



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Riverview Innovation &
Technology Campus
3875 River Road
Tonawanda, NY 14150

June 2024

SITE No. C915353
NYSDEC REGION 9

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C915353/>

Buffalo and Erie County Public Library
– **Central Library**
One Lafayette Square
Buffalo, NY 14203

Buffalo and Erie County Public Library
– **Kenmore Branch**
160 Delaware Road
Kenmore, NY 14217

Who to Contact

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

Project-Related Questions
Benjamin McPherson, Project Manager
NYSDEC
700 Delaware Avenue
Buffalo, NY 14209
716-851-7220
benjamin.mcpherson@dec.ny.gov

Project-Related Health Questions
Angela Martin
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
518-473-4671
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Public Meeting, Day of Week 6/25/2024 at 6:00 PM Kenmore Branch Public Library, 160 Delaware Road, Kenmore, NY 14217

NYSDEC invites you to a public meeting to discuss the remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

You may also attend the meeting virtually using the following information:

<https://meetny.webex.com/meetny/j.php?MTID=mcdba146a093669aefb75275f23d8a328>

Webinar password:
#C915353 (02915353 when dialing from a phone or video system)

Join by phone
+1-518-549-0500 US (English Menu)
Access code: 161 086 0926

DEC will provide interpreter services for hearing impaired persons and language interpreter services for individuals with difficulty understanding or reading English at no charge upon written request submitted no later than 2 weeks prior to meeting date.

Remedy Proposed for Brownfield Site Contamination Public Comment Period and Public Meeting 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 Riverview Innovation & Technology Campus site ("site") located at 3875 River Road, Tonawanda, Erie County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH, has determined that the site poses a significant threat to public health and the environment. This decision is based on the significant volume of hazardous substances present at the site and the need to control these materials to prevent impacts to future site users and the Niagara River. To address this threat, NYSDEC has developed the proposed remedy summarized below based on the evaluation of remedial alternatives developed by Riverview Innovation & Technology Campus, Inc. (the "applicant")

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How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Alternatives Analysis Report” (AAR) for 45 days, from **June 5 through July 20, 2024**.

- Access the AAR and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C915353/>.
- Documents also are available at the location(s) identified above under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area above.

Draft Remedial Alternative: The proposed remedy consists of multiple cleanup tracks that will result in areas suitable for unrestricted and commercial uses. Elements of the proposed remedy consist of:

- A remedial design program which will be implemented to provide the details necessary for the proper construction, operation, optimization, maintenance, and monitoring of the remedial program;
- Excavation of soil exceeding unrestricted soil cleanup objectives (SCOs) from approximately 4.7 acres along the site perimeter to achieve a Track 1 cleanup;
- Biotreatment of approximately 13,000 tons of petroleum-contaminated soil that exhibits nuisance conditions;
- The in-situ solidification of approximately 3,800 tons of coke oven gas purifier waste residuals in two areas of the site;
- Solidification and consolidation of approximately 25,000 tons of soil which is a source of contamination. The materials will be solidified in-situ and then consolidated in a portion of the site to improve long term containment and monitoring of the consolidated materials.;
- Construction of a site cover over all exposed soil that exceed commercial SCOs to allow for commercial or industrial use of a portion of the site;
- The collection and treatment of groundwater in areas of residual contamination, primarily present in the northwestern portion of the site;
- The removal or closure of historical utilities to eliminate potential contaminant migration pathways;
- The recording of an Environmental Easement to restrict future use of the site and require compliance with the Site Management Plan; and

- Development of a Site Management Plan for the long-term care and monitoring of the site to ensure that the remedy remains in place and is effective.

In addition to the above elements, the remedy must incorporate the aspects of the numerous interim remedial measures (IRMs) that are currently in progress.

The proposed remedy was developed by Riverview Innovation & Technology Campus, Inc. (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted previously and is also available for review at the locations identified on Page 1.

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(s) 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 86.46-acre site is generally bordered by the Huntley fly-ash landfill and vacant property to the north, railroad and utility property to the east, the 3821 River Road, Inc. site (Site No. C915003) and utility property to the south, and Vanocur Refractories and Swift River Associates to the west. The site was formerly operated by the now defunct Tonawanda Coke Corporation to produce metallurgical coke. Operable Units 01 and 02 of the Tonawanda Coke Superfund Site (#915055) are adjacent to the BCP site.

The site is a former coke production facility that contained coke ovens, coke by-products plant, storage tanks, maintenance buildings, boiler house, and coal/coke handling infrastructure formerly located in the north-central portion of the site. Many of these structures have been demolished as of June 2023. The southern and eastern portions of the site are generally open areas formerly used for outdoor storage of raw materials, finished coke, or surplus materials. Coking operations at the site ceased in October 2018 and the site is currently inactive.

It is anticipated that the site will be redeveloped for commercial and/or industrial uses. The exact type of

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businesses that will be established during redevelopment are not known at this time, but are expected to be related to data storage or other high-tech manufacturing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915353) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Based upon the investigations conducted to date, the primary contaminants of concern for the site are benzene, toluene, ethylbenzene, total xylenes, naphthalene, phenol, cresols, mercury, cyanide, and ammonia in both soil and groundwater. Coal tars, petroleum products, and other non-aqueous phase liquids (NAPLs) are also present in soil in some areas of the site. Polycyclic aromatic hydrocarbons (PAHs) and arsenic are also present in site soil exceeding SCOs across the site.

The greatest areas of impact are in the northwestern portion of the site proximate to the former production area. Additional areas of significant impact are present across the site in the immediate vicinity of former tanks or former disposal areas.

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

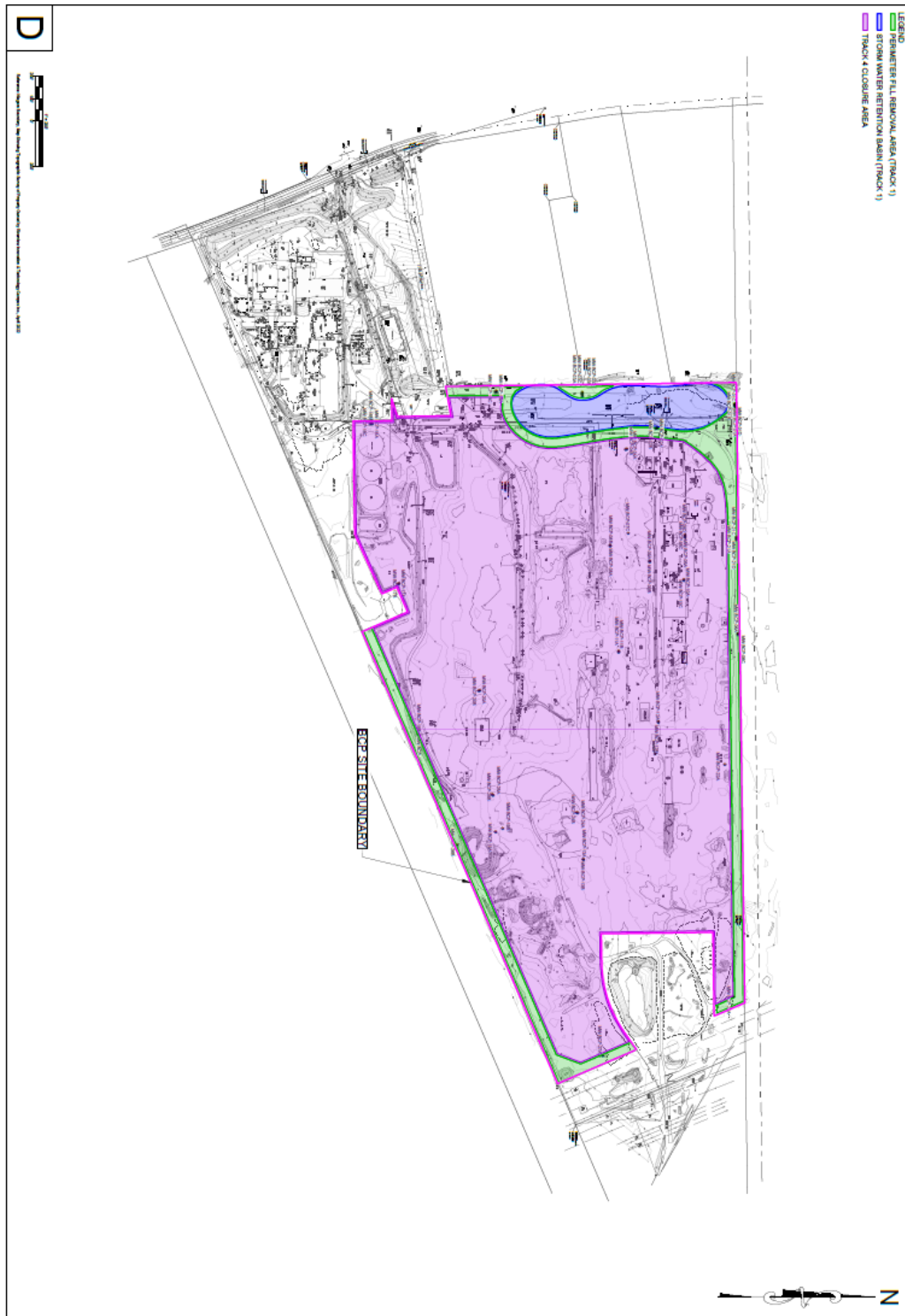
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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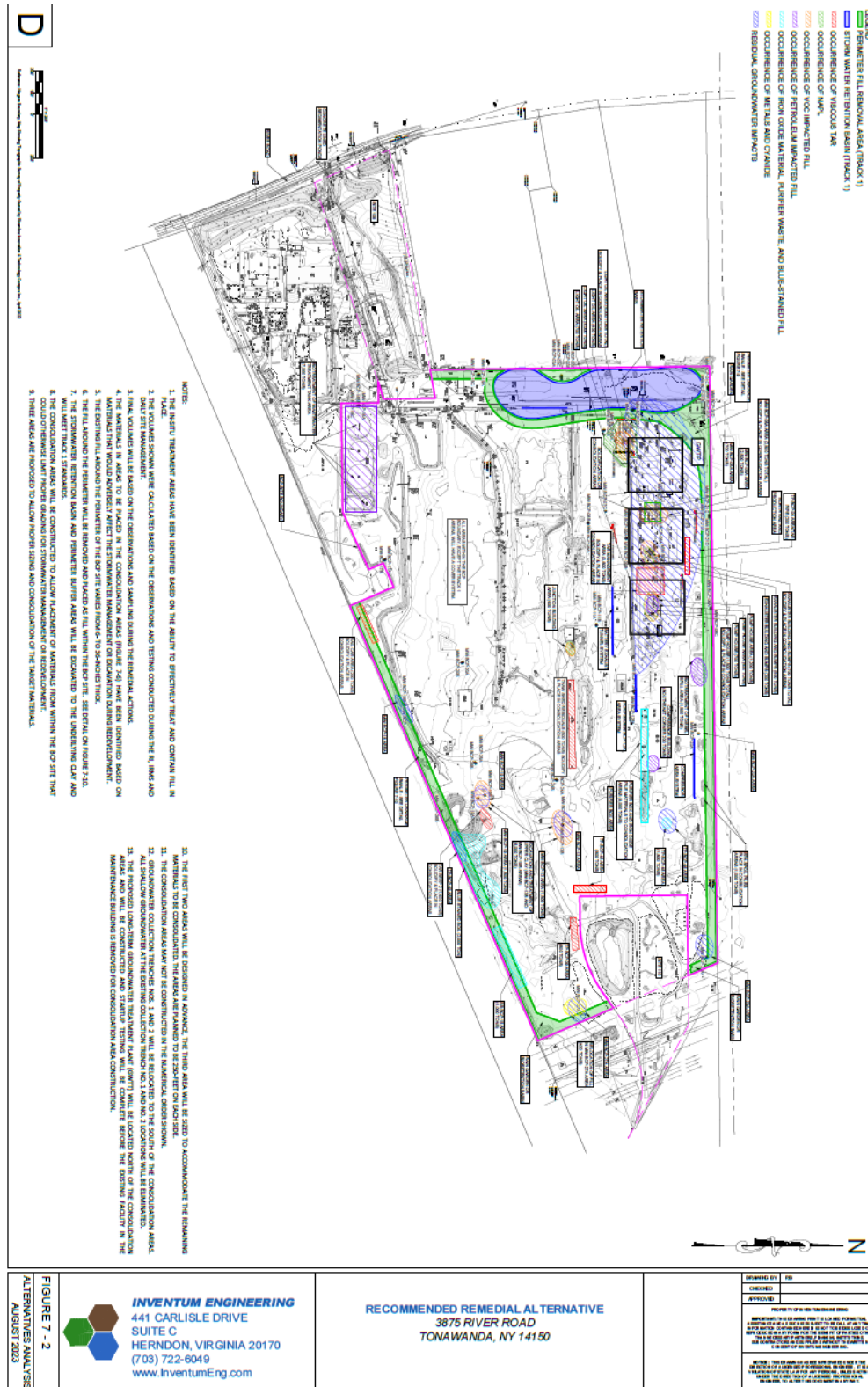
Site Location



<p>FIGURE 7 - 1 ALTERNATIVES ANALYSIS AUGUST 2023</p>	<p>INVENTUM ENGINEERING 441 CARLISLE DRIVE SUITE C HERNDON, VIRGINIA 20170 (703) 722-6049 www.InventumEng.com</p>	<p>LIMITS OF TRACK 1 AND 4 CLEANUPS 3875 RIVER ROAD TONAWANDA, NY 14150</p>	<table border="1"> <tr> <td>DESIGNED BY</td> <td>RS</td> </tr> <tr> <td>CHECKED</td> <td></td> </tr> <tr> <td>APPROVED</td> <td></td> </tr> </table> <p>NOTED TO BE IN ACCORD WITH THE LOCAL CODES.</p> <p>NOTES: THIS DRAWING IS THE PROPERTY OF INVENTUM ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF INVENTUM ENGINEERING IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO INVENTUM ENGINEERING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO INVENTUM ENGINEERING.</p>	DESIGNED BY	RS	CHECKED		APPROVED	
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Proposed Remedy





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Benjamin McPherson, 716-851-7220, benjamin.mcpherson@dec.ny.gov