



FACT SHEET **Brownfield Cleanup Program**

GLR Holdings, LLC
Site No. C932126
Niagara Falls, NY

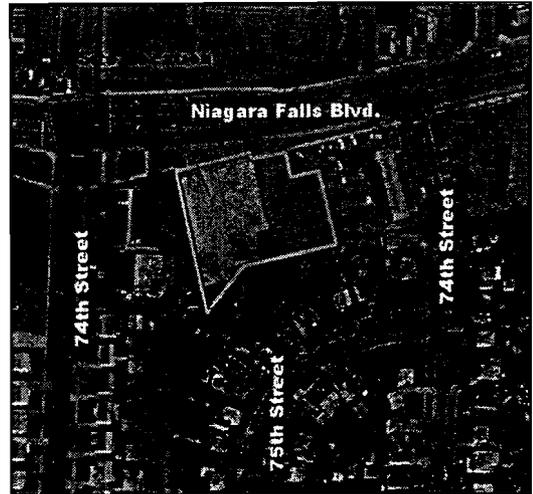
December 2007

**Final Engineering Report
Available for Public Review**

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The New York State Department of Environmental Conservation (NYSDEC) welcomes public comments as it reviews the Final Engineering Report (FER) at the GLR Holdings, LLC site, located at 7515 Niagara Falls Boulevard in Niagara Falls, Niagara County, New York (it should be noted that the site was previously addressed as 7503 Niagara Falls Boulevard). The FER was submitted by GLR Holdings, LLC under New York's Brownfield Cleanup Program (BCP). Copies of the FER are available for public review at the document repositories identified on the last page of this fact sheet.



NYSDEC previously approved a BCP application, RI/AAR Work Plan and IRM Work Plan submitted by GLR Holdings, LLC to participate in the BCP. A Brownfield Cleanup Agreement (BCA) was executed between GLR Holdings, LLC and the NYSDEC on May 11, 2006. Based on the area of environmental impact, an approximate 0.89-acre portion (Site or BCP Site) of the greater approximate 1.42-acre development site is subject to the BCA.

Highlights of the Remedial Investigation

The remedial investigation consisted of the following:

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 and business.

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:
www.dec.state.ny.us/website/der/bcp

- 1) completion of soil borings, and installation of groundwater monitoring wells on-site to define the nature and extent of contamination in soil/fill and groundwater;
- 2) collection of on-site and off-site soil gas samples;
- 3) identification of the source of the contamination (i.e., chlorinated volatile organic compounds in groundwater); and,
- 4) collection of sufficient data that supported completion of IRM activities, to address the contamination.

Highlights of the Interim Remedial Measures

An IRM was implemented to promptly mitigate risks to public health and the environment attributable to contamination at the Site, and to expedite the redevelopment schedule. A hydrogen releasing compound was injected into the subsurface to promote degradation of the organic compounds.

The IRM involved directly injecting approximately 1,200 lbs of HRC[®] into the contaminated groundwater at the two discrete VOC-impacted areas. Using 10-foot by 10-foot grid treatment spacing, 18 delivery points were used to treat each area with approximately 600 lbs. of HRC[®]. Direct-push delivery probes were advanced to approximately 12 fbs and HRC[®] material was injected continuously at a rate of approximately 4lbs/ft. until the delivery probe was retracted to approximately 4 fbs. A groundwater sampling program was implemented to evaluate the effectiveness of the in-situ groundwater treatment program.

Background

Site Background

GLR is redeveloping the 7515 Niagara Falls Boulevard Site as a fast food restaurant. The Site was formerly comprised of two tax parcels addressed as 7503 Niagara Falls Boulevard and 7543-7555 Niagara Falls Boulevard. The approximate 0.89-acre portion of the Site formerly addressed as 7503 Niagara Falls Boulevard is subject to the BCP, while the portion of the Site formerly addressed as 7543-7555 Niagara Falls Blvd is not.

The Site encompasses approximately 0.89 acres of vacant land along Niagara Falls Boulevard in the City of Niagara Falls, New York. The property is generally bounded by Niagara Falls Boulevard to the north, a vacant lot to the east (i.e., former 7543-7555 Niagara Falls Blvd owned by GLR), private residences to the south, and commercial (fast-food restaurant) property to the west (i.e., 7403 Niagara Falls Blvd.). The site is currently under construction as a fast-food restaurant.

Site History

Beginning in the late 1960s and continuing through the mid-1990s, the Site was occupied by several commercial establishments. These included various restaurants, auto parts sales and auto repair facilities. The property has been vacant since approximately 1998. The history of Site from an environmental perspective is summarized below.

Environmental History

The nature and distribution of chemical constituents in soil/fill and groundwater at the Site and adjacent site were described during five historic investigations. These included:

- A July 2004 Phase I Environmental Site Assessment (ESA) by GZA GeoEnvironmental (GZA).
- A September 2004 Subsurface Phase II Environmental Assessment conducted by Nature's Way Environmental Consultants and Contractors (NWEC&C).
- A May 2005 Focused Phase II Type Environmental Investigation conducted by NWEC&C.

- An August 2005 Downgradient Groundwater Characterization study conducted by Benchmark.
- An October 2005 Supplemental Site Characterization Adjacent to Site study conducted by Benchmark.

BCP activities included the following tasks:

- In July 2006, BCP Remedial Investigation (RI) fieldwork included on-site soil and groundwater sampling. Based on the results of that field investigation, additional RI tasks included on-site soil gas sampling in January 2007 and off-site soil gas sampling in June 2007. Based on the results of the RI data and previous investigations, it was determined that groundwater and saturated soils have been impacted by chlorinated VOCs in to two discrete areas of the Site. Furthermore, on-site soil gas was impacted with VOCs
- IRM activities in November 2006. The IRM involved injecting HRC[®] into the contaminated groundwater at the two discrete VOC-impacted areas to enhance the natural degradation of the VOCs. A groundwater sampling program was implemented to evaluate the effectiveness of the in-situ groundwater treatment program.

Conclusions of the Alternatives Analysis Report (AAR)

Based on the remedy screening process in the AAR, and the conclusions of the remedial investigation and interim remedial measures, the selected remedy for the GLR Holdings, LLC Site is No Further Action with implementation of Institutional and Engineering Controls (i.e., Site Management Plan). The alternative fully satisfies the remedial action objectives and is fully protective of human health and the environment.

Accordingly, No Further Action with the implementation of a Site Management Plan is the recommended final remedial approach for the GLR Holdings, LLC Site. "No Further Action" is defined as performing no additional cleanup activities at the Site beyond that which was already performed at the Site as an IRM. The efficacy of the No Further Action alternative will continue to be maintained and monitored via the Site Management Plan. The Site Management Plan addresses four key post-remedial areas: soil/fill management, which assures soil/fill handled at the Site is handled in a safe and environmentally responsible manner and provides methods for addressing unknown areas of impact, if discovered; a long-term groundwater monitoring plan to continue to monitor the effectiveness of the IRM; operation and maintenance of an active sub-slab depressurization system to ensure VOC vapors do not migrate from the subsurface into the building; and, the environmental easement, which limits use of the Site for commercial or industrial purposes (restricted use) and precludes use of Site groundwater.

BCP Status

- The BCP application and RI work plan were previously accepted by the NYSDEC.
- The RI fieldwork was completed in June-July 2006, January 2007 and June 2007.
- The IRM was completed in November 2006.
- The RI/AAR/IRM Report was completed in October 2007.
- The FER was submitted in November 2007.

Next Steps

NYSDEC will consider public comments when it completes its review, has any necessary revisions made, and approves the FER. NYSDOH must concur in the approval of the report. The approved FER will be placed in the document repository (see below).

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review the FER and to participate in the BCP:

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Niagara Falls Public Library
 LaSalle Branch
 8728 Buffalo Avenue
 Niagara Falls, New York 14304
 Attn: Betty Babanoury, Director
 Phone: (716) 283-8309
 Hours: M - W 10-8
 Th - Sat. 10-5
 Sun. (closed)

NYSDEC Region 9 Office
 270 Michigan Avenue
 Buffalo, New York 14203-2999
 Attn: Ms. Megan Gollwitzer
 Phone: (716) 851-7220
 Hours: M-F 8:30am-4:45pm
 (Call for appointment)

Who to Contact

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

Project Related Questions

Mr. Jeffrey Konsella
 New York State Department of Environmental
 Conservation
 270 Michigan Avenue
 Buffalo, New York 14203-2999
 716-851-7220

Health Related Questions

Mr. Matthew Forcucci
 New York State Department of Health
 584 Delaware Avenue
 Buffalo, New York 14202
 716-847-4385

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.