schmitt), several governmental agencies and resource documents were consulted.

TOPS Markets, Inc. provided Waste Resource Associates with a copy of a certified survey dated November 14, 1988 which was prepared by Wallace P. Keller, P.E., L.S. The survey measurements are not to scale, however, a copy of the survey can be found as Exhibit 1. Exhibit 1-A locates the parcels in relation to other areas of the city.

A review of the survey plan indicates that between the years 1966 and 1968, Walter S. Johnson Building Company, Inc. acquired a major portion of both parcels. A portion of the property was deeded to several separate realty companies.

Walter S. Johnson Building Company, Inc. never developed the property in any significant manner. However, the property was previously used as a disposal site for construction and demolition debris. This fact is evidenced by the various mounds of debris present on the site and from sub-surface soil boring information developed by Empire Soils Investigations for P.J. Schmitt. Exhibit 9 illustrates the material encountered during Empire Soils Investigations sub-surface soil boring activities. Although the construction and demolition debris still remains on the property, it is not possible at this point to specifically determine the exact origin of the material. Various contractors made use of the site before any type of disposal and environmental regulations were in effect.

Given the presence of the C & D debris on the two parcels (both on the surface and sub-surface), the Registry of Inactive Hazardous Waste Disposal Sites in New York State was reviewed. Although the two parcels do not appear in the Registry, the parcels

are located in the vicinity of several listed inactive sites as well as being situated across the Interstate 190 from the Cecos hazardous waste facility.

There are three inactive sites to the north of the parcels, two of which are classified as 2a sites. They are: Niagara Recycling on 56th Street (DEC Site Code 932042) and 64th Street-North, North of Pine Avenue (Niagara Falls Blvd.) (DEC Site Code 932085A). A 2a classification was established by the DEC as an administrative tool to address those sites whose significance cannot be determined from existing data. The third site to the northwest of the two parcels is Necco Park on Niagara Falls Blvd. (DEC Site Code 932047). The Necco Park site is a Class 2 site which is defined by the DEC as "significant threat to the public health or environment -- action required."

There are two listed sites to the southwest of the two parcels. They are: Basic Carbon, 64th Street, West of Connecting Road, North of Pine Avenue (Niagara Falls Blvd.) (DEC Site Code 932004), and 64th Street-South, South of Pine Avenue (Niagara Falls Blvd.) (DEC Site Code 932085B). The 64th Street-South site is classified as a 2a site which is defined above. However, the Basic Carbon site is classified as a Code 3 site which is defined by the DEC as a site that "does not present a significant threat to the public health or environment -- action may be deferred."

Documents regarding the five listed sites are included in this report and can be found in Exhibit 2.

In addition to reviewing the Registry of Inactive Hazardous Waste Sites, the Niagara County Environmental Management Council (EMC) was also contacted. Niagara County EMC provided a map of Niagara County which depicts all of the Registry sites in Niagara County (see Exhibit 3).

The Sabre Park mobil home/trailer park is located to the north of the properties in question and is a Federal EPA Superfund site with documented contamination from the disposal of mercury-tainted soils. Much of the area to the north of the TOPS and P.J. Schmitt parcels was originally low-lying land (swamps) which was backfilled by disposing of construction and demolition debris, municipal waste and refuse and quite possibly, various industrial wastes.

Site Inspection

The purpose of the site inspection was to visually examine the two parcels to identify potential situations involving possible environmental liabilities. Photographs of the parcels and the various items of concern noted during the site inspection are provided as Exhibit 10. Photo locations can be found in this report as Exhibit 11.

The two parcels are undeveloped, however, as previously mentioned, there is an excessive amount of debris located on the parcels. As a result of the site inspection, soil and groundwater samples were collected.

A soil/groundwater sampling and analysis program was conducted to determine if any chemical contamination exists on property presently owned by Peter J. Schmitt Co. on Niagara Falls Boulevard near 70th Street and adjacent to property which is owned by TOPS Markets, Inc. There are seven (7) individual soil samples which were obtained on the Peter J. Schmitt parcel and three (3) individual soil samples which were obtained on the TOPS parcel. The soil sampling locations are presented in the map provided as Exhibit 4 to this report. The map also shows the location of three monitoring wells, two of which are located on the TOPS parcel and a third that is on the Peter J. Schmitt parcel, from which groundwater samples were obtained and tested. The groundwater sampling locations are also presented in the map provided as Exhibit 4. The analytical results provided by Advanced Environmental Services, Inc. are found in Exhibit 8.

The following are the tests that were conducted on the soil samples;

* Extraction Procedure (EP) Toxicity (a determination of the soluble contamination level of the following metals which

if present in sufficient amounts can designate a waste as "hazardous")

- Arsenic
- Barium
- Cadmium
- Chromium
- Lead
- Mercury
- Selenium
- Silver

* pH (a measurement of the relative acidity or alkalinity of a material)
* Phenol (a ubiquitous organic compound which appears in varying levels in a wide variety of industrial materials such as paint stripping solutions, binder in brake lining materials, various plastic-type resin materials and industrial cleaning solutions)

* Extractable Organic Halides [EOX] (a procedure to determine the amount of a generic class of chemicals, namely chlorinated hydrocarbons which may be present in a sample of solids)

The following are the tests that were conducted on the groundwater samples;

* pH

* Phenol

* Total Organic Carbon [TOC] (a measurement of the amount of soluble hydrocarbon contamination in aqueous or groundwater samples)

* Total Organic Halide [TOX] (a measurement of the amount of chlorinated hydrocarbon contamination in aqueous or groundwater samples)

The results of the analysis performed on soil samples is as follows;

* pH

Exhibit 5 is a map of the soil sample locations and the pH value which was determined for each soil sample. The pH levels varied from a minimum pH = 7.0 to a maximum pH = 8.0. A pH = 7.0 is considered neutral and the pH levels recorded are not conclusively indicative of any problems.

* Phenols

Exhibit 6 is a map of the soil sample locations and the phenol level which was determined for each soil sample. The phenol levels which were recorded in excess of the limit of detection of the test procedure (0.5 ppm) were only slightly above that limit of detection and are not indicative of any problems.

* Extractable Organic Halide (EOX)

Exhibit 7 is a map of the soil sample locations and the EOX level which was determined for each soil sample. The EOX levels which were recorded are all well in excess of the limit of detection of the test procedure (1.0 ppm). The levels are greater than what would be considered acceptable background levels and are indicative of some form of chlorinated hydrocarbon contamination on the property.

* Extraction Procedure (EP Toxicity)

The only metals detected were barium, cadmium and selenium on the Tops parcel and cadmium and selenium on the Peter J. Schmitt parcel. All values recorded are only somewhat in excess of the limit of detection for that procedure and are not necessarily indicative of any contamination problem.

The results of the testing of groundwater samples showed the following;

* pH

Exhibit 5 is a map of the groundwater sample locations and the pH value for each well sample. A much wider variance in pH values (pH = 6.8-9.2) was recognized in the groundwater samples than in the surface soil sampling. This wider variance may be an indicator of possible sub-surface contamination problems.

* Phenols

Exhibit 6 is a map of the groundwater sampling locations and the phenol level which was determined for each groundwater sample. Phenols were present in amounts only slightly in excess of the limit of detection for the test procedure and did not lead to any conclusive indication of sub-surface contamination.

* Total Organic Carbon (TOC)

There was a substantial variance in the TOC levels recorded with the highest value found in the groundwater monitoring well on the Peter J. Schmitt parcel. The levels which were found however are not necessarily concentrations which are completely and conclusively indicative of sub-surface contamination.

* Total Organic Halide (TOX)

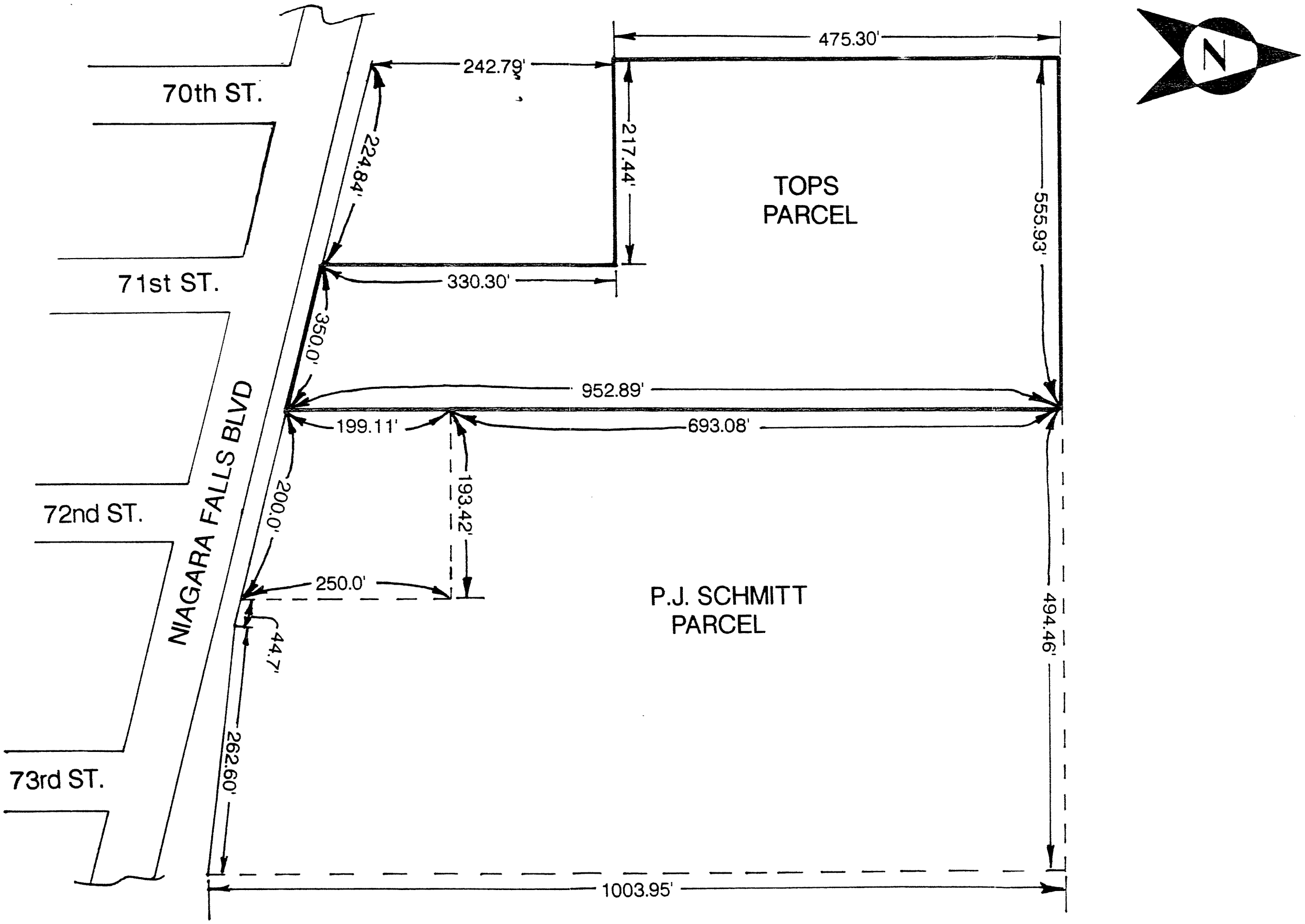
Exhibit 7 is a map of the groundwater sample locations and the TOX level which was determined for each groundwater sample. The levels of TOX recorded in each of the monitoring wells are substantially above what would be considered a normal background level. The TOX levels reported are indicative of some degree of sub-surface contamination due to chlorinated hydrocarbons.

Recommendations

If TOPS is intent on acquiring the P.J. Schmitt parcel and developing the properties at that location, it is imperative that further sub-surface soil sampling and analytical testing be conducted to more accurately define the extent of contamination on the property. Once the sub-surface information is developed, an assessment can be made relative to the scope and costs of whatever remedial actions may be required in order to develop the parcels.

Exhibit 1

EXHIBIT 1


N
70th ST.
71st ST.
72nd ST.
73rd ST.
NIAGARA FALLS BLVD
242.79'
475.30'
224.84'
217.44'
555.93'
TOPS
PARCEL
330.30'
350.0'
952.89'
199.11'
693.08'
200.0'
193.42'
250.0'
44.7'
262.60'
P.J. SCHMITT
PARCEL
494.46'
1003.95'

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2a REGION: 9 SITE CODE: 932085B
EPA ID:

NAME OF SITE : 64th Street - South
STREET ADDRESS: South of Pine Ave.
TOWN/CITY: COUNTY: ZIP:
Niagara Falls Niagara

SITE TYPE: Open Dump- Structure- Lagoon- Landfill- Treatment Pond-X
ESTIMATED SIZE: 10 Acres

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER NAME....: Joe Russo
CURRENT OWNER ADDRESS.: 750 Chevy Pl, Niagara Falls, NY
OWNER(S) DURING USE...: Unknown
OPERATOR DURING USE...: ** Multi - Site Operators **
OPERATOR ADDRESS.....: * * * * *
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1940's To 1950's

SITE DESCRIPTION:
This area includes 10 acres on the south of Pine Ave. Prior to landfilling, this area was farmland. The City of Niagara Falls operated a municipal landfill on this site during the 1940's and 1950's and possibily the 1960's. Domestic and commercial wastes are suspected to be the principal wastes, although the disposal of industrial wastes is a possibility. During 1985, EPA conducted a boring/sampling program at the site. Results indicate the presence of polyaromatic hydrocarbons and pthalates ranging in concentration from trace to 61 ppm. Pesticides were also found at concentrations ranging from trace to 0.33 ppm. State Superfund Phase I investigation is underway.

HAZARDOUS WASTE DISPOSED: TYPE	Confirmed-	Suspected-X QUANTITY (units)
Unknown		

ALYTICAL DATA AVAILABLE:
ir- Surface Water- Groundwater- Soil-X Sediment-

TRAVENTION OF STANDARDS:
undwater- Drinking Water- Surface Water- Air-

GAL ACTION:

TYPE..: State- Federal-
TATUS: Negotiation in Progress- Order Signed-

EMEDIAL ACTION:

roposed- Under design- In Progress- Completed-
ATURE OF ACTION:

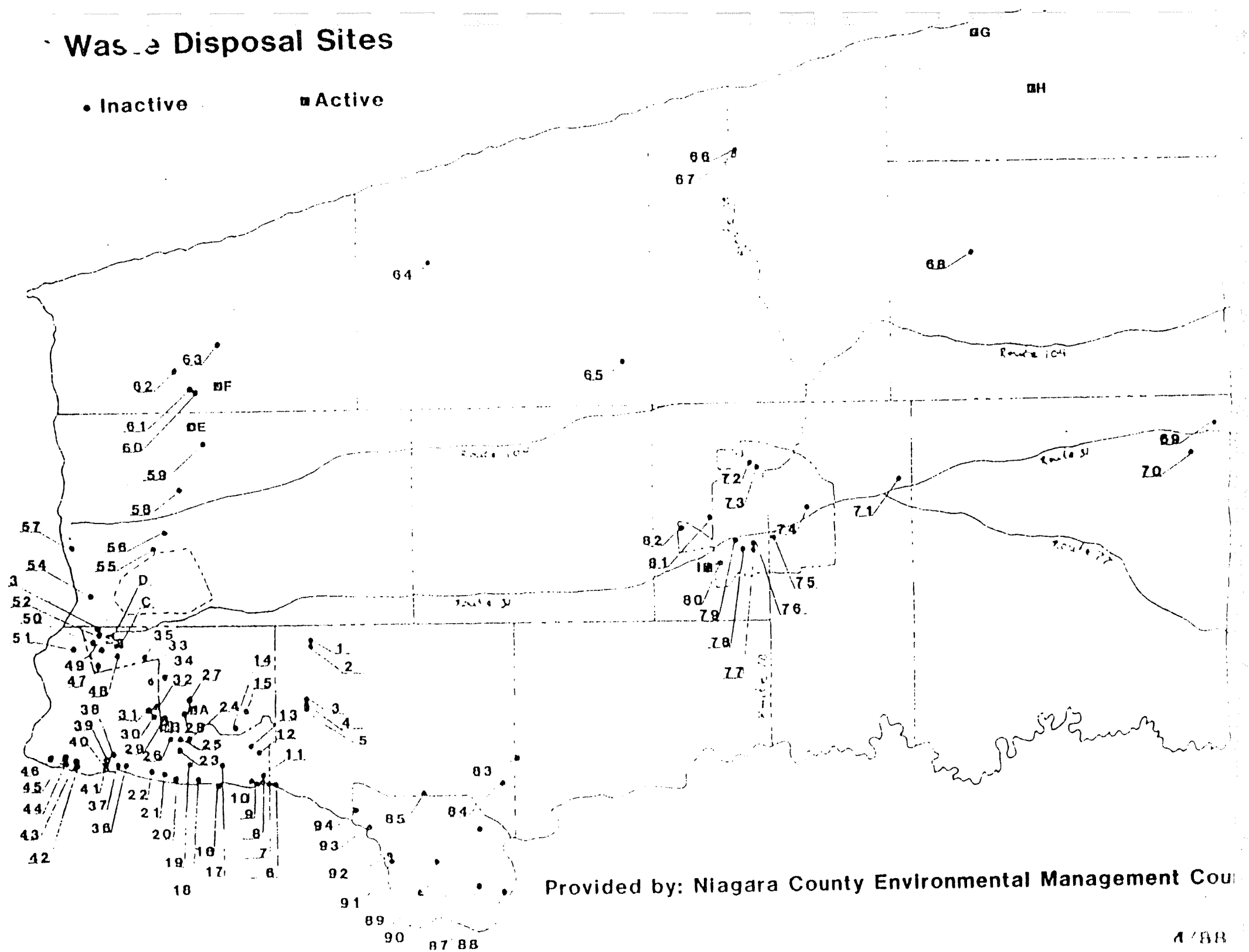
EOTECHNICAL INFORMATION:
OIL TYPE: Top Soil over sand and clay strata
GROUNDWATER DEPTH: 6'

SSESSMENT OF ENVIRONMENTAL PROBLEMS:

ecent soils investigation indicate the possibility of environmental roblems at the site. More investigation is required to determine the mpact of the contaminated soils found at the site and the environmental roblems.

SSESSMENT OF HEALTH PROBLEMS:

Exhibit 3


Waste Disposal Sites
• Inactive
■ Active
Provided by: Niagara County Environmental Management Cou

NIAGARA COUNTY
WASTE DISPOSAL SITES
LISTING

SC	SITE NAME	RATING	DEC CODE	STATUS
1	Lockport Road	2a	932191	inactive
2	Walmore Road	2a	932004	inactive
3	Niagara Frontier Transp. Auth.	2a	932090	inactive
4	Carborundum-Abrasive Div.	4	932007	inactive
5	Bell Aerospace - Textron	2a	932051	inactive
6	Lynch Park	2a	932006	inactive
7	Niagara River Site (Beldon Site)	2	932055	inactive
8	102nd Street Landfill (Olin)	2	932031	inactive
9	Hooker 102nd Street Landfill	2	932022	inactive-NPL
10	Griffin Park	2a	932091	inactive
11	Love Canal	2	932021	inactive-NPL
12	97th Street Methodist Church	2a	932084	inactive
13	93rd Street School	2	932078	inactive
14	Charles Gibson Site	2	932067	inactive
15	Dibacco Site - Old Creek Bed #1	2a	932056a	inactive
16	Cayuga Island	3	932008	inactive
17	LaSalle Expressway	2a	932067	inactive (nothing found along it)
18	Rodeway Inn/LaSalle Yacht Club	3	932085	inactive
19	St. Mary's Bishop Duffy School	2a	932087	inactive
20	Power Authority Road Site	2a	932091	delisted 12/87 (Did not exist)
21	Buffalo Avenue	2a	932086	inactive
22	Hooker Plant-"S" Area	2	932019a	inactive-NPL
22	Hooker Plant-"D" Area	2	932019b	inactive
22	Hooker Plant-"E" Area	2	932019c	inactive
22	Hooker Plant-"V-80" Area	2	932019d	inactive
22	Hooker Plant-"V-86" Area	2	932019e	inactive
22	Hooker Plant-"V-64" Area	2	932019f	inactive
22	Hooker Plant-"U" Area	2	932019g	inactive
22	Hooker Plant-"W-107" Area	2	932019h	inactive
22	Hooker Plant-"N" Area	2	932019i	inactive
23	64th Street - South	2a	932085	inactive
24	64th Street - North			
25	Basic Carbon	2a	932004	inactive
26	Great Lakes Carbon	2a	932016	inactive
27	Dibacco Site - Old Creek Bed #2	2a	932056d	inactive
28	Niagara Recycling	2a	932042	inactive
29	Necco Park	2	932047	inactive
30	Airco Speer Carbon-Graphite	2a	932002	inactive

31	Frontier Bronze	2a	932015	inactive
32	Reichhold-Varcum Chemical Division	2a	932040	inactive
33	New Road	2a	932081	inactive
34	Forest Glen Subdivision	2a	932097	inactive
35	Town of Niagara	4	932089	inactive
36	DuPont Plant - Hyde Park Blvd.	2a	932013e	inactive
36	DuPont Plant	2a	932013a	inactive
36	DuPont Plant - Site 301	2a	932013b	inactive
36	DuPont Plant - Site 107	2a	932013c	inactive
36	DuPont Plant - South Boundry	2a	932013d	inactive
36	DuPont Plant - Site 310	2a	932013f	inactive
36	DuPont Plant Site	2a	932013g	inactive
37	Solvent Savers	2a	932096	inactive
38	Olin Corp. Industrial Welding	2	932050	inactive
39	Olin Corp. Parking Lot	3	932051a	inactive-rating changed 12/87
40	Olin Corp. Plant Site	2	932051b	inactive
40	Olin Corp. Mercury Pond	2a	932038	inactive
40	Olin Corp. Disposal Well	3	932037	inactive
41	Robert Moses Parkway	2a	932057	inactive
42	Carborundum Corp. south of bldg 39	2a	932048a	delisted 12/87
43	Carborundum Corp. bldg 82,30,32	2a	932048b	inactive
44	Adams Generating Plant	2a	932079	inactive
45	Silbergeld Junkyard	2a	932093	inactive
46	Hydraulic Canal	2a	932082	inactive
47	Carborundum Company,Globar	2a	932035	inactive
48	Union Carbide Corp.,Carbon Prod.Div	2a	932035	inactive
49	Saw Alley	4	932001	inactive
50	Witmer Road Site	2a	932027	inactive
51	Chisholm Ryder	2a	932009	inactive
52	TAM Ceramics,Inc.	2a	932028	inactive
53	Hooker - Hyde Park Landfill	2	932021	inactive-NPL
54	Stauffer Chemical-PASNY Site	2a	932057	inactive
55	Reservoir Site			(Not listed yet)
56	Stauffer Chemical-N. of Love Canal	2a	932034	inactive
57	Stauffer Chemical-Art Park Site	2a	932049	inactive
58	Modern Disposal Services,Inc.	4	932025	inactive
59	Town of Lewiston	2a	932076	inactive
60	U.S. Airforce Plant 6B	4	932061b	inactive
61	U.S. Airforce Plant 6B	2a	932061a	inactive
62	J.T.Salvage	2a	932074	inactive

83	Bell Aerospace Textron-Airforce #38	2a	932005	inactive	
84	Allied Chemical-Elberta Works	2a	932003	inactive	
85	Wilson-Cambria-Newfane SLF	2a	932009	inactive	
86	Noury Chemicals	2a	932004	inactive	
87	Noury Chemicals	2a	932030c	inactive	
88	Town of Hartland	2a	932075	delisted 12/87	
89	FMC Corporation-Plant Site	2a	932014	inactive	
70	Town of Royalton	2a	932092	inactive	
71	Town of Lockport	2a	932077	inactive	
72	VanDeMark Chemical Company,Inc.	2a	932039	inactive	
73	Norton Labs	2a	932029	inactive	
74	Dussault Foundry	2a	932012	inactive	
75	Lockport NYSEG Substation	2a	932093	inactive	
76	Diversified Manufacturing	3	932011	inactive	
77	Diamond Shamrock	2a	932071	inactive	
78	Guterl Specialty Steel Corp.	2a	932032	inactive	
79	Niagara Materials Company	3	932073	inactive	
80	Niagara Co.Refuse Disp. Dist.	3	932024	inactive	
81	Lockport City Landfill	2	932010	inactive	
82	Harrison Radiator Division,GMC	2a	932017	inactive	
83	Frontier Chemical-Pendleton	2a	932043	inactive	
84	Harvey Newman & Son	2a	932062	inactive	(removed from list)
85	Niagara Sanitation Company	2a	932054	inactive	
86	Wurlitzer	2a	932041	inactive	
87	Holiday Park	2a	932033	inactive	
88	Botanical Gardens	2a	932068	inactive	
89	Triangle Park Site				(not listed: presume to be LaSalle Site)
90	Durez Div.-Occidental Chemical Corp	2	932018	inactive	
91	Roblin Steel	2a	932059	inactive	
92	Buffalo Pumps Div-Buffalo Forge Co.	2a	932044	inactive	
93	Gratwick-Riverside Park	2a	932060	inactive	
94	Niagara Co.Refuse Disp.-Wheatfield	2	932026	inactive-NPL	
	National Grinding Wheel	4	932066	delisted-12/87	(dug up and removed)
	Niagara Falls Storage Site	2a	932031	delisted	
	Lockport Air Force Base	2a	932064	delisted	
	Mt. St. Mary's Hospital	4	932065	delisted	
	Alcliff Landscaping	2a	932070	delisted	
	Flintkote Company	3	932072	delisted	
	Whirlpool Site	2a	932088	delisted	
	Ross Steel Company,Inc.	2a	932058	delisted	

A	CECOS/NEWCO/Niagara Recycling	active
B	CECOS	active
C	Airco Speer Carbon Graphite	active
D	SKW Alloy	active
E	Modern Landfill	active
F	SCA Chemical Services	active
G	NYSEG Somerset Plant	active
H	Southland Frozen Foods,Inc.	closed
I	Niagara County	active

NPL-National Priorites List

Exhibit 4

Exhibit 1-A

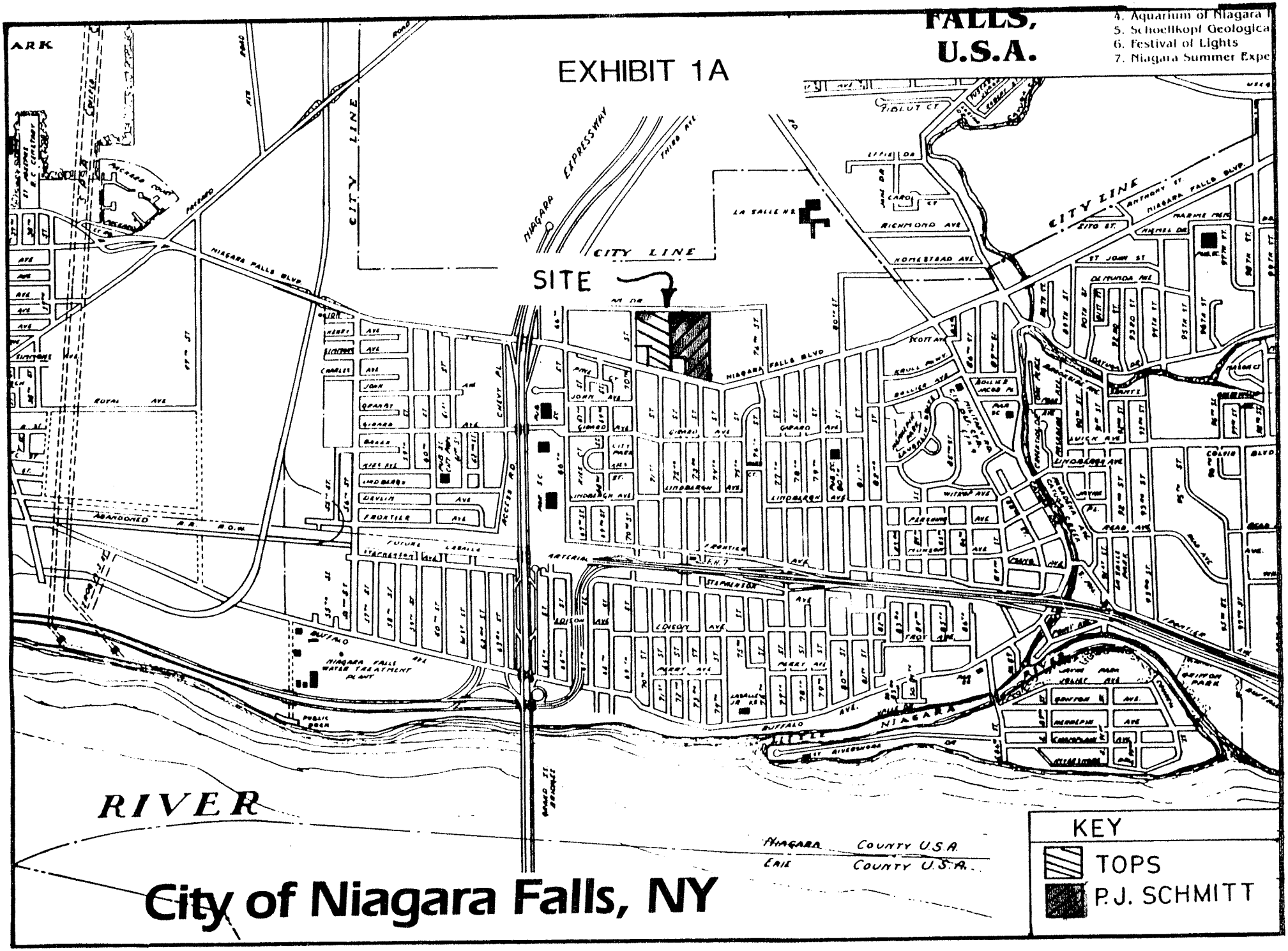


EXHIBIT 1A
FALLS,
U.S.A.
4. Aquarium of Niagara
5. Schoellkopf Geological
6. Festival of Lights
7. Niagara Summer Expe
SITE
CITY LINE
NIAGARA EXPRESSWAY
THIRD AVE
NIAGARA FALLS BLVD
ABANDONED R.R. R.O.W.
FUTURE LASALLE EXPRESSWAY
ARTERIAL
NIAGARA RIVER
Niagara County U.S.A.
Erie County U.S.A.
KEY
TOPS
P.J. SCHMITT
City of Niagara Falls, NY

Exhibit 2

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2a REGION: 9 SITE CODE: 932042
EPA ID: NYD071467633

NAME OF SITE : Niagara Recycling
STREET ADDRESS: 56th Street
TOWN/CITY: COUNTY: ZIP:
Niagara Falls Niagara

SITE TYPE: Open Dump- Structure- Lagoon- Landfill-X Treatment Pond-
ESTIMATED SIZE: 10 Acres

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER NAME.....: CECOS International
CURRENT OWNER ADDRESS..: 2321 Kenmore Avenue, Kenmore, NY
OWNER(S) DURING USE...: Newco Waste Systems & Niagara Recyc.
OPERATOR DURING USE...:
OPERATOR ADDRESS.....:
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From unknown To unknown

SITE DESCRIPTION:
Active S. L. F. with a Part 360 permit. Currently receives non-toxic & municipal wastes. There have been a number of groundwater monitoring wells installed.

HAZARDOUS WASTE DISPOSED: TYPE	Confirmed-X	Suspected- QUANTITY (units)
Chlorinated Hydrocarbons		Unknown

ANALYTICAL DATA AVAILABLE:
Air- Surface Water- Groundwater-X Soil- Sediment-

CONTRAVENTION OF STANDARDS:
Groundwater- Drinking Water- Surface Water- Air-

LEGAL ACTION:

TYPE...: Consent Order State- X Federal-
STATUS: Negotiation in Progress- X Order Signed-

REMEDIAL ACTION:

Proposed- Under design- In Progress- Completed-
NATURE OF ACTION: None

GEOTECHNICAL INFORMATION:
SOIL TYPE:
GROUNDWATER DEPTH: Not known

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Recommend continued monitoring for chlorinated hydrocarbons in the groundwater from industrial wastes which may have been disposed here prior to permit. Permit issued by City of Niagara Falls for discharge of sanitary leachate to city sewer requires monitoring of leachate quality.

ASSESSMENT OF HEALTH PROBLEMS:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2a REGION: 9 SITE CODE: 932085A
EPA ID:

NAME OF SITE : 64th Street - North
STREET ADDRESS: North of Pine Ave.
TOWN/CITY: COUNTY: ZIP:
Niagara Falls Niagara

SITE TYPE: Open Dump- Structure-X Lagoon- Landfill- Treatment Pond-
ESTIMATED SIZE: 20 Acres

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER NAME....: ** Multi - Owner Site **
CURRENT OWNER ADDRESS.: * * * * *
OWNER(S) DURING USE...: Unknown
OPERATOR DURING USE...: City of Niagara Falls
OPERATOR ADDRESS.....: City Bldg. 745 Main Street, Niagara Falls,
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1940's To 1950's

SITE DESCRIPTION:
This site is 20 Acres on the north side of Pine Ave. Prior to land-filling, this area was farmland. The City of Niagara Falls operated a municipal landfill on this site during the 1940's and 1950's and possibly the 1960's. Domestic and commercial refuse are suspected to be the principal wastes, although the disposal of industrial wastes is a possibility. A Phase I investigation has been completed at this site. NUS Corp., EPA's contractor, conducted a site soil investigation in 1985. Varying amounts of polynuclear aromatic hydrocarbons (PNA's), BHC, and PCB's were detected. Concentrations of a number of inorganic compounds (mercury, lead, and zinc) were in excess of that normally found in soil.

HAZARDOUS WASTE DISPOSED: TYPE	Confirmed-	Suspected-X QUANTITY (units)
Unknown		

ALYTICAL DATA AVAILABLE:
Air- Surface Water- Groundwater- Soil-X Sediment-

TRAVENTION OF STANDARDS:
undwater- Drinking Water- Surface Water- Air-

GAL ACTION:

TYPE..: State- Federal-
TATUS: Negotiation in Progress- Order Signed-

REMEDIAL ACTION:

roposed- Under design- In Progress- Completed-
NATURE OF ACTION:

EOTECHNICAL INFORMATION:
SOIL TYPE: Unknown
GROUNDWATER DEPTH: Unknown

SSESSMENT OF ENVIRONMENTAL PROBLEMS:

ampling of soils has shown that possible problems may exists at this ite. Additional information is needed to assess the extent of environmental problems at this site.

SSESSMENT OF HEALTH PROBLEMS:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2 REGION: 9 SITE CODE: 932047
EPA ID: NYD980532162

NAME OF SITE : Necco Park
STREET ADDRESS: Niagara Falls Boulevard
TOWN/CITY: COUNTY: ZIP:
Niagara & Niagara Falls Niagara 14302

SITE TYPE: Open Dump- Structure- Lagoon- Landfill- Treatment Pond-
ESTIMATED SIZE: 25 Acres

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER NAME....: E.I. duPont de Nemours & Co.
CURRENT OWNER ADDRESS.: Buffalo Ave., Niagara Falls, NY
OWNER(S) DURING USE...: 4 different operators
OPERATOR DURING USE...: ** Multi - Site Operators **
OPERATOR ADDRESS.....: * * * * *
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1930's To 1977

SITE DESCRIPTION:
Necco Park is bounded on 3 sides by CECOS International. The site was closed in 1977, and a clay cap was installed. Hydrogeological investigations of the site have been conducted by DuPont. These investigations revealed significant contamination of the groundwater adjacent to the site with volatile chlorinated organics as well as inorganics. Following a trial pump test in early 1982, DuPont commenced a continuous program of pumping groundwater from 2 wells adjacent to the disposal site to establish a hydraulic barrier to contaminant migration. The pumped groundwater has been treated at CECOS International. DuPont initiated further investigation of the site in the summer of 1983 to determine the areal and vertical extent of non-aqueous phase liquid that was detected in wells adjacent to the site. This investigation was completed in Feb. 1984 with the installation of 35 wells cased at different elevations in bedrock. In addition to this study, a supplementary field investigation was completed in September 1984 in order to better define the extent of Necco Park plume. In mid-summer of 1984, the clay cap was reworked; existing low spots in the eastern end of the site were regraded to provide better site drainage. EPA issued an administrative order against DuPont in May 85 for further off-site investigation of the site. Negotiations between EPA and DuPont have continued since that time. DuPont has proceeded with additional off-site investigations on their own. As a source control measure, DuPont has started installing a grout curtain down to 80' into the bedrock. Work may be completed in 1989.

HAZARDOUS WASTE DISPOSED: TYPE	Confirmed-X	Suspected- QUANTITY (units)
Brine sludge, barium salts		93,000 tons +
Chlorinated compounds (chlorobutanes, chloroethylenes), methanol, toluene, acetates, rubble, other chemicals		
Chloroethanes		

NALYTICAL DATA AVAILABLE:
Air- Surface Water- Groundwater-X Soil- Sediment-

`TRAVENTION OF STANDARDS:
Groundwater-X Drinking Water- Surface Water- Air-

EGAL ACTION:

TYPE..: Administrative order State- Federal- X
TATUS: Negotiation in Progress- X Order Signed-

REMEDIAL ACTION:

roposed- Under design- In Progress-X Completed-
NATURE OF ACTION: GW pumping to estab.hydraulic bar.treat.of same

EOTECHNICAL INFORMATION:
OIL TYPE: Clay till
GROUNDWATER DEPTH: About 15'

SSESSMENT OF ENVIRONMENTAL PROBLEMS:

ontaminated groundwater has migrated from this site. Non-aqueous hase liquid has been detected in wells adjacent to the site. A remedial program underway to control migration may have to be supplemented by other measures. Completion of the ongoing investigation is ecessary to determine need for additional measures.

ASSESSMENT OF HEALTH PROBLEMS:

he site, which is fenced, does not pose a significant threat to human health via air and soil exposure pathways. However, there is n extensive groundwater plume. If the plume intersects the Niagara iver, bioaccumulation in fish will be a potential pathway for human exposure.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

LASSIFICATION CODE: 3 REGION: 9 SITE CODE: 932004
EPA ID: NYD000514554

NAME OF SITE : Basic Carbon
STREET ADDRESS: 64th St., West of Connecting Rd North of Pine Av
TOWN/CITY: COUNTY: ZIP:
Niagara Falls Niagara

SITE TYPE: Open Dump-X Structure- Lagoon- Landfill- Treatment Pond-
ESTIMATED SIZE: -1 Acres

SITE OWNER/OPERATOR INFORMATION:
CURRENT OWNER NAME....: George Salerno
CURRENT OWNER ADDRESS.: 1100 Connecting Rd., Niagara Falls,, NY
OWNER(S) DURING USE...: Basic Carbon Company
OPERATOR DURING USE...:
OPERATOR ADDRESS.....:
PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1951 To 1960

SITE DESCRIPTION:
Wastes generated by Basic Carbon included graphite, 30% coal tar pitch, carbon and refuse. This site is now used as a storage site for antique automobiles and heavy equipment. The U.S. Geological Survey sampled this site in July 1982 and May 1983, taking 2 soil borings. Analysis of the soil samples detected 13 of the organic priority pollutants, and 7 non-priority pollutant organics. Only one compound was high enough to be found above the detection limit. A Phase I investigation was completed in Sept. 1983. A site inspection with sampling was completed by NUS Corp. for US EPA in June 1985. The presence of polynuclear aromatic hydrocarbons (PNA's) was confirmed. Low levels of purgeable organics, pesticides, and PCB's were also detected. Concentrations of cadmium, chromium, lead and mercury in one soil sample exceeded the natural soil levels.

HAZARDOUS WASTE DISPOSED: TYPE	Confirmed-X	Suspected- QUANTITY (units)
Coal Tar Pitch		Unknown
Carbon		
Graphite		

ANALYTICAL DATA AVAILABLE:
Air- Surface Water- Groundwater- Soil-X Sediment-

CONTRAVENTION OF STANDARDS:
Groundwater- Drinking Water- Surface Water- Air-

LEGAL ACTION:

TYPE..: none State- Federal-
STATUS: Negotiation in Progress- Order Signed-

REMEDIAL ACTION:

Proposed- Under design- In Progress- Completed-
NATURE OF ACTION: None

GEOTECHNICAL INFORMATION:
SOIL TYPE: Topsoil underlain by clay
GROUNDWATER DEPTH: unknown

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Inadequate information to assess problems.

ASSESSMENT OF HEALTH PROBLEMS:

Exhibit 4

P.J. Schmitt Parcel

7-D
7-H

7-C

7-B

7-A

7-E

7-F

7-G

WELL-3

Rosa's

73rd St.

72nd St.

Niagara Falls Blvd.

N

Tops Parcel

3-A

WELL-2

3-C

3-B

WELL-1

71st St.

70th St.

SOIL SAMPLE AND GROUNDWATER LOCATIONS

SCALE: none	APPROVED BY:	DRAWN BY T.Bennett
DATE: 11/28/89		REVISED

Environmental Property Assessment

Tops Markets	DRAWING NUMBER 1

11 X 17 PRINTED ON ISO. 1600H CLEARPRINT ®

Exhibit 5

Exhibit 5

P.J. Schmitt Parcel

7.8
7.7

7.4

7.4

7.4

7.0

7.3

7.6

8.0

Rosa's

Tops Parcel

7.6

6.8

7.0

8.0

9.2

Niagara Falls Blvd.

73rd St.

72nd St.

71st St.

70th St.

N

pH VALUES FOR SAMPLES

SCALE: none	APPROVED BY:	DRAWN BY T.Bennett
DATE: 11/28/89		REVISED

Environmental Property Assessment

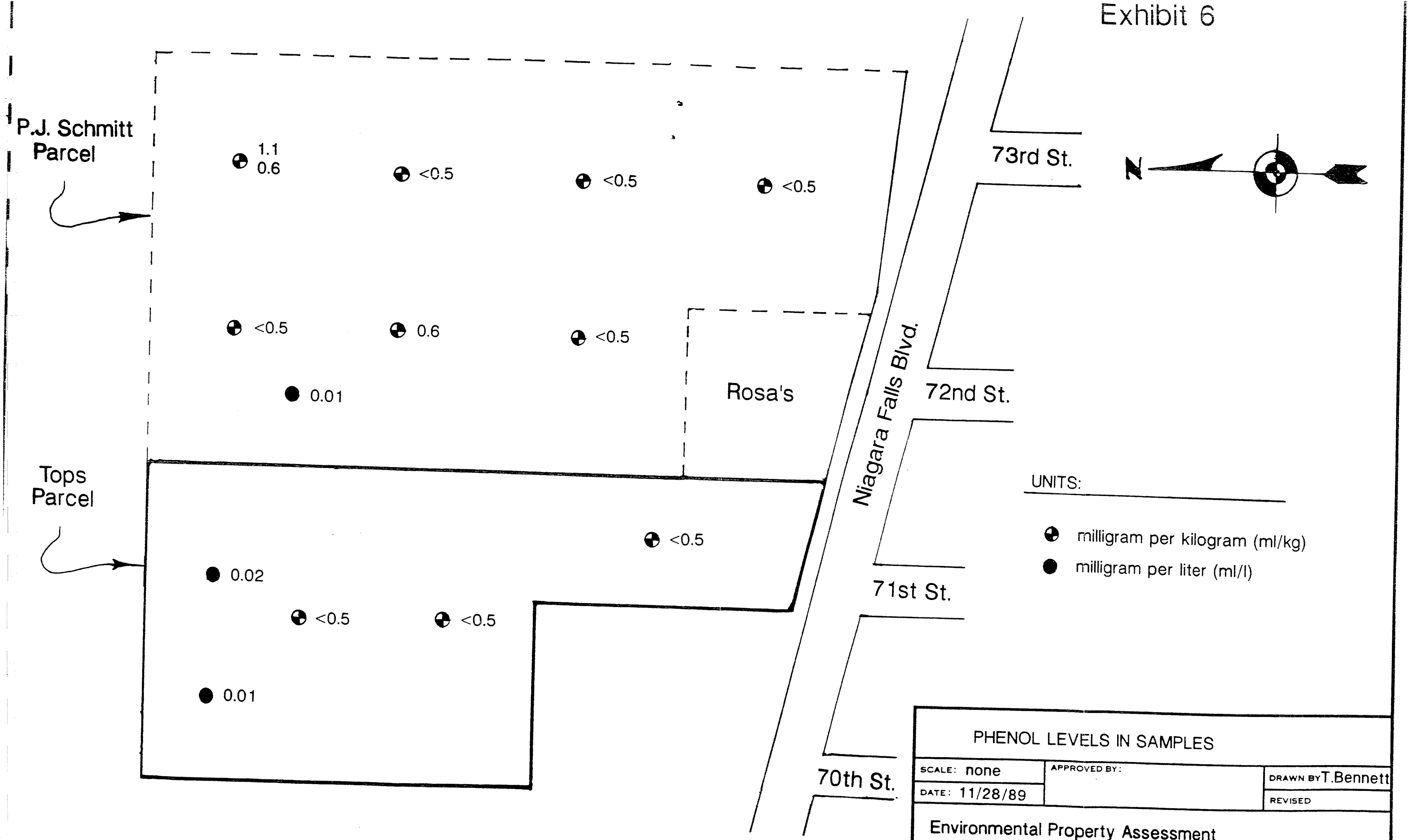
Tops Markets

DRAWING NUMBER 2

11 X 17 PRINTED ON ISO. 1600H CLEARPRINT ●

Exhibit 6

Exhibit 6



UNITS:

- milligram per kilogram (ml/kg)
- milligram per liter (ml/l)

PHENOL LEVELS IN SAMPLES

SCALE: none	APPROVED BY:	DRAWN BY T.Bennett
DATE: 11/28/89		REVISED

Environmental Property Assessment

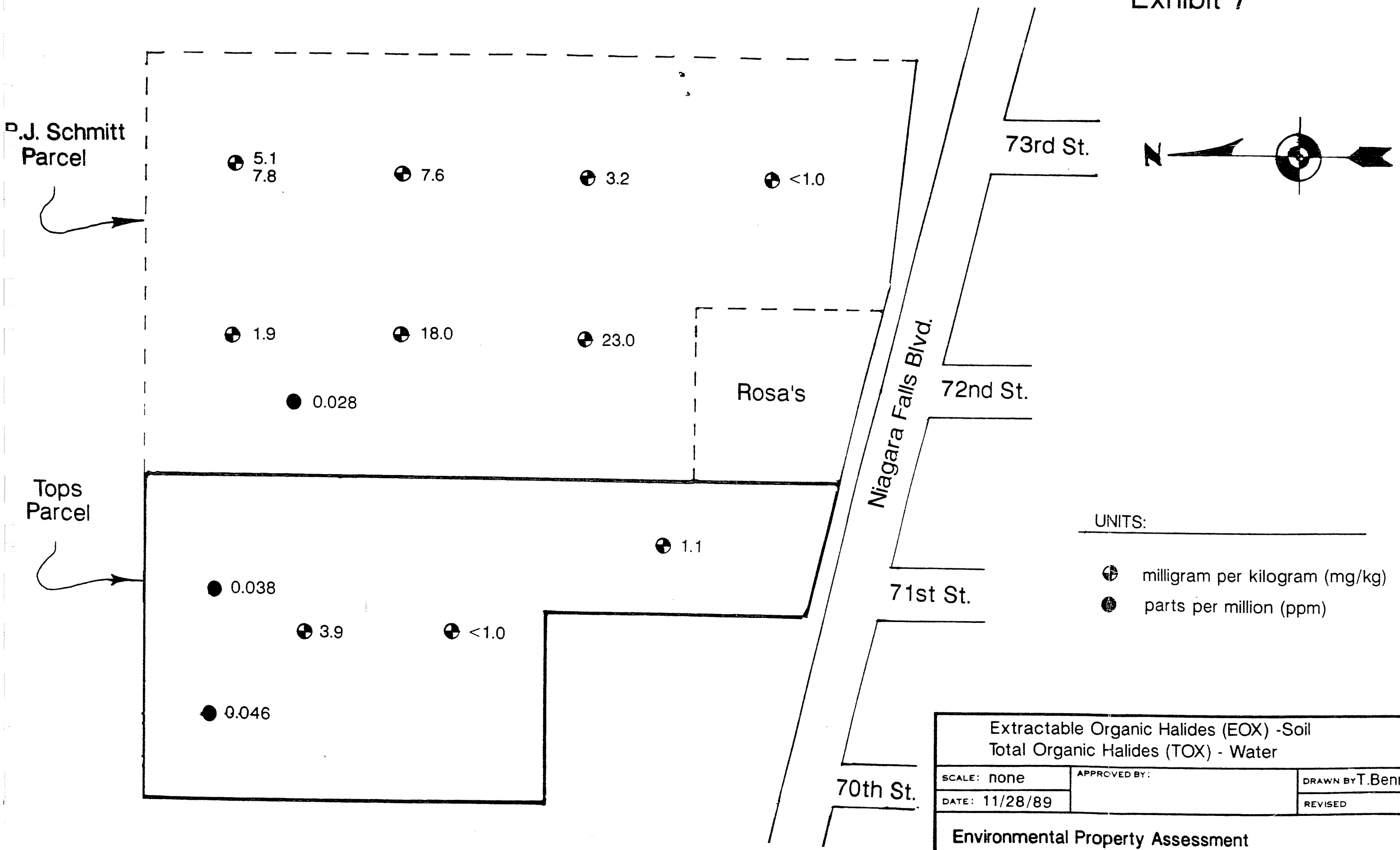
Tops Markets

DRAWING NUMBER 3

11 X 17 PRINTED ON ISO. 1600H CLEARPRINT ●

Exhibit 7

Exhibit 7



Extractable Organic Halides (EOX) -Soil
Total Organic Halides (TOX) - Water

SCALE: none	APPROVED BY:	DRAWN BY T.Bennett
DATE: 11/28/89		REVISED

Environmental Property Assessment

Tops Markets | DRAWING NUMBER 4

11 X 17 PRINTED ON NO. 1600H CLEARPRINT ®

Exhibit 8

ADVANCED
ENVIRONMENTAL SERVICES INC.

T.A.B - N.F. & 70-73

Report Prepared For

WASTE RESOURCE ASSOCIATES

Catherine Mocniak
Project Manager

Paul T. McMahon
Technical Evaluation

November 20, 1989
AES Report ELG

COMMITMENT
TO
HONESTY - QUALITY - SERVICE

EXTRACTION PROCEDURE (E.P.) TOXICITY - METALS
ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: Metals
Client: WRA A.E.S. Job Code ELG

(All results are in mg/l)

Analysis	Method No.	Ref No.	Allowable Conc. (mg/l)	Quant. Limits	Analysis Date	A.E.S. Lab No.- 13756 Sample ID - 1-3 COMP 11/02/89	13757 1-7 COMP 11/02/89
Arsenic	7060	5	5.0	0.005	11/09/89	BQL *	BQL
Barium	7080	5	100.0	1.00	11/10/89	1.16	BQL
Cadmium	7130	5	1.0	0.04	11/09/89	0.05	0.05
Chromium	7190	5	5.0	0.50	11/09/89	BQL	BQL
Lead	7420	5	5.0	1.00	11/09/89	BQL	BQL
Mercury	7471	5	0.2	0.001	11/15/89	BQL	BQL
Selenium	7740	5	1.0	0.005	11/09/89	0.005	0.009
Silver	7760	5	5.0	0.10	11/09/89	BQL	BQL

Michael J. Simpson
Inorganic Supervisor

* Below Quantifiable Limits

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: INORGANICS

Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits					
			AES Lab No. -	13742	13743	13744	13745
				3-A	3-B	3-C	7-A
			Sample ID -	GRAB	GRAB	GRAB	GRAB
			Sample Date-	11/02/89	11/02/89	11/02/89	11/02/89
pH (Standard Units)	9045	0.01		7.6	8.0	7.0	7.4
Phenols (mg/kg)	9066	0.5		BQL *	BQL	BQL	BQL

* Below Quantifiable Limits

Michael J. Simpson
Inorganic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: INORGANICS

Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No. - / Sample ID - / Sample Date-	13746 7-B GRAB 11/02/89	13747 7-C GRAB 11/02/89	13748 7-D GRAB 11/02/89	13749 7-E GRAB 11/02/89
pH (Standard Units)	9045	0.01		7.4	7.4	7.8	7.0
Phenols (mg/kg)	9066	0.5		BQL *	BQL	1.1	BQL

* Below Quantifiable Limits

Michael J. Simpson
Inorganic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: INORGANICS

Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits				
			AES Lab No. -	13750	13751	13752
			Sample ID -	7-F GRAB	7-G GRAB	7-H GRAB
			Sample Date-	11/02/89	11/02/89	11/02/89
pH (Standard Units)	9045	0.01		7.3	7.6	7.7
Phenols (mg/kg)	9066	0.5		0.6	BQL *	0.6

* Below Quantifiable Limits

Michael J. Simpson
Inorganic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: INORGANICS

Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No. -	13753	13754	13755
			Sample ID -	WELL - 1 GRAB	WELL - 2 GRAB	WELL - 3 GRAB
			Sample Date-	11/03/89	11/03/89	11/03/89
pH (Standard Units)	423	0.01		9.2	6.8	8.0
Phenols (mg/l)	420.2	0.005		0.011	0.019	0.009
Total Organic Carbon (mg/l)	505B	1.0		27	19	88

Michael J. Simpson
Inorganic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: TOTAL ORGANIC HALIDES (TOX)

Units of Measure: Micrograms/Liter or ppb
Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID -	13753 GRAB WELL 1	13754 GRAB WELL 2	13755 GRAB WELL 3
			Sample Date-	11-03-89	11-03-89	11-03-89
Total Organic Halides	SW 846 9020	10.0		46.1	37.6	27.5

Wayne J. Juda
Organic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	13742	13743	13744
			Sample ID -	3-A GRAB	3-B GRAB	3-C GRAB
			Sample Date-	11/02/89	11/02/89	11/02/89
OX	DOR 4-40	1.00		1.06	BQL *	3.94

* Below Quantifiable Limits

Wayne J. Juda
Organic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	13745	13746	13747
			Sample ID -	7-A GRAB	7-B GRAB	7-C GRAB
			Sample Date-	11/02/89	11/02/89	11/02/89
TOX	DOR 4-40	1.00		BQL *	3.24	7.59

* Below Quantifiable Limits

Wayne J. Juda
Organic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.- / Sample ID - / Sample Date-	13748 7-D GRAB 11/02/89	13749 7-E GRAB 11/02/89	13750 7-F GRAB 11/02/89
TOX	DOR 4-40	1.00		5.10	1.93	18.3

Wayne J. Juda
Organic Supervisor

ADVANCED ENVIRONMENTAL SERVICES, INC.
LABORATORY REPORT

Type of Analysis: ORGANICS

Units of Measure: Milligrams/ Kilogram or ppm
Client: WRA A.E.S. Job Code ELG

Analytical Parameter(s)	Method No.	Quant. Limits	AES Lab No.-	13751	13752
			Sample ID -	7-G GRAB	7-H GRAB
			Sample Date-	11/02/89	11/02/89
TOX	DOR 4-40	1.00		23.4	7.83

Wayne J. Juda
Organic Supervisor

Exhibit 9

STRATIGRAPHIC COLUMN
EXHIBIT 9

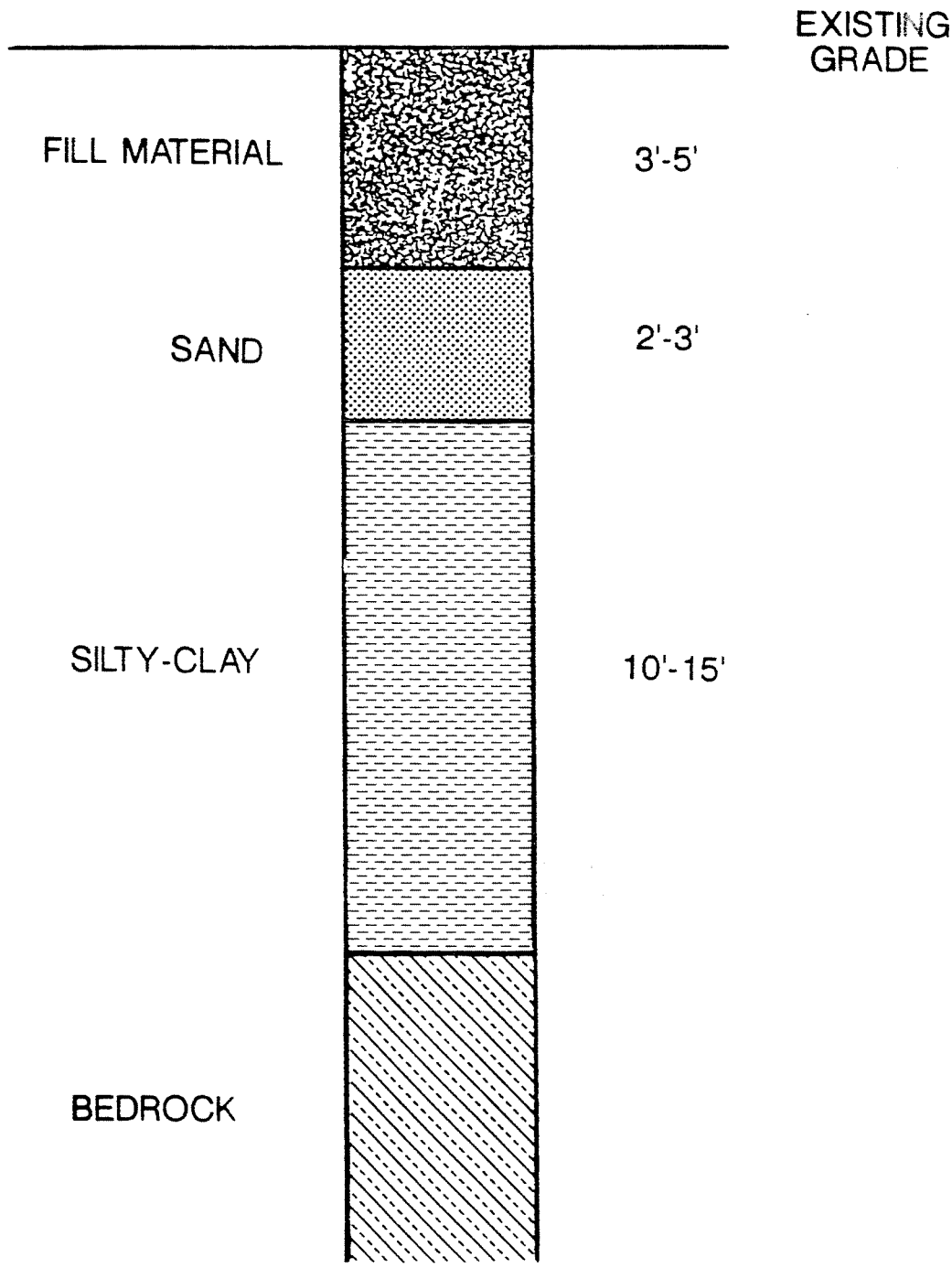
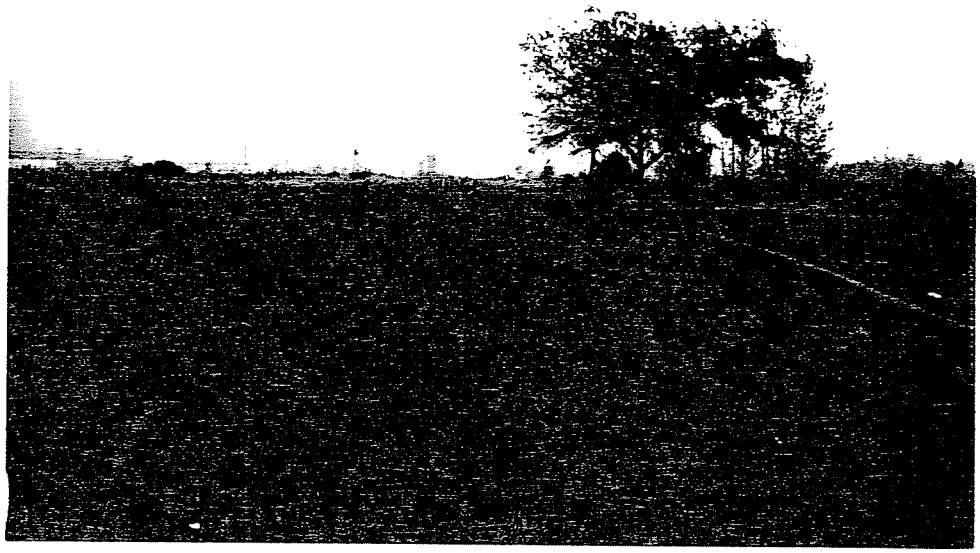


Exhibit 10



[Photo No. 1]
Southeast Corner of Tops Parcel
(looking north)

[Photo No. 2]
Southeast Corner of Tops Parcel
(looking west)

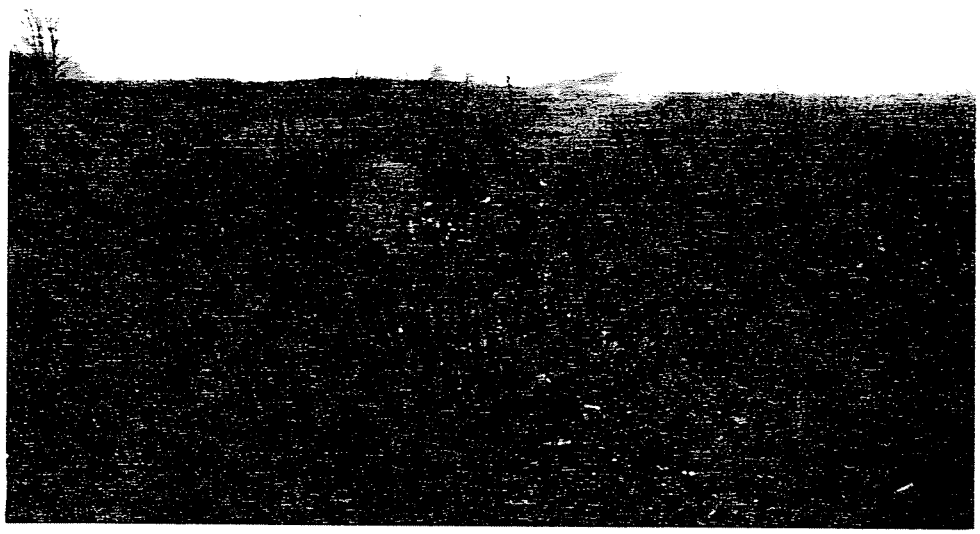
[Photo No. 3]
Southwest Corner of Tops Parcel
(looking east)

[Photo No. 4]
Western Property Line of Tops Parcel
(near N.F. Blvd.; looking south)

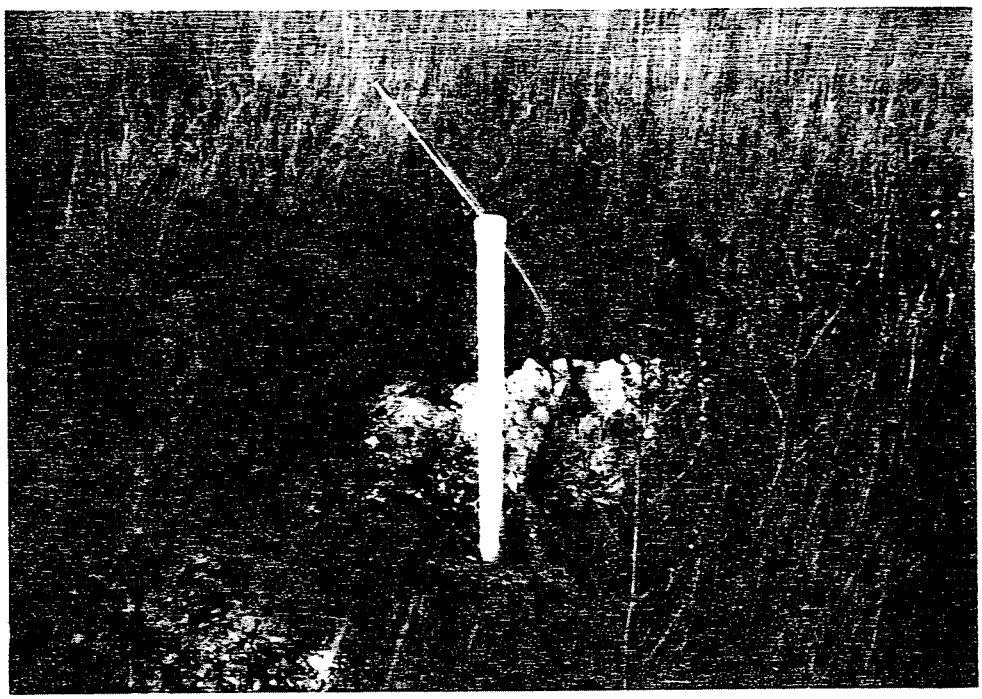
[Photo No. 5]
Southwest Corner of Tops Parcel
(looking east)

[Photo No. 6]
Southwest Corner of Tops Parcel
(looking north)

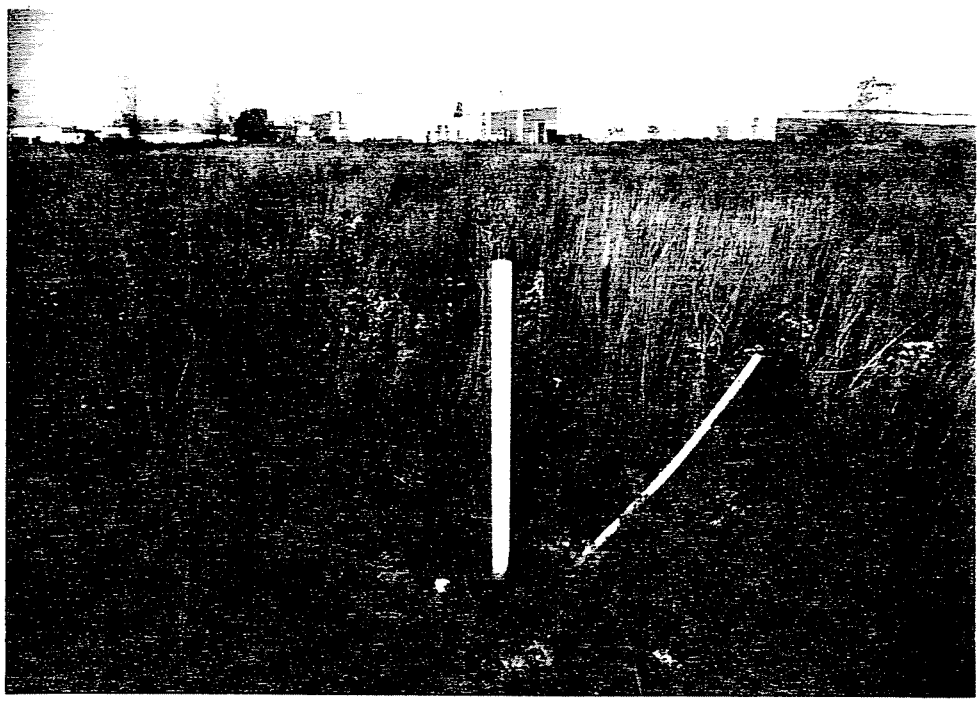
[Photo No. 7]
Northwest Corner of Tops Parcel
(looking south)



[Photo No. 8]
Northwest Corner of Tops Parcel
(looking east)

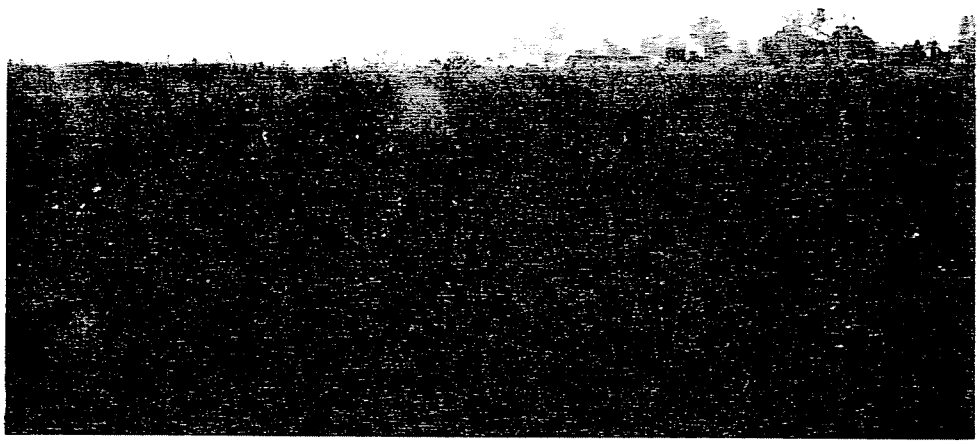


[Photo No. 9]
Monitoring Well
(near northwest corner of property)



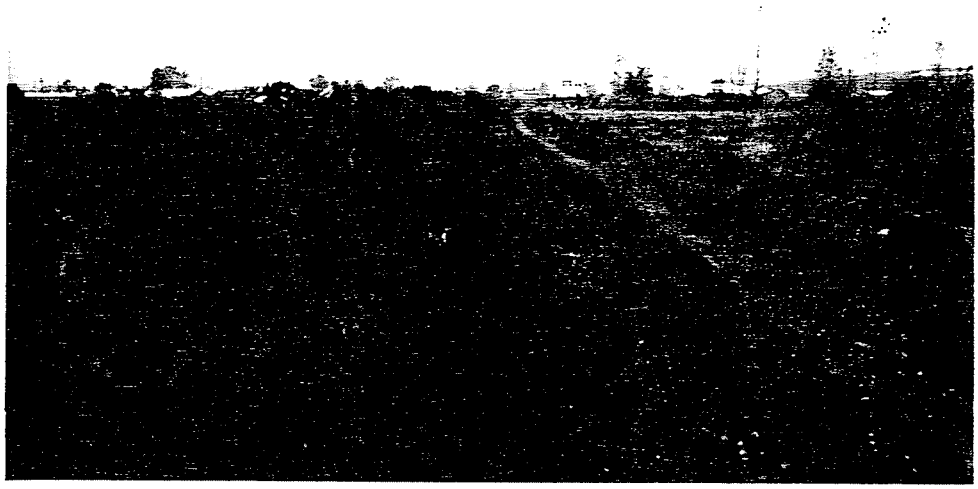
[Photo No. 10]
Monitoring Well
(near northeast corner of property)

[Photo No. 11]
Northeast Corner of Tops Parcel
(looking west)



[Photo No. 12]
Northeast Corner of Tops Parcel
(looking south)

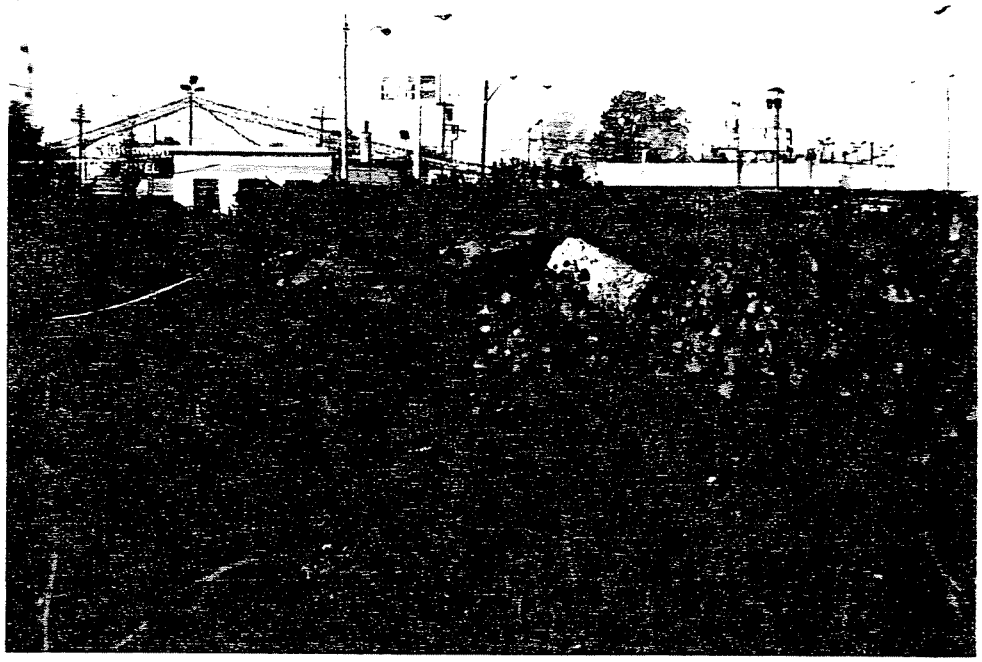
[Photo No. 13]
Northeast Corner of PJS Parcel
(looking east)



[Photo No. 14]
Northeast Corner of PJS Parcel
(looking west)

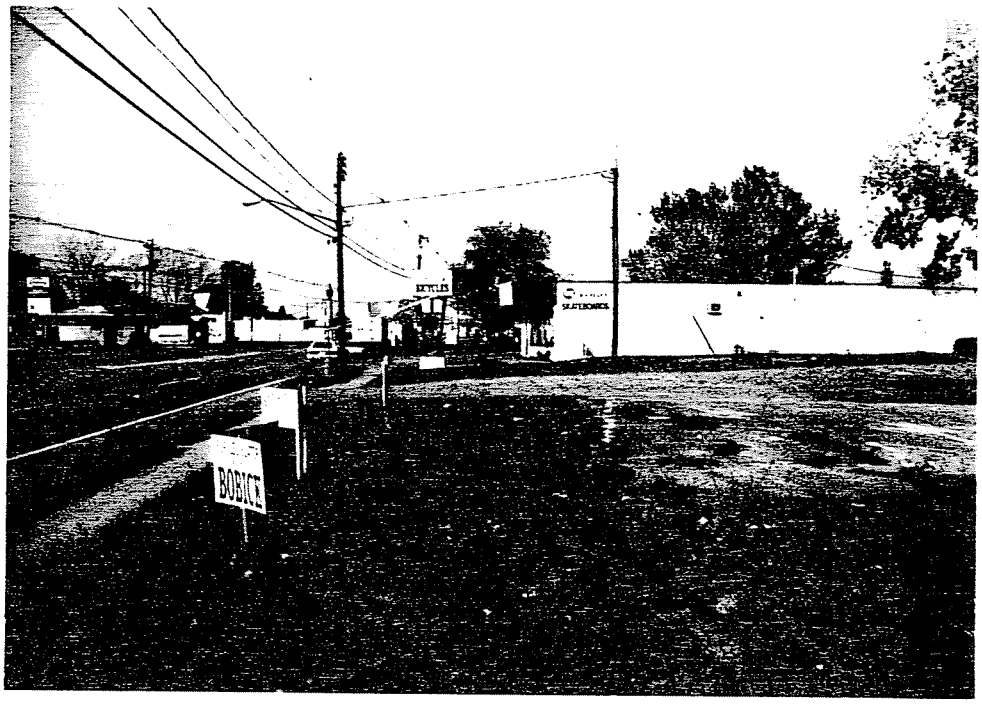
[Photo No. 15]
Northeast Corner of PJS Parcel
(looking south)

[Photo No. 16]
Old Roofing Material Dumped to form Roadway on PJS Parcel
(looking west)

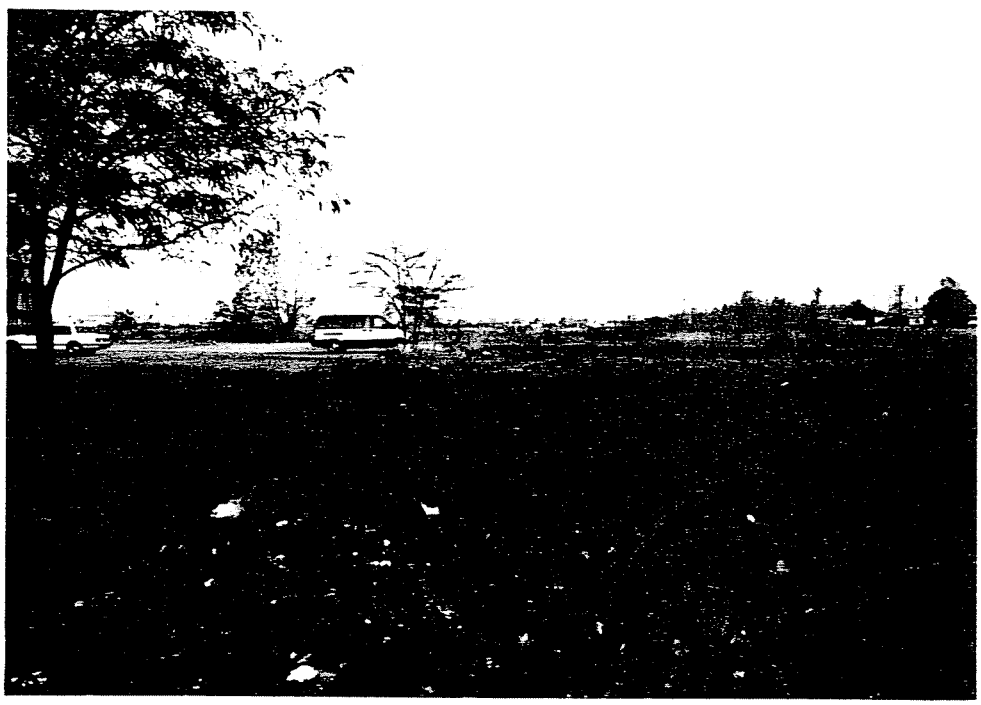


[Photo No. 17]
C&D Debris on Tops Parcel
(looking southwest)

[Photo No. 18]
Southeast Corner of PJS Parcel
(looking north)



[Photo No. 19]
Southeast Corner of PJS Parcel
(looking west)



[Photo No. 20]
Southwest Corner of PJS Parcel
(looking north)

[Photo No. 21]
Southwest Corner of PJS Parcel
(looking east)

Exhibit 11

EXHIBIT 11

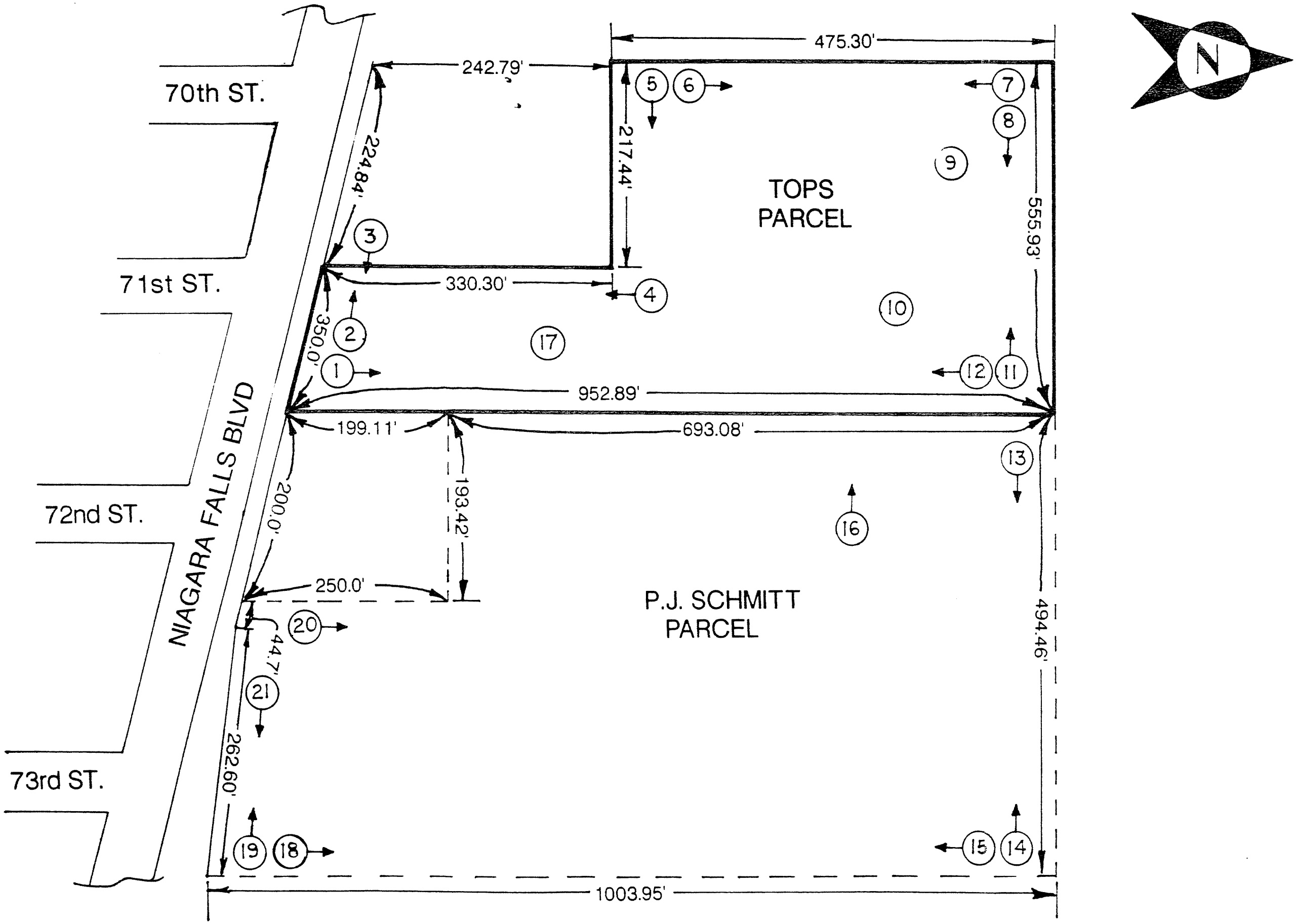


PHOTO LOCATIONS