



FACT SHEET	Brownfield Cleanup Program
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 600 River Road Apartments
DEC Site #: C932161
Address: 600 River Road; North Tonawanda, NY 14120-6809
Website: <http://www.dec.ny.gov/chemical/97175.html>

Have questions?
See
"Who to Contact"
Below

**Remedy Proposed for Brownfield Site Contamination;
Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 600 River Road Apartments site ("site") located at 600 River Road, North Tonawanda, Niagara County. Please see the map on page 3, 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."

Based on the findings of the remedial investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed remedial plan for 45 days, from **May 30, 2014 through July 14, 2014**. The proposed plan is available for public 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.

Proposed Remedial Plan:

The cleanup plan is described in the Draft Remedial Investigation Alternatives Analysis Report prepared by Panamerican Environmental, Inc., dated April 2014.

The proposed remedy requires the site to be covered with two feet of clean soil placed over a demarcation layer. Existing topsoil meeting soil cleanup objectives (SCOs) will be removed and stockpiled for latter re-use before placing any additional cover. An environmental easement will place use limitations on the property and require the site owner to complete and submit to the NYSDEC a periodic certification to ensure the institutional controls and soil cover system are maintained and not impaired by erosion or other activities at the site.

The proposed remedy was developed by Rock One Development, LLC after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The results of the Remedial Investigation indicated that several samples across the site have elevated levels of polycyclic aromatic hydrocarbon (PAH) and metal concentrations both in the surface and subsurface soils above NYS Restricted Residential soil cleanup objectives (SCOs). This confirms the results of previous investigations on the property. Groundwater concentrations of a few metals exceed NYSDEC standards however no significant groundwater contamination was identified on-site and local ordinance mandates the use of municipal water. A radiological survey was conducted at the site due to the observance of suspected Technologically-Enhanced, Naturally-Occurring Radioactive Materials (TENORM) material during the site investigation. The TENORM material is in the form of a hard, rock like, metallurgical slag that was once produced in the Western NY area as a by-product of the processing of phosphate ore. This slag was commonly used as fill at many industrial sites, roadways, parking lot and fill areas in northern Erie and western Niagara County. The results acquired during test pit excavations indicated that surface readings on average were at general area background for the Western New York area and readings within the test pits approached four times background in several subsurface locations. Samples were collected from 5 of 20 test pits and analyzed to determine radionuclide concentrations in the slag. This information was used to conduct a radiological dose assessment. Conservative estimates of radiological dose from the slag material with two feet of clean fill placed over the site were calculated at less than 1.0 millirem per year (mrem/year), well below NYSDEC's guidance of 10 mrem/year.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Alternatives Analysis Report will be revised as needed to describe the selected remedy, and will be made available to the public. The applicant 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.

Background

Location: The site is located in an urban area at 600 River Road in the city of North Tonawanda. The Niagara River runs along the western edge of the site and River Road along the eastern side. It is bordered by a health care facility to the north and a commercial boating sales and service facility and marina to the south.

Site Features: The main feature of the site is a 2,940 square foot metal warehouse building that is contained within a perimeter fence around the western portion of the property. The property is generally flat with several grass-covered piles of apparent soil/fill present on the eastern portion of the Site. Miscellaneous piles of debris are located throughout the property.

Current Zoning/Use(s): The property is located in the Water District (WD) zone. The site is within a designated Brownfield Opportunity Area (BOA) study area and the City of North

Tonawanda Local Waterfront Revitalization Program (LWRP) area.

Historical Use(s): The site was a portion of a greater parcel utilized by Niagara Iron Works/Tonawanda Iron Works from at least 1886 through at least 1972. Historic usage included several railroad tracks throughout the property and a pig-iron casting operation. The site was then vacant until 1988 when AJ Marine Construction, a commercial retailer, began operations and continued until 2008. Since 2008 the metal building on the site has been used as a warehouse.

Site Geology and Hydrogeology: The surficial geology is fill material overlaying sand and silty clay. The fill varies across the site and consists of brown to reddish brown poorly graded sand and gravel which includes cinders, orange brick fragments, concrete, and coal with noted iron staining at depths ranging from surface to 12 feet below ground surface (fbgs). At some locations, white/grey fill material which includes slag and weathered gravel extends to a depth of 12 fbgs. Clay with sand exists at depths from 10 to 12 fbgs. Groundwater is at approximately 7 - 9 fbgs and would appear to flow west towards the Niagara River. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C932161>.

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, business or other uses.

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

Where to Find Information

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

North Tonawanda Public Library
Attn: Margaret Waite
505 Meadow Drive
North Tonawanda, NY 14120
Phone: 716-693-4132

Who to Contact

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

Project Related Questions

Timothy Dieffenbach
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
tedieffe@gw.dec.state.ny.us

Site-Related Health Questions

Nathan M. Walz
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.



FOR MORE INFORMATION

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Receive Site Fact Sheets by Email!

Have site information such as this fact sheet sent right to your email inbox. DEC 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*.