

FACT SHEET

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

We hope this Fact Sheet will be helpful in updating you about environmental cleanup activities and plans at this site. If you have any questions or would like further information about this project, please do not hesitate to contact:

Mr. David Locey
Project Manager
NYSDEC

270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220

For site-related health questions, please contact:

Mr. Matt Forcucci
Public Health Specialist
NYSDOH

584 Delaware Avenue
Buffalo, New York 14202
(716) 847- 4385

**Comments on the
proposed cleanup plan
are welcome and will be
accepted until
September 24, 2007.**

The proposed cleanup report is available for review at the
Dudley Branch Library,
2010 South Park Avenue,
Buffalo, NY 14220.

FORMER PIZZA HUT SITE PROPOSED CLEANUP REPORT AVAILABLE FOR PUBLIC COMMENT

Site # V00370-9
Voluntary Cleanup Program
August 2007

INTRODUCTION

The New York State Department of Environmental Conservation (NYSDEC) welcomes public comments as it reviews a proposed cleanup plan to address environmental contamination related to the former Pizza Hut site located at 2137 Seneca Street in the City of Buffalo. See map on last page for site location.

The proposed cleanup, or remedy, is described in a draft "Remedial Action Selection Report" that was submitted by GE Capital Franchise Finance Corp (GEFF) under New York's Voluntary Cleanup Program (VCP). The VCP is a NYSDEC program that promotes voluntary cleanup of contaminated sites, in which the site owner enters into a Voluntary Cleanup Agreement.

SITE ENVIRONMENTAL BACKGROUND

Under NYSDEC's Voluntary Cleanup Program, the site owner, GEFF, completed environmental investigation activities at the former Pizza Hut site.

Investigation results identified a contaminant called Tetrachloroethene, also known as perchloroethene (PCE), in both on-site and off-site groundwater. PCE is a chlorinated solvent commonly used in the dry cleaning industry. The chlorinated solvents likely came from an old dry cleaning establishment that once occupied part of the site, prior to GEFF's ownership. GEFF did not cause or contribute to the contamination found at the site.

GEFF has taken steps in the past to address the PCE contamination at the site. In the fall of 2003, nearly 2000 tons of contaminated soils were removed from beneath the parking lot of the former restaurant. A system of perforated pipes was installed in the excavation before it was backfilled and the parking lot restored. The piping allowed GEFF to pour a solution of the chemical potassium permanganate into the soils to treat the remaining PCE in the groundwater. The potassium permanganate was applied to the site on four occasions, between early 2004 and the spring of 2005.

In 2006, GEFF completed additional investigations of the site to further characterize the subsurface conditions and re-evaluate the efficacy of the potassium permanganate treatment. In a September 2006 *Status Report*, GEFF concluded, and NYSDEC agreed, that the application of potassium permanganate had only limited positive effect and that continued treatment would be largely inefficient. Other remedial technologies were then examined. The June 2007 draft *Remedial Action Selection Report* summarizes the findings of those supplementary investigations and the alternative remedial technologies considered.

RECOMMENDED CLEANUP ACTION

The most recent investigations found a type of bacteria in the site soils which is consuming the PCE contamination, converting the contaminant to less toxic compounds, although at a very slow rate. The recommended remedial action is to inject chemicals and nutrients into the soil to promote the growth of this bacteria and accelerate the natural digestion or "bioremediation" of contaminants. To reduce the more concentrated pockets of PCE contamination to levels at which the bacteria can digest the contaminants more readily, a material known as zero-valent iron (ZVI) will be injected to chemically treat the contaminants. A compressed gas, such as nitrogen, will first be pumped into the ground at select depths, to loosen the contaminated soils, allowing the chemicals and bacteria to work more efficiently.

Two treatment events are planned, 12 to 15 months apart. The groundwater will be sampled and tested twice, 3 and 9 months after the first treatment, and twice again, 6 and 12 months after the second treatment event. The groundwater test results will be used to gauge the effectiveness of the remedial action and to help identify the timing or necessity of subsequent treatment events.

GEFF has elected to proceed with the proposed cleanup without delay, while the weather is still relatively warm and the treatments are most easily carried out. Formal NYSDEC approval of the cleanup plan however will only come after the public has had an opportunity to review the details of this cleanup plan. Based on comments received, NYSDEC may require GEFF to modify the cleanup plan.

OPPORTUNITIES TO COMMENT AND LOCATIONS TO VIEW PROJECT RELATED DOCUMENTS

NYSDEC welcomes your input on the cleanup plan for the former Pizza Hut site. You may review the draft *Remedial Action Selection Report*, as well as other site related documents at the locations listed below.

NYSDEC will accept comments on the plan until *September 24, 2007*. Please send written comments to David Locey at NYSDEC's Buffalo Office, (address shown below), or email comments to region9@gw.dec.state.ny.us. To keep you informed, DEC has established two locations at which you can view the report. These locations include:

Dudley Branch Library
2010 South Park Avenue or
Buffalo, NY 14220
(716) 823-1854
(See reference desk.)

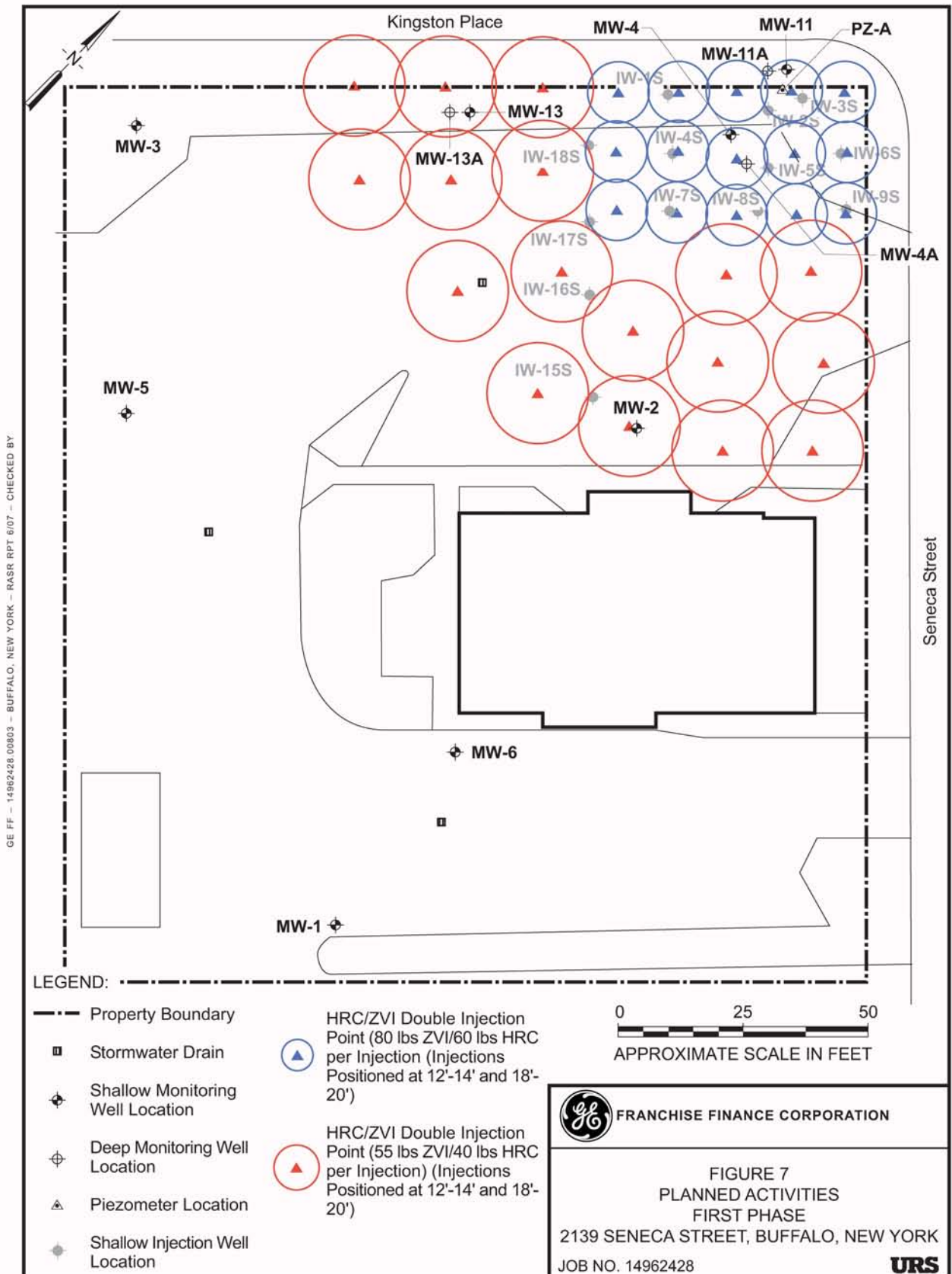
NYSDEC Buffalo Office
270 Michigan Avenue
Buffalo, New York 14203
Attn: David Locey
(716) 851-7220
Please call for an appointment.

In addition, questions, concerns or comments regarding **site-related health concerns** can be addressed by contacting Mr. Matt Forcucci, Public Health Specialist, New York State Department of Health, at (716) 847-4385.

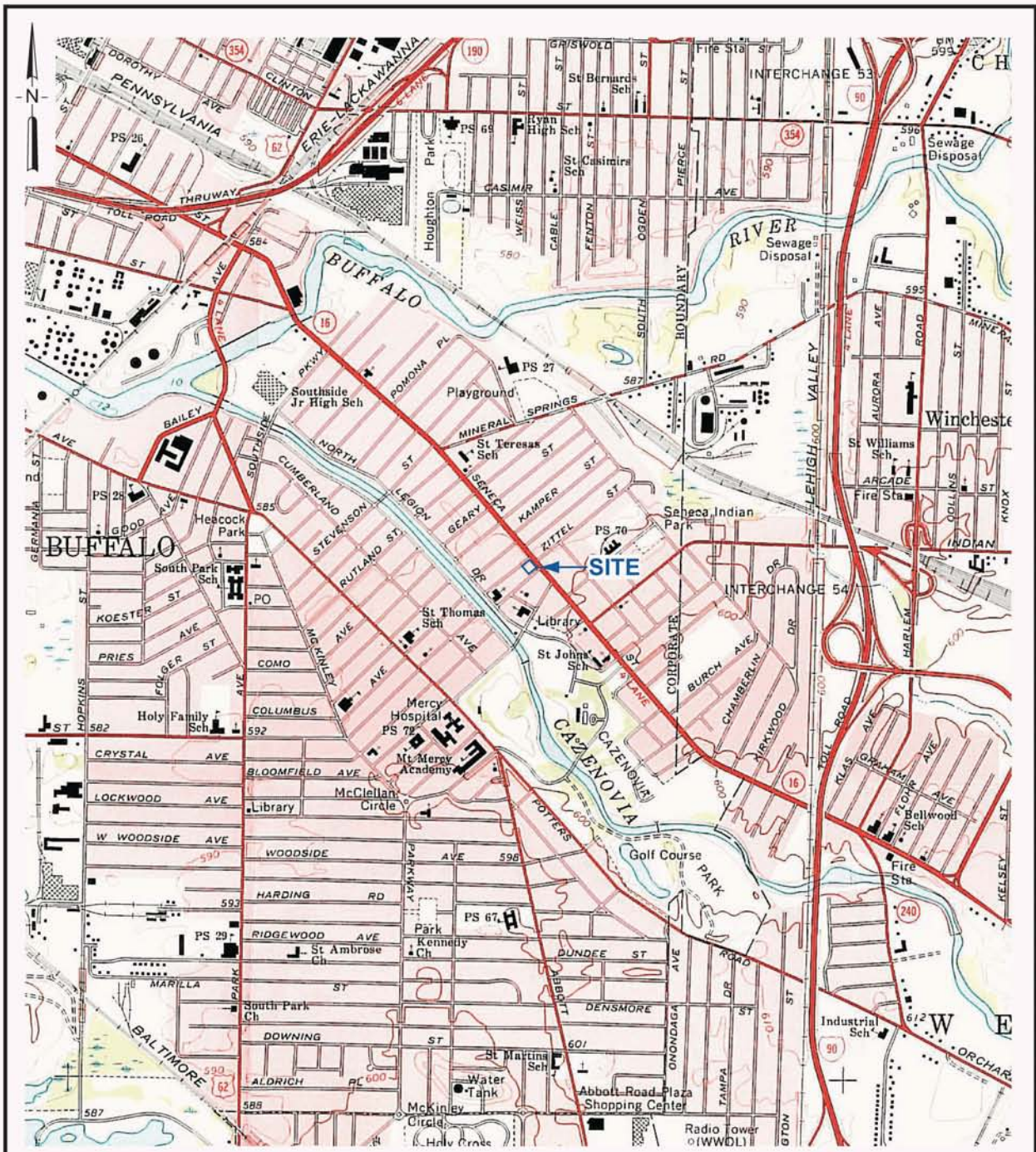
NEXT STEPS

After a cleanup plan is selected for the site and cleanup is completed, a Final Engineering Report will be prepared. Fact sheets will be sent during significant project phases to keep you updated on project progress.

SITE MAPS AND DIAGRAMS



GE FF - 14962428.00803 - BUFFALO, NEW YORK - RASR RPT 8107 - CHECKED BY:



BASE MAP SOURCE: USGS 7 1/2 minute
topographic quadrangle map Buffalo SE, New
York 1965.



FRANCHISE FINANCE CORPORATION

FIGURE 1
SITE VICINITY MAP
2139 SENECA STREET
BUFFALO, NEW YORK

JOB NO. 14962428



