



FACT SHEET

Brownfield Cleanup Program

*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: Niagara Street Market
DEC Site #: C932159
Site Address: 710 Niagara Street; Niagara Falls, NY 14303
Website: <http://www.dec.ny.gov/chemical/91582.html>

December 2013

Have questions? See
Who to Contact
below

Niagara St Market Update: Report Recommends Cleanup of Contamination

New York State Department of Environmental Conservation (DEC) is reviewing the Remedial Investigation Report and Proposed Interim Remedial Measure Work Plan for the 710 Niagara Street Market site ("site") located at 710 Niagara Street, 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 locations identified below under **Where to Find Information**.

Remedial Investigation Report

DEC is reviewing the "Remedial Investigation Report" that was submitted by Bajwa Property Holdings LLC ("applicant(s)"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found.

Highlights of the Remedial Investigation Report

In response to a reported spill a subsurface investigation was conducted in 2010 to evaluate the subsurface soils in the area of the existing underground petroleum storage tanks. The investigation included subsurface borings that determined the area of impact encompassed the entire underground storage tank installation and extended southwest to include a portion of the pump island.

In 2012, the owner applied to and was accepted into the Brownfield Cleanup Program (BCP). The Brownfield Cleanup Agreement was signed in January 2013.

In July/August 2013 a Remedial Investigation (RI) as part of the BCP was conducted. The report documenting the investigation was submitted to DEC on October 23, 2013.

This RI Report included:

- Installation of 15 soil borings to assess the impact to and nature of the site fill/soil,
- Installed and sampled 3 overburden groundwater monitoring wells and one bedrock well to assess the groundwater quality,
- Conducted a radiological assessment survey of the site
- Assessed the soil vapor by installing 3 soil vapor monitoring points near the underground tank installation.

The RI confirmed that there is soil and groundwater contamination in the area of the underground tanks and pump island area that exceeded the Part 375 Residential Use SCOs. The primary

contaminate is petroleum products from the historical operation as an automotive service station. The RI also identified areas of elevated PAH and metals contamination along with elevated radiation associated with slag used as fill. This slag, is known as Technically Enhanced Naturally Occurring Radioactive Material (TENORM).

Based on historical information, TENORM found on site is a grayish white concrete like slag common to many industrial, roadways, parking lots and fill areas in Niagara County. The slag is most likely from the former phosphate ore processing activities in and around Niagara Falls. The slag generated by this process was used as a backfill material.

An Interim Remedial Measure (IRM) work plan has been prepared that outlines the remedial work planned to remove the site contamination, including the TENORM, from the site to residential levels. Pending approval of the IRM Work Plan, remedial action could begin in December 2013.

Next Steps

DEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report and IRM work plan. The approved report and work plan will be made available to the public (see **Where to Find Information** below). The IRM work plan describes how contamination will be addressed, with DEC and DOH overseeing the work.

Following completion of the remedial work a Decision Document describing the investigation and clean up performed and any further action required will be prepared and presented for public comment

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The subject property is a combination of three adjacent parcels which together total approximately 0.3 acres. Located in the City of Niagara Falls on the northwest corner of 8th Street and Niagara Street, the property is just west of the intersection of John Daily Blvd. and Niagara Street.

Site Features: The property contains a one-story masonry building.

Current Zoning/Use: Current and intended use is commercial.

Historic Uses: The one-story masonry building formerly functioned a gasoline service station and vehicle repair facility.

Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination.

Operable Unit (OU) No. 1 consists of the overburden soil, as well as overburden and upper (defined as the A zone and B zone) bedrock groundwater. Operable Unit No. 2 is the deep (defined as the C zone and deeper) bedrock groundwater.

Geology & Hydrogeology: The site appears to have shallow bedrock ranging from 3-5 feet below ground surface. A few boring showed deeper bedrock from 10.5 near the pump island and 9.0 feet adjacent to the UST area. Fill consisting of silty clay, gravel and sand with some clayey-silt. Textured lake sediment underlain by glacial till in some locations was found above the bedrock. The bedrock is described as hard dolostone.

The Remedial Investigation (RI) Work Plan was approved on May 31, 2013 and the field work to implement the RI work plan began in July 2013. A draft RI Report was submitted for review on October 25, 2013.

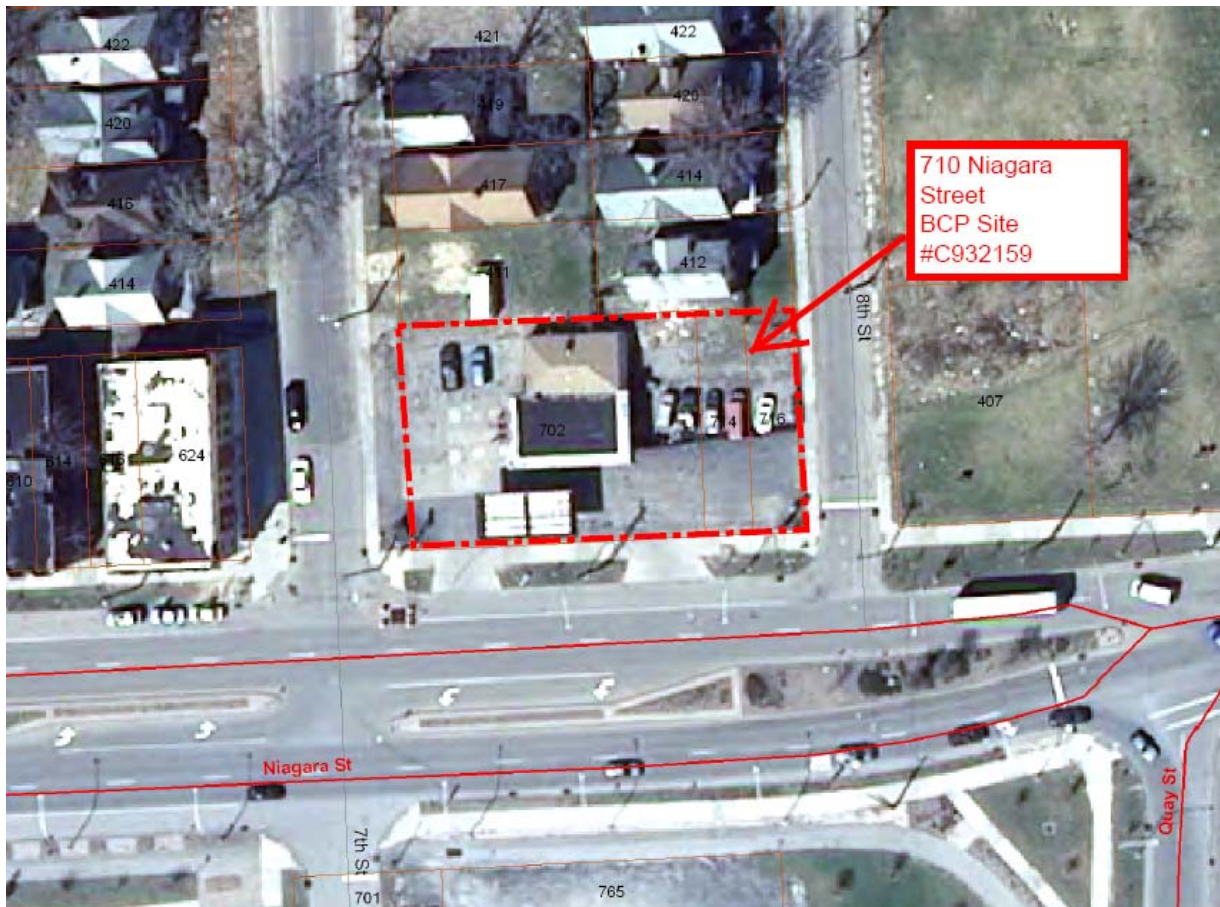
Additional site details, including environmental and health assessment summaries, are available on DEC's website at:

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C932159>

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>.

Site Location



Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following location to help the public stay informed. You may also view electronic versions of project documents by visiting this brownfield site's website at <http://www.dec.ny.gov/chemical/91582.html>. Large documents may be abbreviated to meet DEC's file size requirements for posting to the website. Hard copies of full project documents are available at the listed locations.

NYS DEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

Niagara Falls Library
Earl W. Brydges Building
1425 Main Street
Niagara Falls, NY 14305
716-286-4894

Who to Contact

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

Project Related Questions:

Michael Hinton
NYS DEC, Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
mjhinton@gw.dec.state.ny.us

Site-Related Health Questions:

Stephanie Selmer
NYS DOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
bee@health.state.ny.us

For More Information

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. 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*.

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