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New York State Department of Environmental Conservation

June 2014

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 4630 River Road Site
DEC Site #: C915258
Address: 4630 River Road; Tonawanda, NY 14150
Website: http://www.dec.ny.gov/chemical/81931.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 4630 River Road Site ("site") located at 4630 River Road, Tonawanda, Erie 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."

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 **June 4, 2014 through July 18, 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 Alternatives Analysis Report prepared by Panamerican Environmental, Inc., dated May 2014.

Under the proposed remedy, all on-site soil and fill that exceeds unrestricted use soil cleanup objectives (SCOs) would be excavated and transported off-site for disposal. In total, approximately 17,000 to 18,000 cubic yards of soil and fill (both contaminated and uncontaminated) would be excavated to accommodate site development.

The proposed remedy was developed by Giuseppe Holdings, LLC ("the applicant") after completing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation
The results of the Remedial Investigation (RI) revealed that several areas across the site contain elevated concentrations of volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) and metals in surface and/or subsurface soils. Groundwater, however, was not impacted by site related contaminants.

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. A draft Remedial Work Plan will be prepared by the applicant, 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 4630 River Road Site is located on approximately 3.5 acres of undeveloped land at 4630 River Road in the Town of Tonawanda, Erie County, New York. The site is bounded by the Niagara River to the north, vacant industrial property and a County park to the east, a paved bike path and River Road to the south, and United Refining Company property to the west.

Site features: The site is undeveloped and contains no buildings or other structures. The site is generally flat-lying but slopes gently toward the Niagara River.

Current Use and Zoning: The site is currently vacant land zoned for waterfront mixed use.

Proposed Use: The proposed redevelopment project includes the construction of 64 apartments with underground parking and marina facilities.

Surrounding Land Use: The general land use of the surrounding properties is commercial and industrial, with a County park located immediately east of the site and vacant industrial property located to the west.

Historic Use: The site was undeveloped until approximately 1951. An aerial photograph from that year shows the presence of land disturbance on the eastern portion of the property that was an extension of land disturbance on the property immediately to the east. The property remained much the same until 1972. An aerial photograph from that year shows the presence of two storm water retention ponds that covered two thirds of the property. These ponds received storm water from the former Ashland Petroleum Company that was located on adjacent property to the west. The use of the ponds was reportedly discontinued in 1982 when operations at the Ashland Petroleum facility ceased.

Closure of the retention ponds was completed in 1997 with the removal of the impoundment and excavation of contaminated soils. The contaminated soils were transported to the former Ashland Petroleum facility (now owned by the United Refining Company) for on-site bioremediation. Confirmatory sample results revealed the presence of benzene, ethylbenzene, toluene and xylenes in the sidewalls and floor of the excavation. The NYSDEC Spill Unit did

not require additional excavation and gave its approval to backfill the excavation.

Following closure of the retention ponds, four overburden monitoring wells were installed at the site: two in upgradient locations and two in downgradient locations. All four wells were sampled in October 1999, with the downgradient wells re-sampled in November 2000 and May 2001. Based upon these results, the spill was closed in June 2001.

In May 2010, a Phase II Environmental Site Investigation (ESI) was completed to evaluate the property. During the ESI twelve soil borings were completed throughout the property with soil samples screened for organic vapors. The sample with the highest level of organic vapors was submitted for chemical analysis. These results revealed the presence of ethylbenzene and xylenes at concentrations that exceeded the NYSDEC soil cleanup objectives for residential use.

Remedial History: The BCP Remedial Investigation (RI) field activities were completed during January and February 2013 with the completion of test pits, and the collection of soil and groundwater samples for chemical analysis. The RI report was approved in January 2014.

Site Geology and Hydrogeology: The geology of the site includes 4 to 11 feet of fill material consisting of cinders, slag and brick mixed with clay, silt, sand and gravel overlying native soil consisting of fine-grained sand with varying amounts of clayey silt or silt. Shallow overburden groundwater flows toward the Niagara River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at http://www.dec.ny.gov/chemical/81931.html and http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915258.

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

FOR MORE INFORMATION

Where To Find Information

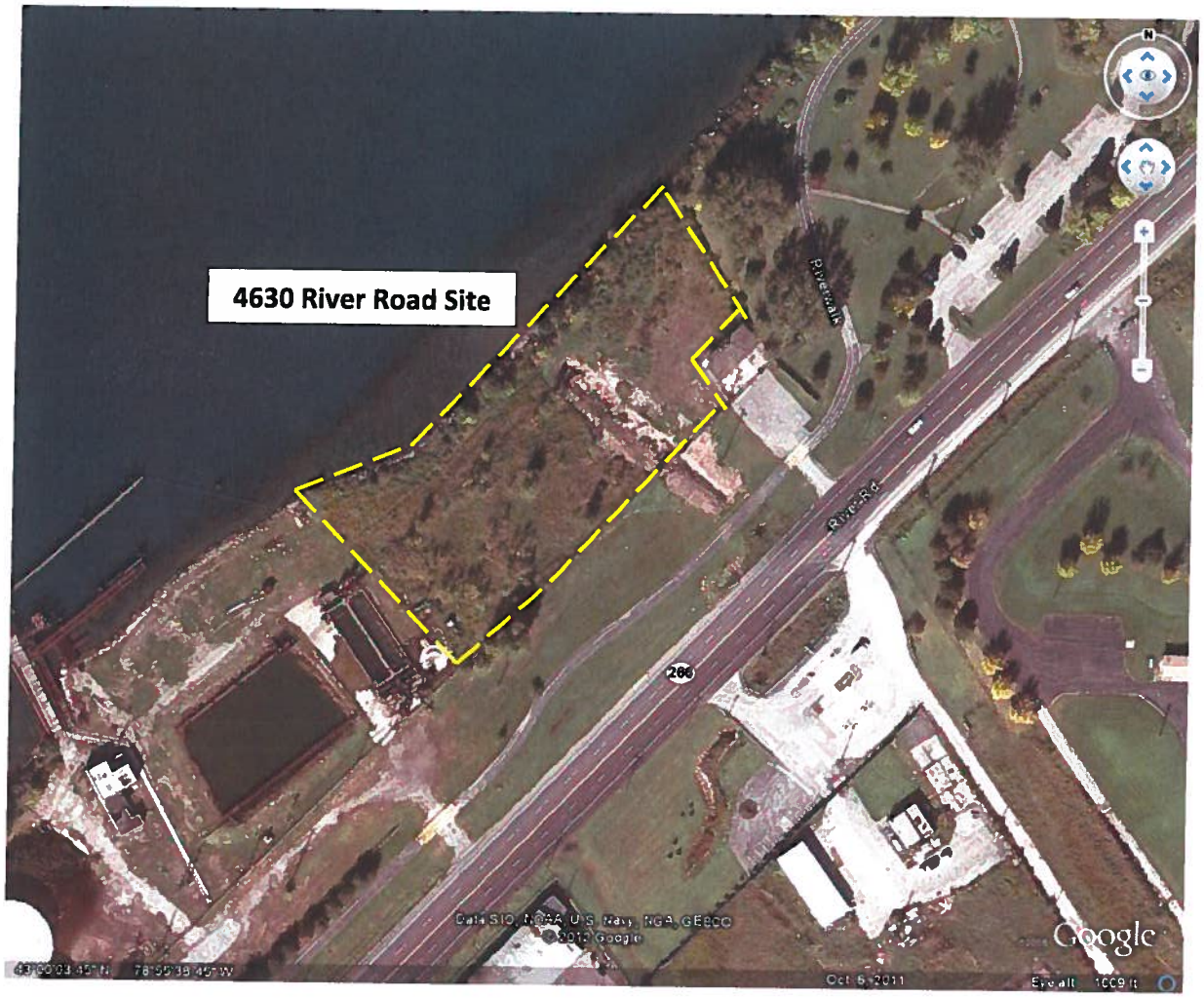
Project documents are available at the following locations to help the public stay informed:

Tonawanda Library
333 Main Street
Tonawanda, NY 14150
716-693-5043

NYSDEC
Region 9 Office
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220

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

Project Related Questions
Glenn May, Project Manager
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
716-851-7220
Region9@gw.dec.state.ny.us

Site Related Health Questions
Matthew Forcucci, Public Health Specialist
NYSDOH
584 Delaware Avenue
Buffalo, NY 14202
716-847-4501
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.