

# New York State Department of Environmental Conservation

## Division of Environmental Remediation, Region 9

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Joe Martens  
Acting  
Commissioner

## INSPECTION REPORT

**Site Number:** C932164

**Date:** March 9, 2015

**Site Name:** 401, 402 & 430 Buffalo Ave

**Location:** Buffalo Ave Niagara Falls, Niagara  
County

**Project Manager:** Nate Munley - Benchmark

**Project Engineer:** Benchmark/Turnkey

**Job Phone:** (c) 289-1072, (o) 716-85-0599

**HEALTH & SAFETY:** Level D

### DESCRIPTION OF WORK PERFORMED:

MJH on site at 1000 hrs

Weather – T~30°F WC ~23°F, clear, Wind SW @ 8 mph

Job Progress Mtg

Benchmark – Nate Munley, Paul Werthman Jr (?)

Waterbourne – Pete \_\_\_\_\_ (construction manager)

Old concrete slab about 3-4' bgs on the 430 parcel is making installation of MW's difficult. Advised Benchmark that they need to identify the scope of the slab to show on the survey and SMP and they need to punch through slab to evaluate what may be below it. Approx location of slab from historical documents is acceptable.

Rad evaluation report is being worked on and is expected to be available by April 1<sup>st</sup>.

Advised Pete from Waterbourne that Benchmark needs to be kept in the loop and that all materials exported or imported to the site must be approved by Benchmark and documented in the FER. Without the FER the owner does not get the CoC at the end of the project and will therefore not qualify for the tax credits.

Additional Rad area found in back parking lot that extends off site. Advised Benchmark that they do not have to chase the off-site rad unless the removal of the asphalt disturbs

it then they are required to handle it regardless if it is off site or not.

Benchmark provided site map, data tables and Feb 2015 progress report.  
GRD to be on site in the next few weeks when the building slabs are being removed to assess the potential for rad material below the slab.

Walked site, took photo's – no issues. Demo contractor working on removal of debris and asbestos material. Water used to control asbestos dust. Air monitors in place around site.

**Attachments:** photo's, site map, data tables, progress report

**Inspector's Name (Print):** Michael J Hinton

**Inspector's Signature:**

**Date:** March 9, 2015





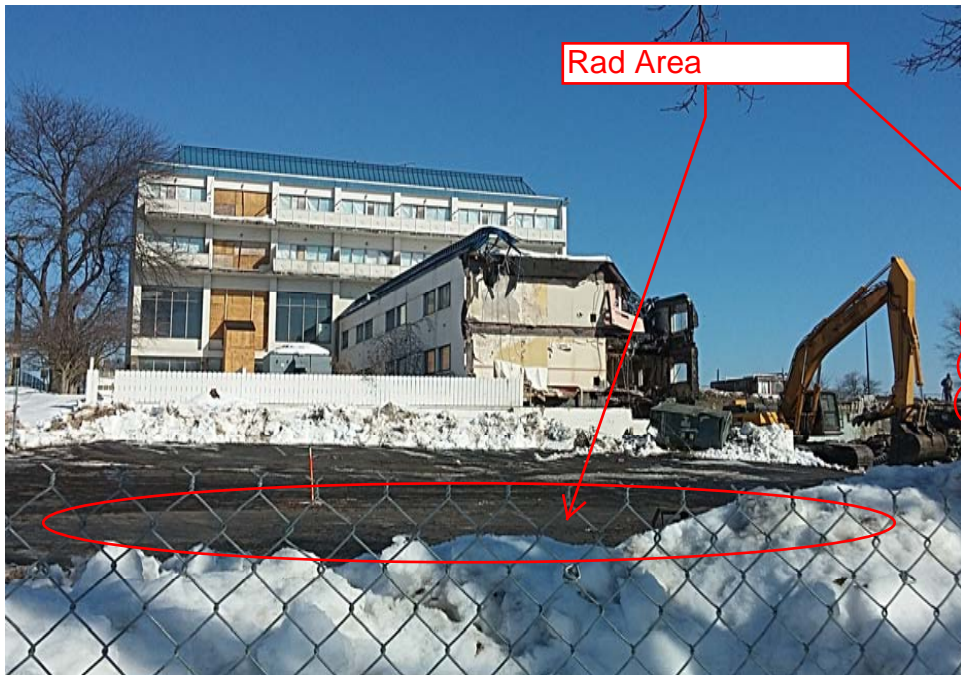
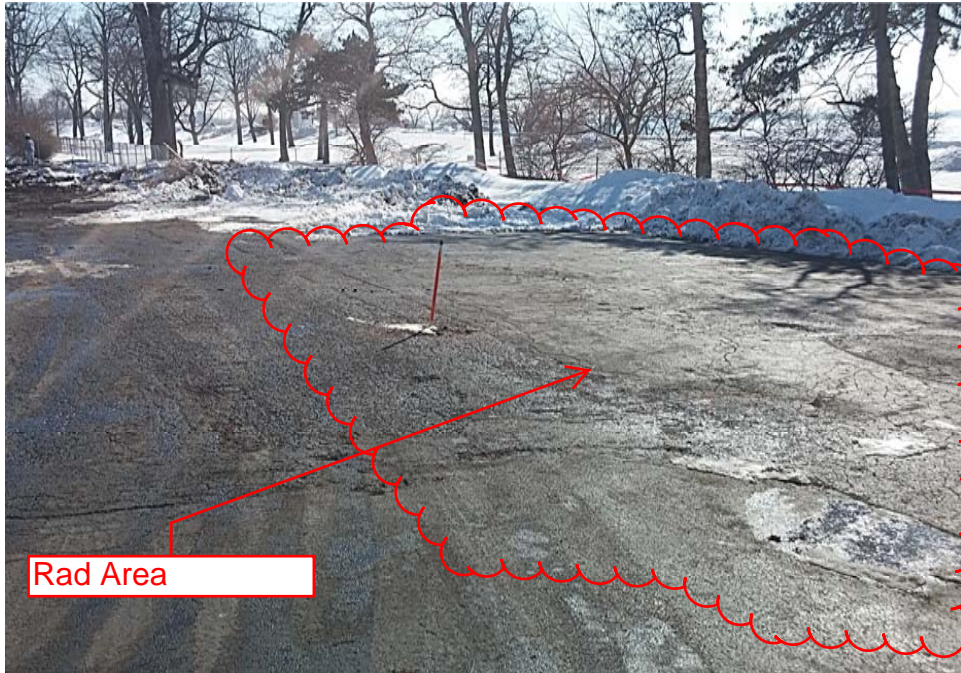












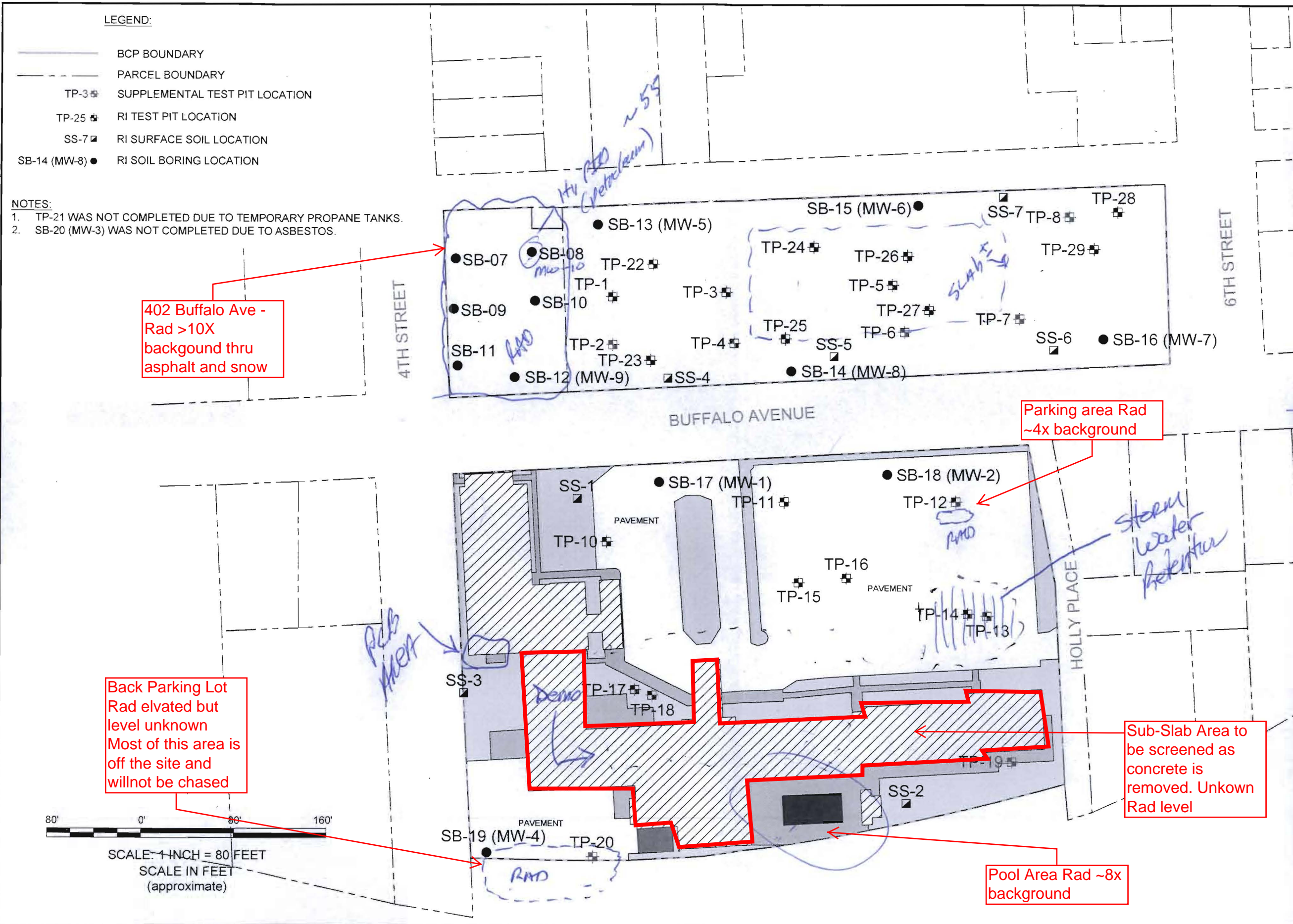




Rad Area



F:\CAD\TumKeyMeraniHospitality\401\_402\_and\_430\_Buffalo\_Ave\RI-IRM-AA-REPORT\Figure 3, RI Sample Locations.dwg



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
(716) 856-0835



JOB NO.: 0294-013-001

DISCLAIMER: PROPERTY OF TURNKEY ENVIRONMENTAL RESTORATION, LLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF TURNKEY ENVIRONMENTAL RESTORATION, LLC.





TABLE 4

SUMMARY OF SUBSURFACE SOIL/FILL ANALYTICAL RESULTS  
REMEDIAL INVESTIGATION / INTERIM REMEDIAL MEASURES / ALTERNATIVE ANALYSIS REPORT  
402 AND 430 BUFFALO AVENUE SITE  
NIAGARA FALLS, NEW YORK

PARAMETER <sup>1</sup>	Unrestricted Use SCOs <sup>2</sup>	Restricted Residential Use SCOs <sup>2</sup>	Commercial Use SCOs <sup>2</sup>	SAMPLE LOCATION (DEPTH)																		
				TP-10 (2-16')	TP-11 (1-3')	TP-12 (6-8')	TP-13 (1-3')	TP-14 (4-10')	TP-15 (2-4')	TP-16 (4-14')	TP-17 (2-15')	TP-18 (1-8')	TP-19 (1-3')	TP-20 (1-3')	TP-22 (1-3')	TP-23 (1-16')	TP-24 (1-4')	TP-25 (1-4')	TP-26 (1-3')	TP-27 (2-12')	TP-28 (1-4')	TP-29 (1-4')
				2/10/2015	2/9/2015						2/10/2015		2/10/2015	2/9/2015	2/11/2015				2/10/2015			
<b>Volatile Organic Compounds (VOCs) - mg/Kg <sup>3</sup></b>																						
2-Butanone (MEK)	0.12	100	500	--	ND	--	0.01 J	ND	--	--	ND	ND	--	--	--	ND	ND	--	ND	ND	--	--
Acetone	0.05	100	500	--	ND	--	0.061 J	0.044 J	--	--	ND	ND	--	--	--	ND	0.011 J	--	ND	ND	--	--
Methylene chloride	0.05	100	500	--	ND	--	ND	ND	--	--	ND	ND	--	--	--	ND	ND	--	ND	ND	--	--
p-Isopropyltoluene	--	--	--	--	ND	--	ND	ND	--	--	ND	ND	--	--	--	ND	0.005	--	0.00074 J	ND	--	--
Tetrachloroethene	--	--	150	--	ND	--	ND	ND	--	--	ND	ND	--	--	--	ND	0.0012	--	0.00082 J	0.001 J	--	--
Toluene	0.7	100	500	--	ND	--	ND	ND	--	--	ND	ND	--	--	--	ND	0.0011 J	--	ND	ND	--	--
Trichloroethene	--	--	200	--	ND	--	ND	ND	--	--	ND	ND	--	--	--	ND	0.0012	--	0.00035 J	ND	--	--
<b>Semi-Volatile Organic Compounds (SVOCs) - mg/Kg <sup>3</sup></b>																						
2-Methylnaphthalene	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.4 J	ND	ND	0.48 J	0.84 J	ND	ND	ND
Acenaphthene	20	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.2	ND	0.14 J	1.7	ND	ND	ND	ND
Acenaphthylene	100	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.63 J	ND	0.44	0.83 J	2.6	ND	ND	ND
Anthracene	100	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.6	ND	0.62	5	7	ND	ND	ND
Benzaldehyde	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.077 J	ND	ND	ND	ND	ND
Benzo(a)anthracene	1	1	5.6	ND	ND	0.05 J	ND	ND	ND	ND	ND	ND	ND	ND	7.7	ND	1.8	12	14	0.039 J	ND	ND
Benzo(a)pyrene	1	1	1	ND	ND	0.051 J	ND	ND	ND	ND	ND	ND	ND	ND	6.4	ND	1.6	11	13	ND	ND	ND
Benzo(b)fluoranthene	1	1	5.6	ND	ND	0.071 J	ND	ND	ND	ND	ND	ND	ND	ND	8.3	ND	2.2	15	16	ND	ND	ND
Benzo(ghi)perylene	100	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.8	ND	0.98	6.1	7	ND	ND	ND
Benzo(k)fluoranthene	0.8	3.9	56	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	3.2	ND	2	5.3	6.6	ND	ND	ND
Bis(2-ethylhexyl) phthalate	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.48 J	ND	ND	ND	ND
Butyl benzyl phthalate	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	14	ND	ND	ND	ND
Carbazole	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.5	ND	0.21	2.1	2.6	ND	ND	ND
Chrysene	1	3.9	56	ND	ND	0.057 J	ND	ND	ND	ND	ND	ND	ND	ND	7.1	ND	1.6	12	13	0.039 J	ND	ND
Dibenzo(a,h)anthracene	0.33	0.33	0.56	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.92	ND	ND	1.6	1.8	ND	ND	ND
Di-n-butyl phthalate	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.51 J	ND	ND	ND	ND	ND
Dibenzofuran	7	59	350	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.82 J	ND	0.088 J	1.2	1.2	ND	ND	ND
Fluoranthene	100	100	500	ND	ND	0.11	ND	ND	ND	ND	ND	ND	ND	0.042 J	15	ND	3.8	24	26	0.052 J	ND	ND
Fluorene	30	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.3	ND	ND	2.2	2.4	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	4.1	ND	1.2	7	8	ND	ND	ND
Hexachlorocyclopentadiene	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.23	ND	ND	ND	ND	ND
Naphthalene	12	100	500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.68 J	ND	ND	1.7	1.4	ND	ND	ND
Phenanthrene	100	100	500	ND	ND	0.039 J	ND	ND	ND	ND	ND	ND	ND	ND	14	ND	1.8	17	23	ND	ND	ND
Pyrene	100	100	500	ND	ND	0.09 J	ND	ND	ND	ND	ND	ND	ND	ND	13	ND	2.9	19	22	ND	ND	ND
Total PAHs	--	--	5487.06	0.164	0	0.468	0	0	0	0	0	0	0	0.042	93.65	0	21.685	160.2	168.44	0.13	0	0
<b>Metals - mg/Kg</b>																						
Arsenic	13	16	16	4.6	5.2	2.9	6.4	4.3	4.1	4.3	4.9	4.3	5.3	4.9	10	3	9.5	5.1	13	3.9	3.3	2.7
Barium	350	400	400	18	66	21	34	22	18	29	10	9.3	43	47	1400	22	780	300	1700	53	17	17
Beryllium	7.2	72	590	0.19 J	0.41	0.13 J	30	0.14 J	0.16 J	0.17 J	0.18 J	0.18 J	0.33	0.33	0.19 J	0.16 J	0.27	0.22	0.41	0.25	0.15 J	0.15 J
Cadmium	2.5	4.3	9.3	0.07 J	0.77	0.59	0.28 J	0.98	0.24 J	0.3 J	0.13 J	0.07 J	0.12 J	0.49 J	1	0.07 J	1 J	0.49 J	1.1	0.14 J	0.5 J	0.49
Chromium	30	180	1500	6.5	11	36	8.2	5.4	5.8	6.2	5.8	6	11	16	15	6.1	11	10	18	8.7	5.2	5.1
Copper	50	270	270	6.6	16	7	8.8	8.2	6.2	7.1	8	6.8	9.5	20	81	5.6	28	14	97	9.3	8.1	9.6
Lead	63	400	1000	4.5	73	18	20	46	7.4	11	11	3.8	6.9	23	2400	4.2	1100	320	2400	9.9	39	33
Manganese	1600	2000	10000	340	870	380	660	390	360	360	340	380	290	260	320	330	320	260	320	360	550	400
Mercury	0.18	0.81	2.8	ND	0.1	0.02 J	0.12	0.03 J	ND	ND	0.02 J	ND	0.02 J	0.16	0.29	ND	0.2	0.52 J	0.46	ND	0.03 J	0.02 J
Nickel	30	310	310	7.5	11	5.2	9.3	5.4	6.6	6.8	6.2	7.2	11	6.6	6.8	7.1	9.4	6.2	11	9.7	4.9	5.3
Selenium	3.9	180	1500	ND	ND	0.13 J	ND	0.16 J	ND	ND	ND	ND	0.22 J	0.51 J	0.6 J	ND	0.38 J	ND	0.34 J	ND	ND	ND
Silver	2	180	1500	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.14 J	ND	0.13 J	ND	0.12 J	ND	ND	ND
Zinc	109	10000	10000	37	300	140	81	200	62	67	51	32	59	110	2500	36	1000	320	2700	70	150	210
<b>Polychlorinated biphenyls (PCBs) - mg/Kg <sup>3</sup></b>																						
Total PCBs	0.1	1	1	--	--	--	ND	ND	--	--	ND	ND	--	ND	--	ND	ND	--	ND	ND	--	--
<b>Pesticides and Herbicides - mg/Kg <sup>3</sup></b>																						
4,4'-DDD	0.0033	13	92	--	--	--	ND	ND	--	--	ND	ND	--	--	--	ND	--	--	0.154	ND	--	--
4,4'-DDE	0.0033	8.9	62	--	--	--	ND	ND	--	--	ND	ND	--	--	--	ND	--	--	0.143	ND	--	--
4,4'-DDT	0.0033	7.9	47	--	--	--	ND	ND	--	--	ND	ND	--	--	--	ND	--	--	0.0365	ND	--	--
cis-Chlordane	--	--	--	--	--	--	ND	ND	--	--	ND	ND	--	--	--	ND	--	--	0.0513	ND	--	--
trans-Chlordane	--	--	--	--	--	--	ND	ND	--	--	ND	ND	--	--	--	ND	--	--	0.0435 P I	ND	--	--

## Notes:

- Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
- Values per NYSDEC Part 375 Soil Cleanup Objectives (SCOs).
- Sample results were reported by the laboratory in ug/kg and converted to mg/kg for comparisons to SCOs.

## Definitions:

ND = Parameter not detected above laboratory detection limit.

"--" = No value available for the parameter; Parameter not analysed for.

J = Estimated value; result is less than the sample quantitation limit but greater than zero.

P = The RPD between the results for the two columns exceeds the method-specified criteria.

B= Compound was found in the balnk and sample.

I= The lower value for the two columns has been reported due to obvious interference.

<b>Bold</b>	= Result exceeds Unrestricted Use SCOs.
<b>Bold</b>	= Result exceeds Restricted Residential Use SCOs.
<b>Bold</b>	= Result exceeds Commercial Use SCOs.





TABLE 3

SUMMARY OF HISTORIC SUBSURFACE SOIL ANALYTICAL RESULTS  
REMEDIAL INVESTIGATION / INTERIM REMEDIAL MEASURES / ALTERNATIVE ANALYSIS REPORT

402 AND 430 BUFFALO AVENUE SITE

NIAGARA FALLS, NEW YORK

Parameter <sup>1</sup>	Unrestricted Use SCOs <sup>2</sup>	Restricted Residential Use SCOs <sup>2</sup>	Commercial Use SCOs <sup>2</sup>	Sample Locations							
				SB-1 (0-2)	SB-2 (6-8)	TP-1 (1-6)	TP-3 (1-4.5)	TP-4 (1-2)	TP-5 (1-3)	TP-6 (2-4)	TP-7 (2-4)
				10/3/2013				10/4/2013			
Volatile Organic Compounds (VOCs) - mg/Kg <sup>3</sup>											
Total VOCs	--	--	--	ND	ND	NA	NA	NA	NA	NA	NA
Semi-Volatile Organic Compounds (SVOCs) - mg/Kg <sup>3</sup>											
1,2,4-Trichlorobenzene	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	--	--	--	0.2 J	ND	ND	0.69 J	ND	ND	ND	ND
Acenaphthene	20	100	500	ND	ND	0.35	1.4	ND	2.2	0.046 J	0.052 J
Acenaphthylene	100	100	500	ND	ND	0.14 J	0.31 J	ND	2.2	ND	ND
Anthracene	100	100	500	0.042 J	ND	0.96	3.1	ND	9.8	ND	0.2
Benzo(a)anthracene	1	1	5.6	0.21	ND	3.3	5.9	0.1 J	31	0.14	0.47
Benzo(a)pyrene	1	1	1	0.19	ND	2.9	5.1	0.087 J	30	0.12 J	0.41
Benzo(b)fluoranthene	1	1	5.6	0.31	ND	3.8	6.3	0.12	38	0.16	0.53
Benzo(g,h,i)perylene	100	100	500	0.14 J	ND	1.8	3.1	0.061 J	18	0.077 J	0.22
Benzo(k)fluoranthene	0.8	3.9	56	0.095 J	ND	1.4	2.5	0.05 J	14	0.06 J	0.23
Bis(2-ethylhexyl) phthalate	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND
Carbazole	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND
Chrysene	1	3.9	56	0.31	ND	3.2	5.7	ND	31	0.15	0.47
Dibenzo(a,h)anthracene	0.33	0.33	0.56	ND	ND	0.49	0.82	ND	5	ND	0.069 J
Dibenzofuran	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND
Fluoranthene	100	100	500	0.63	ND	6.8	12	0.18	68	0.27	0.93
Fluorene	30	100	500	ND	ND	0.4	1.4	ND	2.8	ND	0.061 J
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	0.13 J	ND	1.9	3.2	0.059 J	19	0.082 J	0.24
Naphthalene	12	100	500	0.11 J	ND	0.16 J	1.9	ND	0.92 J	ND	ND
Phenanthrene	100	100	500	0.52	ND	4	11	0.094 J	29	0.17	0.65
Pyrene	100	100	500	0.5	ND	5.6	10	0.16	56	0.23	0.75
Total PCBs - mg/Kg <sup>3</sup>											
Aroclor 1260	0.1	1	1	NA	NA	ND	ND	NA	0.0284 J	NA	ND
Metals - mg/Kg											
Arsenic	13	16	16	7.2	1.1	9.6	8.9	NA	6	NA	6.3
Barium	350	400	400	64	12	950	1000	NA	970	NA	59
Cadmium	2.5	4.3	9.3	0.72	0.92	2.1	2.1	NA	1.8	NA	0.78
Chromium	30	180	1500	7.6	3	27	19	NA	8.9	NA	9.6
Lead	63	400	1000	100	23	2700	6200	NA	2100	NA	130
Selenium	3.9	180	1500	ND	ND	ND	ND	NA	ND	NA	ND
Silver	2	8.3	1500	0.12 J	ND	0.2 J	0.24 J	NA	0.22 J	NA	ND
Mercury	0.18	0.73	2.8	ND	ND	0.05 J	0.03 J	NA	0.17	NA	0.09

Notes:

- Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
- Values per 6NYCRR Part 375 Soil Cleanup Objectives (December 2006).
- Sample results were reported by the laboratory in ug/kg and converted to mg/kg for comparison to SCOs.

Definitions:

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<b>BOLD</b>	= Result exceeds Part 375 Unrestricted Use SCOs.
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<b>BOLD</b>	= Result exceeds Part 375 Commercial Use SCOs.



**402 and 430 Buffalo Avenue BCP Site  
Niagara Falls, New York  
BCP Site No. C932164**

**PROGRESS REPORT - FEBRUARY 2015**

**Actions Performed to Date:**

- Completed RI PCB wipe sampling of transformer room – November 2014.

Based on the results the National Response Center hotline was contacted and NRC ID 1102311 was issued for the Site. The submitted draft Interim Remedial Measures Work Plan was modified to incorporate the findings of the PCB wipe samples and detail planned IRM for the transformer room.

- Remedial Investigation (RI) Work Plan and IRM Work Plan were noticed for public review and comment from December 15, 2014 to January 14, 2015. RI and IRM Work Plans were revised in accordance with Department comments and resubmitted. NYSDEC approved the work plans on February 13, 2015.

- RI Field Activities commenced with Kick-off Mtg. on February 9<sup>th</sup>.

The planned RI test pit (TP) investigation was completed on February 9-11<sup>th</sup>. RI soil boring (SB) investigation was completed on February 24-25<sup>th</sup>. It should be noted that RI field activities have been rescheduled on multiple occasions due to unsafe weather conditions. NYSDEC was notified of schedule changes.

- Collection of surface and subsurface soil/fill samples in accordance with approved Work Plan.

- GRD completed radiologic assessment during intrusive RI activities, and completed a site wide gamma-survey.

- Preparation of draft RI tables and figures is ongoing. NYSDEC EQuIS and third-party validation are on-going.

**Work Anticipated (March 2015):**

- Completion of RI groundwater monitoring well installation, well development and sampling. Laboratory analytical data and draft summary tables to be provided to the Department.

- Completion of demolition activities of 3-story structure.

- Completion of radiologic screening of 3-story structure footers and foundation prior to removal. Collection of radiologic waste characterization sample(s) from the pool area and



**402 and 430 Buffalo Avenue BCP Site  
Niagara Falls, New York  
BCP Site No. C932164**

additional elevated radiological areas for disposal facility application, review and approval (GRD).

- Completion of radiological health and safety training for radiologic IRM staff by GRD. Schedule will be provided to the Department.

- Finalize schedule for completion of approved IRMs.

- Preparation of additional IRMs, if required, based on RI analytical results.

- Off-site recycling/disposal of accumulated Universal Wastes

**Future Actions:**

- Completion of EQuIS submittal for RI analytical results

- Completion of RI DUSR

- Completion of approved IRMs

- Preparation of draft Remedial Investigation/Interim Remedial Measures/Alternatives Analysis Report (RI/IRM/AAR).

- The next site progress report is scheduled to be prepared and submitted by April 6, 2015.

- Next Site Mtg. \_\_\_\_\_