



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 6200-6390 Niagara Falls Boulevard Site
DEC Site #: C932170
Address: 6200-6390 Niagara Falls Boulevard
Niagara Falls, NY 14304

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 6200-6390 Niagara Falls Boulevard Site ("site") located at 6200-6390 Niagara Falls Boulevard, Niagara Falls, Niagara County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C932170>

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 6200 Niagara Falls Boulevard, LLC and 6390 Niagara Falls Boulevard, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **March 14, 2018** through **April 14, 2018**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and other media, as appropriate, that may be affected. The investigation will include:

- Collection of surface soil/fill samples across the site using soil boring and test pits.
- Installation of groundwater wells to characterize the groundwater.
- Performance of a soil vapor assessment to characterize soil vapor and evaluate potential vapor intrusion into buildings.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Field work for the sampling is anticipated to begin in May 2018.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The site includes two adjoining parcels and is located in a highly developed industrial and commercial area of the City of Niagara Falls. The site is bordered by commercial properties and an active solid waste landfill and closed hazardous waste landfill to the north; Niagara Falls Boulevard to the south with commercial properties, including retail and hotel facilities; Connecting Boulevard to the east; and commercial properties to the west.

Site Features:

The portion of 6200 Niagara Falls Boulevard contained within the site includes two buildings: Building 1 measures approximately 15,655 square feet and was constructed between 1963 and 1964; Building 2, located to the north of Building 1, measures approximately 40,891 square feet and was built between 1957 and 1966. The remainder of the parcel is comprised of asphalt paved areas, green space and trees. The 6390 Niagara Falls Boulevard parcel includes one vacant building (Building 3) which measures approximately 2,040 square feet and was constructed in 1972. The remainder of the parcel is comprised of asphalt covered areas and green areas.

Current Zoning and Land Use:

The current zoning for the 6200 Niagara Falls Boulevard parcel is I2 (Industrial) and the current zoning for the 6390 Niagara Falls Boulevard parcel is C3 (General Commercial). Both are currently vacant. The surrounding areas to the northwest are zoned I2 (Industrial), while the surrounding areas to the southeast are zoned C3 (General Commercial).

Past Use of the Site:

6200 Niagara Falls Boulevard was historically a portion of a greater graphite/carbon product manufacturing operation including a disposal area for graphite/carbon material. 6390 Niagara Falls Boulevard was formerly used as a gasoline service station. The site is currently improved with a vacant automotive repair building (Building 3) for the historic gasoline service station and a vacant industrial building (Building 2) historically used as a research laboratory and offices.

Site Geology and Hydrogeology:

The property is located within the Lake Erie-Niagara River major drainage basin, with subsurface soil/fill soils generally described as sand or sand and gravel fill material with varying amounts of asphalt, concrete, and wood fragments. Dense clay was encountered at 8 feet below ground surface (bgs). The greater area of the 6200 Niagara Falls Boulevard parcel was previously assessed and includes layers of carbon, graphite, ash, and building debris with piles of similar materials ranging between 6 and 10 feet high. Groundwater flow is likely to the south towards the Niagara River, and was encountered at 4 fbs.

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: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Niagara Falls Public Library
Earl W. Brydges Bldg - 1425 Main St.
Niagara Falls, NY 14305
phone: (716)286-4894

Who to Contact

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

Project Related Questions

Damianos T. Skaros, P.E.
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
(716)851-7220
Damianos.Skaros@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health,
Center for Environmental Health
Corning Tower, room 1787
Albany, NY 12237
(518)402-7860
BEEI@health.ny.gov

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.

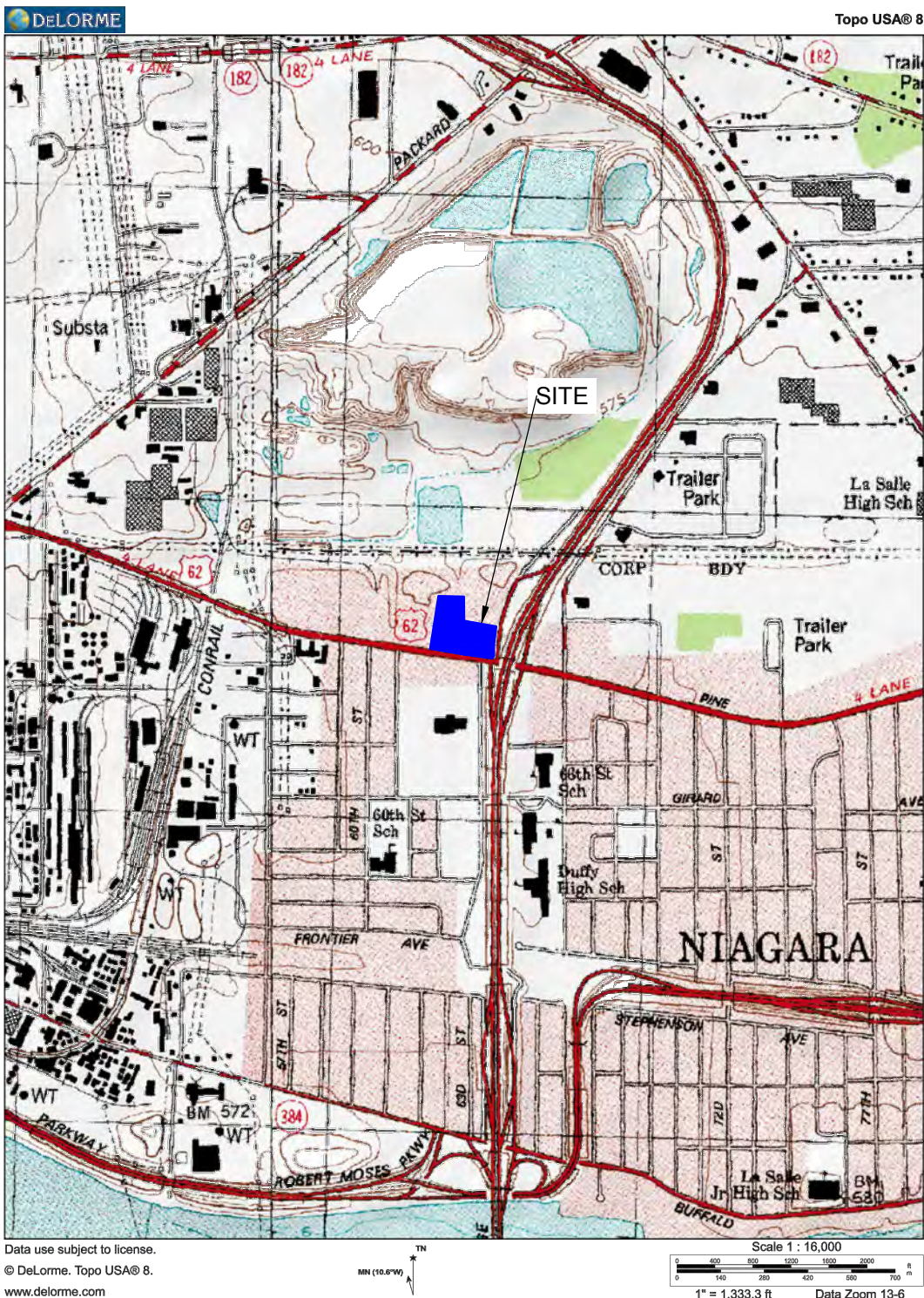
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

FIGURE 1



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

SITE LOCATION AND VICINITY MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

6200-6390 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

6200 NIAGARA FALLS BOULEVARD, LLC & 6390 NIAGARA FALLS BOULEVARD, LLC

PROJECT NO.: 0379-016-001

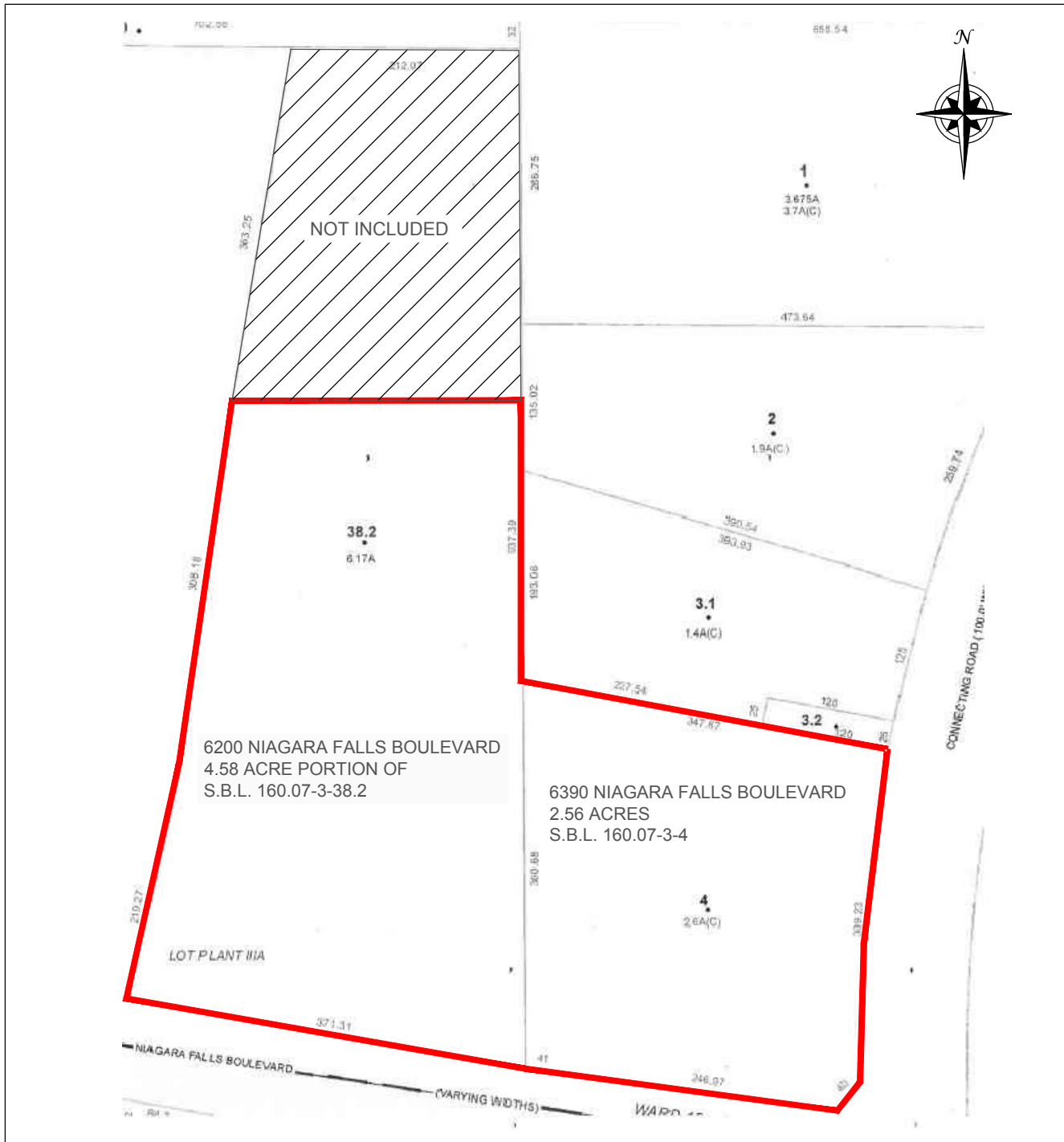
DATE: APRIL 2017

DRAFTED BY: CCB

DISCLAIMER:

PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. 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 BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC.

FIGURE 3



6200 NIAGARA FALLS BOULEVARD
4.58 ACRE PORTION OF
S.B.L. 160.07-3-38.2

6390 NIAGARA FALLS BOULEVARD
2.56 ACRES
S.B.L. 160.07-3-4



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

TAX MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION
6200-6390 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

6200 NIAGARA FALLS BOULEVARD, LLC & 6390 NIAGARA FALLS BOULEVARD, LLC

PROJECT NO.: 0379-016-001

DATE: APRIL 2017

DRAFTED BY: CMC

DISCLAIMER:
PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. 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 BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC.