180.130

COLUMBIA MILLS PROPERTY

INVESTIGATIVE REPORT

FOR

OSWEGO COUNTY

JUNE 1984

PREPARED

BY

CALOCERINOS & SPINA

EXECUTIVE SUMMARY

Columbia Mills, located in Minetto, New York, was a manufacturer of cloth and vinyl products. The plant closed in 1976. Shortly thereafter the property was sold to Columin Development Corporation, who initiated salvage proceedings. The salvaging ended prematurely when it was no longer economically profitable. Columin Development Corporation then defaulted on property taxes and the ownership transferred jointly to the County of Oswego and the Town of Minetto.

At the present time the property consists of approximately 10 acres of standing structurers, partially and wholy demolished buildings and rubble and approximately 90 acres of undeveloped property which includes several ponds, streams and the former plant's landfill. None of the site is secured, creating potential problems for local residents.

In addition to the partially demolished manufacturing plant, there remains on site a quantity of process chemicals and waste materials. This material is located in the remaining structures, in burried tanks and in the plant landfill area.

Some of the remaining structures and the property in general appears to have some potential for future use. The close proximity and availability of water, gas, sewer and electric power in addition to good transportation facilities make this site desirable for continued occupancy. As such the County of Oswego, requested that Calocerinos & Spina Consulting Engineers investigate the property, report on its findings and evaluate various options for future utilization.

Several options for future use of the existing structures were developed. They included multipurpose use (office space, open storage, light manufacturing), apartment/condominium housing and domiciliary facilities. Cost estimates for rehabilitation work were prepared for each of the above in addition to demolition, cleanup and site work.

Following discussions with Town officials, New York State Department of Environmental Conservation (NYSDEC), New York State Department of Transportation (NYSDOT), former plant employees and Oswego County officials and based on our own assesment of the property, the report concludes that the site should be secured, the waste materials removed, the buildings raised, the debris burried on site and the site regraded and seeded making the property suitable for sale or other use.

An order of magnitude cost for cleanup, demolition and site preparation is estimated at $1,100,000. Nearly half of this cost has been allocated for plant waste removal. Additional sampling and anaylsis to further define the quantity, limits and characteristics of the residual waste could change this figure substantially.

COLUMBIA MILLS
SITE INVESTIGATION

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SECTION 1 - INTRODUCTION

1.01 General

In April 1984, Calocerinos & Spina was engaged by Oswego County to prepare a report on the former Columbia Mills Property in Minetto, New York. The property consists of the remains of manufacturing plant covering about 10 acres and about 90 additional acres of undeveloped land, all on the west side of the Oswego River. In 1976, Columbia Mills ceased manufacturing operations and eventually sold the entire property and contents to a salvaging company in October of 1981. Once salvaging operations were completed, the property was left vacant. The property is currently co-owned by Oswego County and the Town of Minetto by virtue of default on property taxes and quit claim deed, repectively. Oswego County requested that we investigate the property and evaluate it in terms of future use potential.

In gathering general background information and more particularly specifics about the site itself, we have had dialogue with a number of persons and agencies. We would like to thank all who helped contribute information relative to the preparation of this report and in particular to Mr. John T. Kelly, former Chief Engineer of Columbia Mills, who was retained by this firm as a sub-consultant.

This report provides public officials and other interested parties with a document describing the history, present condition and possible future uses for the property. This report goes beyond the generation of ideas for future use; it also addresses the costs associated with a number of options.

1.02 Purpose of Study

The property today is an agglomeration of abandoned, partially and completely demolished buildings, rubble, waste materials, and the ruins left by a fire. The property is not secured, allowing for easy access of non authorized persons. Wandering through the abandoned buildings or through the debris can

1.02 Purpose of Study (Continued)

be dangerous. However, the County is not liable pursuant to Section 53 of County Law (Appendix "G").

The purpose of this study is to accumulate and present adequate information relative to this site to enable Oswego County to make educated and rational decisions concerning its future.

1.03 Scope of Work

Our Scope of Work was to study and evaluate the site and prepare a report for submittal to the Oswego County Legislature. The report contains the results of a property and building inventory and addresses the integrity of the structurers and physical systems. This was done to aid in determining the viability of possible uses for the remaining structures. Also addressed is a review of the water, sewer and other utilities serving the site, as well as an assessment of transportation facilities available to the area. Clean-up of the site was investigated and the issues discussed include; building demolition, disposal of rubble, removal of containerized and buried waste materials, and the salvage value of remaining equipment. Another issue addressed in this report is the securing of the site to aid in preventing injury to unauthorized persons entering the site. The scope also included taking of aerial photographs of the site. This was accomplished on April 1, 1984 and is included as Appendix "E" of this report.

1.04 Organization of Report

The organization of this report is such that it will take the reader from an overview of the property, its surroundings, utilities, transportation and other general aspects to an evaluation of the buildings, future uses of the property, what items would need to be accomplished to further utilize the site and at what cost. The body of the report concludes with a discussion of the recommended alternative and further details both cost and scheduling.

SECTION 2 - LOCATION

2.01 General

Oswego County is located on the southeastern shore of Lake Ontario and occupies approximately 954 square miles. The County has a population of about 114,000 with the two major cities of Oswego and Fulton having populations of approximately 20,000 and 13,000, respectively. The Town of Minetto is located in the northwest part of the County (See Figure 1) and has developed mainly as an agricultural and residential area. It is bounded on the north by the City of Oswego, on the east by the Oswego River, on the south by the Town of Granby and on the west by the Town of Oswego. The Hamlet of Minetto, which is the location of the Columbia Mills property, is centrally located between the cities of Oswego and Fulton. These two cities are the major places of employment and serve as the cultural centers of the County. Residential development is generally along the main highways, particularly Routes 48 and 25 and in the Hamlet of Minetto. The Town is located about 32 miles northwest of Syracuse and 3-1/2 miles northwest of Fulton. In 1980 the population was 1,905.

2.02 Socio-Economic

The climate of Oswego County is classified as humid continental with warm summers. The seasons are modified by Lake Ontario giving a slightly later and shorter spring, but a longer and later autumn. The average mean temperature is 47.5 degrees Fahrenheit. The maximum temperature recorded at the Oswego Weather Station over a 110 year period was 100 degrees Fahrenheit, and the minimum temperature -23 degrees Fahrenheit.

2.02 Socio-Economic (Continued)

Precipitation is uniformly distributed throughout the year with the annual average being 33.5 inches. Much of the winter precipitation is received in the form of snow with the average snow fall being 87 inches. The relative humidity averages from 60 percent to 70 percent yearly with the highest averages occurring during the winter months.

The State University of New York, located in Oswego, is fully accredited in all degree programs with a student population of approximately 7,500. Opportunities for higher education in nearby Syracuse includes Syracuse University; the State University College of Forestry; Upstate Medical Center; Lemoyne College; Maria Regina College; Central City Business Institute; and the Powelson Business Institute. Additionally, several community colleges are located within a one-hour drive.

The varied topography, changing seasons and many waterways of Oswego County provide ideal conditions for all types of outdoor recreational activity. With its scores of lakes and stocked fishing streams, miles of Lake Ontario shoreline, camping and tenting areas, sailing and yachting facilities, golf courses, bowling alleys, its year round programs of spectator sports and performing arts, and its numerous historical sites, there is leisure time activity for all members of the family.

Oswego County has two hospitals with over 240 beds, having all necessary medical services available. A School of Practical Nursing is conducted at the Oswego Hospital. There are over 60 doctors and 31 dentists in Oswego County.

There are 3 daily newspapers and one Sunday newspaper having an approximate circulation of 290,000. Oswego County receives 10 AM radio stations, two from the County and eight from the Syracuse area, with 9 FM stations received in the area. There are 9 T.V. stations received in Oswego County.

2.02 Socio-Economic (Continued)

Over 18 religious denominations are represented in the more than 69 houses of worship in Oswego County. All major service and fraternal organizations are represented in the County by more than 40 local chapters.

Oswego County government provides a centralized emergency fire control, encompassing 28 volunteer fire departments, two full time city fire departments and fire departments maintained by local industrial plants. Ambulance requirements are met by units provided by the full time fire departments, contractual arrangements with private companies and several volunteer corps.

Rail service is maintained within the County by the Conrail System. The port of Oswego is located at the City of Oswego on the edge of Lake Ontario.

Syracuse Hancock International Airport is within a twenty to forty minute drive of most of Oswego County and provides over 70 daily passenger flights. The Oswego County Airport is located three miles northeast of the City of Fulton and provides all major and minor aviation services for the County.

Several highways provide excellent transport routes from any part of Oswego County. Interstate Route 81, 481 and New York State Route 48 all run north and south through Oswego County, making the Syracuse business district just a forty-five minute drive from Minetto. The New York State Thruway (I-90) runs east and west and can be accessed just north of the City of Syracuse by all of the above routes.

The Hamlet of Minetto occupies an excellent location in the County of Oswego. It is situated between the two highly industrialized cities of Fulton and Oswego. Oswego is an important port and rail facility. Major employers in and near Oswego include the State University of New York College at Oswego, Alcan Aluminum Corporation, Hammermill Paper Company and Niagara Mohawk Power Corporation. Fulton is home to Nestle, Sealright, Miller Brewery and Black and Clawson.

2.02 Socio-Economic (Continued)

Just south of the Columbia Mills Property there is a small commercial area which includes an insurance office, ambulance service, restaurant, small supermarket and a church. The local United States Post Office is located just off Route 48 on Benson Avenue, as is the local volunteer fire department that serves the area. The elementary school is located on Granby Road and the Town of Minetto Offices are nearby on Empire Street. High school students are bussed to Oswego.

While no local police force exists, the area receives protection from the County Sheriff's Department whose offices and jail are on the outskirts of Oswego. The area is also patrolled by the New York State Police, with three sub-stations maintained in the County.

The Hamlet is served by public water, sewers, gas, electricity and telephone.

2.03 History of the Site

Columbia Mills Company commenced operations in the Town of Minetto in the latter years of the nineteenth century. Available records indicate the earliest building construction for the plant in Minetto was in 1887. To the best of our knowledge the company no longer exists in the United States.

Columbia Mills was once considered the world's largest manufacturer of window shades. Other products included dairy cloth, lace table cloths, Venetian blinds, aluminum screens, book binding cloth, paper, and in latter years, vinyl material for hard book covers. Operations involved in the processes were bleaching, drying, dyeing, calendaring, painting, rolling and embossing.

2.03 History of the Site (Continued)

At its peak the plant consisted of about 70 manufacturing, storage, inspection and service buildings and employed about 1,625 people. As the textile industry began its demise in the northeast following World War II and other newer and higher paying industries located in the area, it became more difficult to remain competitive with the newer plants and foreign imports. This situation combined with several other factors led Columbia Mills to cease operations in 1976.

When Columbia Mills stopped manufacturing operations, much of the process equipment was removed and shipped to other plants in operation at the time. The plant shutdown also included the disassembly and transfer of a solvent recovery system which had been in operation for only one year. An auction was held to sell the remaining equipment that the company had no further use for.

Subsequently the property was sold to the Columin Development Corporation who commenced salvage operations. Demolition and salvage efforts had reached a point where only buildings 7, 8, 10A, 11, 12, 16, 21, 30,31, 32, 58 remained standing (Figure No. 2). At this point, salvage values dropped sharply and demolition operations ceased leaving the site essentially as it exists today.

Only one other incident of note has occurred. A major fire destroyed the Administration Building in December of 1983.

At this time the site is not secured. Fence gates are either open, unlocked or missing and the local populace uses the site as a source of bricks and other salvageable material.

Columbia Mills employed the use of many types of dyes, thinners, paints, lacquers, fillers and other similar type products in their manufacturing operations. When the plant closed there were hundreds of containers of chemicals

2.03 History of the Site (Continued)

and products left to be disposed of. A number of letters and memorandums were written by NYSDEC and Oswego County regarding the cleanup of the waste materials following the plants closure and subsequent sale. We have included in Appendix "A" some of these documents and other data that we feel is pertinent to the current situation. The first documentation that this firm currently possess indicating that NYSDEC was aware of the volume and character of the wastes generated at the plant was a 1976-77 Hazardous Waste Survey. In april of 1979, after the plant closed, an inspection of the plant grounds was conducted by NYSDEC. The recommendation of this April 5, 1979 DEC memorandum was that "we attempt to contact the property owner and advise them of their responsibility to cleanup these wastes". During the remainder of 1979, NYSDEC issued several memorandums (August 22, October 10 and December 27) regarding the existence of remaining wastes at the site and who's responsibility it was to have them removed. In late 1980, Columbia Mills hired Sealand, Inc. who removed and disposed of some of the containerized waste from the plant site.

By 1981 there was still some question as to the status of the waste removal at the site. This question was raised in a letter dated April 20, 1981 from the Town of Minetto Attorney to Columbia Mills Attorney. In December of 1981, NYSDEC once again became involved and held discussions with Mr. Lyng regarding the remaining waste. In a December 14, 1981 letter from DEC to Mr. R. Champney at Columin Development Corporation, reputedly the owner of the property at this time, the issue of what wastes Columin and what wastes Columbia Mills was responsible for disposal of was addressed. NYSDEC requested that Mr. Champney respond within one month as to "the status of the disposition of the subject materials". NYSDEC contacted Mr. Champney again on March 11, 1982 "regarding disposition of the subject materials". On September

2.03 History of the Site (Continued)

7, 1982, NYSDEC performed some sampling at the Columbia Mills site. The analysis transmittal letter, sent to the Town of Minetto Supervisor, Mr. R. Todd on October 13, 1982, stated that "The results of the subject sampling are attached and do not show any significant environmental problem at the Columbia Mills site". This was reiterated in a local newspaper article on December 20, 1982. Currently remaining in the buildings are about 115 barrels and 20 pallets of assorted powdered and liquid materials (see Section 3.05 of this report). Along the western portion of the site near the railroad tracks lies an unknown quantity of buried containers and approximately 400 visible containers. These buried containers are in the plant's former dump area.

2.04 Zoning

The Columbia Mills property is currently zoned Industrial. Local officials have indicated they would consider a zoning change. This was evidenced by the actions of Minetto in considering the Wolcott developer, Douglas Fitzmaurice's proposal in 1983. The proposal consisted of constructing apartment complexes, warehouses and a commercial office building on the property which would have required a zoning variance. Although this proposal was not realized, other proposals may be successful.

2.05 Description

Columbia Mills Property is legally described as part of Farm Lot 29 of the Town of Minetto, County of Oswego, State of New York. The site on which the former plant is located now contains approximately 100 acres of land. Several plots of land have been sold off or relinquished without fee from the original 130 plus acre property. These were used for residential development, fire house, town park and sewage treatment plant. The property has a frontage

2.05 Description (Continued)

of approximately 1,175 feet on the east side along Route 48 paralleling the Oswego River. On the south the property is bounded by Benson Avenue, on the west by Conrail track right-of-way, and on the north by Snell Road.

Immediately to the west of and paralleling the Conrail track is the Metropolitan Water Board (MWB) water transmission line. This 54-inch diameter line supplies water not only to portions of Oswego County, but also to the Syracuse area. Conversations with MWB indicate that low, average and peak flow in this precast concrete cylinder pipe is 18, 24 and 40 MGD, respectively.

The 10 acres of land closest to Route 48 constitutes the main plant complex. This area is level and approximately at the same elevation as Route 48. Following the property further west and north it begins to gently rise and fall, generally rises in elevation and becomes heavily wooded and undeveloped.

An 8-foot high chain link fence runs along the perimeter of the main plant complex. A large quantity of rubble and scrap material is deposited about the site from salvage operations.

The existing structures or remains were built from around 1909 onward. Several underground service tunnels crossing Route 48 still exist. These were used for utilities and moving heavy machinery between buildings. The largest remaining building is a four story brick structure which is composed of four separate additions. Buildings 30, 31 and 32 were used for storage, while Building 12 was used for chemical work (See Figure 2).

Coating Building No. 11 is a four story independent structure that was primarily used for hand painting of window shades. Ten large gravity ventilators are located on the roof with ductwork running down to each floor level.

2.05 Description (Continued)

Building No. 8 is the old Generator/Engine House that supplied the plant's steam, standby electrical power and plant water pressure. Power was generated by coal fired boilers and turbines producing 25 cycle current. The 200-foot high radial brick chimney is lined one-third of the way up and was originally one of the regions tallest.

The wood framed Administration Building No. 7 was totally destroyed by fire in December of 1983. Although remodeled before the plant closed, it is reported that salvage operations had left the building interior in a state of shambles prior to the fire. No attempts at removing the debris have been made. Several small miscellaneous buildings are scattered around the site, including a locomotive shed which has collapsed. All the other buildings were either dismantled and sold or demolished during the salvage and demolition work.

There are two buried railroad tank cars and three underground storage tanks remaining on site. They were used for process chemicals such as vinyls, solvents and lacquer.

Two 500 acre-feet ponds that were used to store process water for the plant are located north of the building complex. An earth dam separating them has been washed out at one spot. The level of these ponds is controlled by three sluice gates located outside a brick pump house structure, labeled Building No. 21. These gates control flow to the Oswego River through a reinforced concrete arch tunnel passing under Route 48.

The upper layer of soils are generally comprised of sand, silt and some gravel. Borings taken near the plant site during the winter of 1970 indicate a ground water depth of between 6-9 feet.

2.06 Environmental Concerns

New York State Department of Environmental Conservation monitored the removal of containerized waste from the site by Sealand, Inc. in late 1980. From conversations with DEC officials, what was removed were the explosive and hazardous waste that had been stored in two open air shelters (called the Arsenal by former plant employees) and a shallow trench. A Department of Environmental Conservation report entitled, "Appendix B, Inactive Hazardous Waste Remodial Plan", was received by Oswego County on January 3, 1984 (see Appendix "B" of this report). In the referenced report the site is Classified as a 4. Essentially this means the site requires continued monitoring for evidences of environmental contamination.

Wetlands on site constitute an area of 10± acres (See Figure No. 3). This area is made up of two stream beds, their banks and the two 500 acre-foot ponds. Any activity, whether current or planned future development, will have to contend with the existence of these areas. Generally the Department of Environmental Conservation will allow no activity or alteration within the limits of the wetlands. This means no filling and/or changing of contours.

From conversations and written correspondence with the New York State Department of Environmental Conservation (NYSDEC), no permit would be required for disposal of the rubble at the site. This assumes no hazardous or toxic wastes would be buried in the process of demolition, and covering of the debris. However, future development of the site would, through the New York State Environmental Quality Review (SEQR) require the completion of an Environmental Assessment form. Upon completion of a review and public hearings, preparation of an Environmental Impact Statement (EIS) may be compulsorary.

SECTION 3 - PROPERTY INVENTORY

3.01 General

An inventory of the site was accomplished during the spring of 1984. It consisted of field reconnaissance, a detailed review of each of the remaining structures and an assessment of the physical facilities.

As most of the buildings are constructed with reinforced concrete framing it is difficult, without sophisticated and costly methods, to assess the structural integrity. We were at the time of inspection, and continue to be, unable to obtain any building construction plans. Therefore, no analytical or even approximate calculations could be made on the strengths of the concrete components. The inventory and assessment procedure used was a visual one in which the building was reviewed as a whole. A judgement made as to whether the structural components were of a condition such that continued use of the building was possible or advisable.

The property outside the main plant area was walked and what was inventoried is described below. Most of the property is wooded and undeveloped and needs little further explanation.

Of the original factory complex only 6, significant structures are still standing. They are building numbers 8, 11, 12, 30, 31, and 32 (see Figure 2). Below is a listing of basic building data as taken from site visitation as well as other available records.

3.01 General (Continued)

Building No.	Square Feet Per Floor (SF)	No. of Floors	Total Floor Area	Type of Construction	Age
11	9,585	4	38,950	Brick & Reinforced Concrete	1928
12	1,800	4	6,000	Brick & Reinforced Concrete	1919
30	5,400	4	22,000	Brick & Steel	1922
31	8,550	4	35,000	Brick & Timber	1922
32	4,300	4	16,000	Brick & Reinforced Concrete	1919
8	12,429	1	12,429	Brick & Steel	1909

Although there are several other small buildings on site, they are essentially of no significance to the purpose of this report and will be limited to a brief discussion at the end of this section.

The undeveloped portion of property, approximately 90 acres, is generally wooded and rises in elevation to the north and west. The property contains three pond areas. The largest two on the eastern side of the property have an estimated total storage capacity of 1,000 acre-feet. Other portions of the undeveloped property were used as landfill areas for plant waste. This can still be evidenced by the approximately three to four hundred rusted barrels around the third pond area at the western edge of the site.

3.02 Existing Buildings

Building No. 11, the former Coating Building, is a four story reinforced concrete frame structure with uninsulated brick/block walls, cast-in-place concrete floor slabs and built-up roof. There are two stair towers, one at

3.02 Existing Buildings (Continued)

each end, and an elevator tower which has been stripped of its mechanical equipment. The concrete floors, columns and ceilings appear to be in relatively good condition. Interior walls, doors and windows are in either poor condition or entirely missing. The existing roof leaks and missing windows have allowed water to further deteriorate the building interior. All the plumbing, electrical wiring and process gear have been removed except for some demolished duct work littering the first floor and the large gravity ventilators on the roof. The exterior walls and interior columns were judged to be in serviceable and continued use condition, however, they are rapidly deteriorating.

Buildings No. 12, 30 and 32 are of similar type construction with brick masonry walls, reinforced concrete frame and precast roof deck, except that Building 30 has an exposed steel frame with a corrugated metal roof. There is a single stair tower in Chemical Building 12 with an adjacent elevator shaft which has been stripped. Access to the other buildings is provided by two stair and elevator towers located within Storage Building 31 which connects them. The concrete floors and frames are in good condition, although there are several penetrations for chemical tanks, but the roofs show signs of leakage and are in poor condition. As with the other buildings, all plumbing, wiring and almost all process equipment have been removed. The majority of windows have been broken and doors missing. A system of reinforced concrete service tunnels connect these buildings with the burned out Administration Building 7 and Engine House 8. These passages are filled with debris at several points and are no longer passable.

3.02 Existing Buildings (Continued)

Building No. 31 was used for storage and production and is one of the oldest buildings on the site. It is a four story structure with brick bearing walls, timber frame and stone foundation. Floors and roof consist of various thicknesses of lumber laid on edge to form a heavy duty platform. Because of water entering from broken windows and the leaking roof, the floors and roof have collapsed in several locations and are severely deteriorated. The exterior brick walls are in fair condition. The interior has been completely stripped with the exception of some sprinkler piping and light fixtures.

Building No. 8 was the Generator/Engine House and has brick bearing walls with structural steel frame and corrugated metal roof. The building has a reinforced concrete foundation and basement area. There are several large openings left in the floor where pieces of equipment have been removed. Salvage work has severely damaged this structure, with large sections of walls torn out and gaping cracks in others. Some mechanical equipment in the form of partial boilers, piping, ducts, pump bases, switchgear supports and overhead coal bunkers remain in this structure. Because of the partial demolition, this building is considered unsafe. Outside this building, next to Route 48, there is a 6,000 gallon concrete cistern that supplied river water to the plant fire system via a 20-inch diameter pipeline. That pipe was plugged with concrete at the river entrance when the plant closed.

Several other small concrete block and wooden structures which were used for lacquer mixing, storage and solvent recovery remain standing, but there is evidence of roof and wall water leakage. The chimney appears to be in good condition despite repeated lightning strikes over the years. The Bleachery

3.02 Existing Buildings (Continued)

Buildings 37 and 38 remain partially demolished, as does one end of Shipping Building 55. The Administration Building 7, as previously mentioned, is completely burned out. Most of the building's steel and charred wood timbers have fallen into the basement, with only the two brick elevator towers left standing. All the rest of the structures have been demolished, with debris and rubble bulldozed into piles scattered over the site, leaving their concrete floor slabs exposed.

With the exception of the partially demolished buildings mentioned above, the remainder of the buildings are in various states of deterioration. Roofs, no longer water tight and the absence of most doors and windows expose the structures to the detrimental effects of water and the freeze thaw cycle. Although it will be some time before the buildings become totally unsafe for even a quick walk through the deterioration evidenced on the exterior of structural members and the hidden corrosion of the reinforcing steel will combine to accelerate the ultimate demise of these buildings.

Even if rehabilitative efforts were to begin today the corrosion mechanism started over these past years may be difficult or impossible to mitigate short of complete replacement.

3.03 Underground Structures

A system of underground tunnels provided access between the Engine House, Administration Building and Niagara Mohawk Hydro-Electric Power Plant on the east side of Route 48. The main tunnel is 8.5 feet wide by 7.2 feet high and constructed of reinforced concrete. It contains the channel in which plant wastes were discharged to the Oswego River. A manhole opening connecting to the new Town of Minetto Sewer System is provided inside the tunnel, but was never used.

3.03 Underground Structures (Continued)

The smaller 3.0 feet by 5.5 feet high tunnel was constructed of stone and contains a large number of steam, water, gas and electrical conduits, all of which are believed to be dead.

Crossing under the floor of one of the connecting tunnels is a 12-inch sewer line that is currently being used by some residences located off Barrett Drive (paralleling and north of Benson Avenue). These homes have not been connected to the Town Sewer System. This line is shown on Figure 5, was observed as active during our field investigation and was also reported by the Clerk, Town of Minetto.

During our field inspection the tunnels appeared to be in good condition. Exposed steel beams are painted, with only some surface rust beginning to show. No major cracks in the walls or ceilings were observed and the thickened concrete base slab of Route 48 appeared to be in good condition.

3.04 Drainage

Drainage of the site is accomplished via streams flowing to the two large ponds on the eastern portion of the property. The two main streams drain areas external to the property and enter the property from the north and south. One smaller stream drains land west of the property and eventually discharges into the large ponds referenced above.

Culverts located immediately to the west of the plant area carry flow from the southern entering stream. This stream passes through two culverts on-site and an additional one on Benson Avenue. It was reported by Mr. Kelly that flooding problems have been experienced in the past when these on-site culverts have not been maintained causing the creek to back up. Flooding of basements has also occurred when fishermen have closed the sluice gates in the

3.04 Drainage (Continued)

diversion structure raising the level of the two storage ponds and the influent streams. Despite efforts to keep these gates open, even to the point of removing and/or chaining the operating wheels, people still close the gates and problems persist. The remainder of the property is well drained with no other observed or reported problems.

3.05 Waste Material

During the inventory of the buildings, a number of 55-gallon barrels, bags and other containers of unused liquid and powdered substances were encountered. A list was compiled by this firm and compared to a previous accounting of the remaining on-site containers. The description of the contents were obtained from the container labels. No sampling or testing of the contents was done. The results of this inventory are presented below (See Figure 2 for building location):

Building No.	Floor	Description
30	1	1 Barrel Topco NXZ
31	1	6 Barrels Quabond (Glue)
12	3	20 Empty Barrels 35% Hydrogen Peroxide
31	4	3 Empty Barrels Hydrogen Peroxide 1 Rust Barrel (Full) No Name
30	4	1 Empty Barrel Hydrogen Peroxide
30	2	1 Barrel Pure Glycerine 5 Pallets of 50# Bags of White Powder ASP 170 Engelhard (Starch??)
31	2	Barrels of Glycerine, Tamol, Silicone Release Agent, Unmarked (Full), Ammonium Phosphate Dibasic Pyrosan LPN (10 Total), 4 Leucophur Water Dispersion B.F.G. 6 Quabond 4 Rhoplex, 1 Acrysol 1 Lubritone

3.05 Waste Material (Continued)

Building No.	Floor	Description
32	2	2 Rusty Barrels and Some Deteriorated Bags of Unknown White Powdered Substance 3 Sodium Hydrosulfite Concentrate
11	2	1 Barrel Butyl Acetate (Full) 1 Barrel N-Propyl Acetate
11	3	9 Pallets of Johns-Manville Super Fine Super Floss 50# Bags Celite Product - Silica
11	4	5 Nopcostat Barrels - Full 3 Paraplex, 1 Permag Cleaning Compound 2 Pallets J.M. Micro Cell T-38 11 Barrels of Various Color Dyes 1 Pallet Cabro-Sil M-5 Fumed Silica 1 Pallet Cyprus Mistron Monomix 1 Pallet Attagel 12 Barrels (Total) of Vync Resin Vinyl Solution, N-Propyl Acetate, Tricresyl Phosphate, Acryloid 1 Havee 42, 1 Penetone Superplus 6 Unmarked Rusty Barrels 12 Small Barrels of Unknown Contents

The existence of two (2) 10,000-gallon buried railroad tank cars was verified. Although these buried tanks were reportedly pumped out when the plant shut down, some solvents are believed to remain inside, possibly diluted with ground or surface water. Three (3) 3,000-gallon buried tanks that were used to store lacquer thinner were located and still appear to contain some sludge material.

At the western end of the property, from Chase Drive west to the Conrail tracks, lies the plant's old dump and landfill. Former employees state that the plant wastes were taken out in barrels along the railroad tracks and the contents burned. These barrels were then buried in the dump. Approximately 400 of these barrels are scattered in and around a small pond area, most open and rusty with some still containing ash material. Mr. Kelly states that the

3.05 Waste Material (Continued)

material was cheap paint with low resin content. Later in the plant's history, when it became more involved with plastics and toxic substances, the waste was shipped to a Pollution Abatement Services depository for disposal.

Based on a limited sampling and analysis program conducted by this office, it appears that there are some environmental contamination problems at the site. Residuals of chemicals and material components used in the manufacturing process have been detected in the area of the main plant, as well as in the landfill area. Soil samples to a depth of 2 feet were taken near the location of the solvent recovery plant, the buried lacquer thinner tanks, the buried railroad car tanks and a water sample was taken in a quiescent area near the pond adjacent to the lacquer thinner tanks. In addition, a 6-inch deep soil sample was taken at the western end of the property in the vicinity of the landfill (See Figure 4). As this was a limited review, the situation should be investigated further to ascertain both its magnitude and to better define the area(s) of the property suitable for debris burial.

At a meeting with Oswego County representatives, NYSDEC Region 7, and this firm, on June 12, 1984, Calocerinos & Spina informed NYSDEC of the sampling and analysis program conducted by this office. At this meeting a summary sheet of the test results was given to NYSDEC. DEC then indicated that they would perform some additional sampling and analysis at the site. This will help to more precisely ascertain the magnitude of any contamination problem. In addition, this firm has formally requested a copy of all DEC documentation of the Columbia Mills cleanup efforts in the attempt to determine the actual chain of events leading to this point in time.

SECTION 4 - UTILITIES

4.01 General

The Columbia Mills Property, due to the size of the former operation, is provided with more than adequate utilities. Most services were either directly installed by the Corporation or constructed to serve its anticipated demands.

4.02 Water

Potable water is supplied to the Minetto Water District by the City of Oswego. A 12-inch "Transite" transmission line conveys water south along Route 48 to the front of the Engine House at the Columbia Mills Property. There an 8-inch branch line enters the plant. The main line then reduces to 6 inches and continues south to supply the Hamlet of Minetto (See Figure 5). The existing water tower on Merridian Avenue has been out of service and it is reportedly scheduled for demolition.

The City of Oswego derives water from Lake Ontario. The intake is rated at 125 million gallons per day (MGD) with 62 MGD committed by contract to the Metropolitan Water Board. Average water production for the Oswego water system is approximately 6.5 MGD and maximum production is approximately 10.3 MGD. The water quality is good, generally having less than 1 coliform per 100 mls. of sample and a chlorine residual of 0.5 mg/l. This system supplies the City of Oswego and outside water districts in the towns of Oswego, Minetto, Scriba and Volney. The system serves an estimated 32,000 people.

A fire flow test was performed by this office during June, 1984. The two hydrants used in the test were just north of the plant along Route 48. Maximum flow and residual pressure recorded were 980 gpm and 35 psi, respectively. Static pressure prior to the test ranged from 51-53 psi.

4.02 Water (Continued)

Based on the reported volume of sewage treated on a daily basis at the Minetto Sewage Treatment Plant, there is approximately 1.37 MGD of additional water available in the present system to the Columbia Mills property. This equates to an average constant demand of 952 GPM. Unless a high water usage industry locates on the property, there appears to be adequate flow for most business needs. If more water is required, it is available via the MWB line just west of the property.

4.03 Sewers

The Town of Minetto Waste Water Treatment Plant is located adjacent to the Columbia Mills Property and serves the Minetto Sewer District (See Figure 6). This joint municipal - industrial District was established in February 1971. Currently the District has a population of approximately 900. Ultimately, the system will serve nearly all of the town whose population is projected to be 3,680 by the year 2020.

Columbia Mills was the only industry within the District. The rest of the service area being residential except for the small commercial area in the Hamlet. The plant was sized for a 1995 design flow of 0.60 MGD and an estimated population of 2,800. However, due to the high pH and alkalinity of the industrial wastewater, the design year population equivalent was 12,050.

The sewerage system is made up of 8-inch laterals, 10- and 15-inch trunk sewers, a pumping station, 8-inch force main, the sewage treatment plant and an 18-inch outfall sewer. Secondary treatment by the contact stabilization type plant provides 85 percent removal of BOD and suspended solids. The treated effluent is discharged to the Oswego River.

An agreement was made between Columbia Mills and the Town of Minetto for the Mill to pay for 80 percent of the District costs for construction of the new treatment plant and collection system. This never happened because the

4.03 Sewers (Continued)

Mill went out of business almost a year before the plant went on line. As a result of not receiving any of the anticipated industrial waste, the plant was substantially oversized. Some of the larger capacity equipment has been replaced with smaller units to handle the lower flows the plant is presently treating. If in the future wastewater volume increases, the plant has the hydraulic capacity to expand. The plant currently has a reported 0.05 MGD peak treatment capacity.

4.04 Natural Gas

Niagara Mohawk Power Corporation provides the Minetto area with gas service (See Figure 5). On the west side of Route 48 there is a 6-inch medium pressure distribution main serving local homes and businesses. The branch lines into Columbia Mills have been cut and capped. A 12-inch gas high-pressure transmission line from Syracuse to Oswego is located on the opposite side of the road and can be seen from inside one of the tunnels. According to Niagara Mohawk, pressure at the plant location in the 6-inch line is about 8 psi, and 27 psi in the 12-inch high pressure line. According to Niagara Mohawk, they can supply gas service of almost any required volume to any future occupant of the site by tapping the 12-inch line.

4.05 Electric

Directly east across Route 48 from the Columbia Mills main gate is Niagara Mohawk's Minetto Station hydro-electric plant. This facility was originally constructed by Columbia Mills to provide inexpensive electrical power for their manufacturing operations. The large brick and concrete structure houses water driven turbines which produce 60 cycle current. Electrical transformers

4.05 Electric (Continued)

converted the power to 25 cycles for mill use. After selling the hydro-electric plant in 1956, Columbia Mills then purchased power from the Utility. Access to the service tunnels, previously referenced, is provided through the lower levels of the station.

The area has a 4,800 volt dual feed system with power coming across the east side of the river from the Seneca Hill Substation and along Snell Road from the 13.2 KVA Paloma Substation. Power outages are reported to be infrequent. Electricity available for any future development is considered to be practically unlimited.

SECTION 5 - TRANSPORTATION

5.01 General

The Town of Minetto is in an excellent location for access to the areas multiple transportation modes. Short driving times are required to make connections to some of New York State's major highway routes, though some limitations do exist.

5.02 Highway

Columbia Mills Property has direct access to New York Route 48 which is a major north-south highway between Oswego and Syracuse. It serves as an access route to the New York State Thruway (Interstate 90) at Exit 39, which runs east and west just south of Oswego County. Interstate 81 runs north and south through the eastern portion of Oswego County. Other north-south roads include County Routes 8 and 31.

The Minetto Bridge over the Oswego River provides access to Route I-481 which extends north to Oswego and south to Fulton and Syracuse. New York State Department of Transportation (Appendix "D") has indicated they have no plans to rebuild the west ramp to current design standards as it would necessitate the taking of almost the entire Hamlet's commercial area. This would not be acceptable to the local populace. The alternative is to live with a tight turning radius which limits the size of truck traffic that can utilize the bridge.

New York State Department of Transportation has no plans to reconstruct Route 48 or, as stated above, the bridge crossing. Only normal maintenance and rehabilitation are foreseen in the immediate future. Construction of a new extension of Route 481 from Fulton to Oswego having either 3 or 4 lanes is a possibility in the future. This work would take high priority if the Oswego Port Authority expands operations by another 60 trucks each day traveling between Oswego and various destinations.

5.02 Highway (Continued)

Bus services to the County are supplied by three major carriers and offer services to almost all the cities and villages. Oswego-Syracuse Coach Lines run through the Hamlet.

5.03 Railroad

Oswego County is provided with daily rail transportation through the Conrail System. A main line runs parallel to the westerly border of the Columbia Mills Property. Several spurs running into the factory complex have been removed over the years and no direct rail link remains.

5.04 River

The port of Oswego is the first inbound port in the Great Lakes and is capable of serving any vessel that can clear the St. Lawrence Seaway. Lock No. 5 of the Oswego River Canal is located directly behind the Minetto Station hydro-electric plant to allow navigation around the dam. Pleasure craft and bulk cargo barges can use the canal to make connections with the rest of the State's waterway system. At one time Columbia Mills maintained docks along the riverfront for shipping lumber and raw materials.

5.05 Air

Oswego County Airport is the local general aviation airport with approximately 30,000 operations per year. There are 50 general aircraft based at the airport. There are also about 3,500 commuter operations each year from the airport. Many corporate aircraft use the airport now and the number has been steadily increasing as the facilities have been improved. There is a published instrument approach runway with end indicator lights and an abbreviated visual approach slope indicator. In addition there is a VORTAC facility located 14 miles southeast of the airport and an airport surveillance radar installation 22 miles to the southeast at Syracuse.

5.05 Air (Continued)

Syracuse Hancock International Airport is located five miles northeast of the City of Syracuse and a brief drive from Minetto. The 2,000 acre airport is designated a civil/military joint use airport. Three runways are in operation, with one equipped with precision instrument landing systems at each end. Several major airlines operate from the passenger terminal. The City has recently built a parking garage and has plans for further expansion in the immediate future.

General aviation is located on the southwest side of the Syracuse Airport. Several fixed base operators cater to Central New York's corporate and other general aviation activity. An air cargo terminal with storage and loading areas is also located at the airport.

Hancock provides a wealth of aviation oriented services that are not duplicated at any other airport within the region. In addition to providing general aviation users immediate access to airline service, the airport provides an excellent system of navigation and landing aids, utilities, and a variety of ground service equipment.

SECTION 6 - FUTURE UTILIZATION OF THE PROPERTY

6.01 General

The purpose of this section is to present, develop and evaluate some possible future uses for the property and its contents. We have attempted to be as creative as possible while tempering these thoughts with the knowledge that, short of no action, any activity at the site will require some and possibly large amounts of funding - either public, private or a combination thereof.

6.02 Use of Existing Facilities

Buildings 11, 12, 30 and 32 appear to be somewhat suitable and adaptable to entertain commercial/industrial activity. Warehousing, storage, office space and light industry are possible uses. Buildings 11 and 30 also appear to have the potential for residential development in terms of senior citizens, health-care related or apartment type housing. These same two buildings might also be utilized for recreational/tourism activities. Possible themes could be use as a fine arts museum, childrens museum, nature center, etc. Municipal/social development could include incarceration facilities, food preparation center for various social aid programs, additional County/Town office space, vehicle maintenance facility, etc.

Along the lines of industrial activity, the building(s) could undergo minimal rehabilitation and be used to temporarily house embryonic firms. While these firms would have outgrown their initial manufacturing location they would not yet be large enough or have adequate capital to locate in an industrial park. These firms would want to invest as much of their capital as possible into purchase of machinery. This facility, with the limited rehabilitation would provide open square footage with utilities and would provide room to grow at minimum cost.

6.02 Use of Existing Facilities (Continued)

Exploring further the use of existing building for commercial/industrial development, some additional considerations are in order. No construction plans are presently available for the buildings from which a floor loading analysis can be performed. However, the type of activity that was once present in Columbia Mills operations and their apparent structural condition as stated in Section 3 would lead one to believe that the floors in Buildings 11, 12, 30 and 32 could sustain commercial/light industrial activity. This thought is reinforced as nearly all levels in these four buildings contain posted floor loading signs. The lightest posting is 200 PSF and the heaviest 300 PSF. Though these posted loadings were probably derived from the original design plans and may now be somewhat reduced due to age and general deterioration, they appear to remain adequate for the above-named activities.

These four buildings all contain stairs and elevator shafts making them suitable for moving both people and goods. Natural light from existing window areas is prevalent throughout the buildings and the buildings themselves are situated on the property so that ample parking/truck maneuvering area is possible. The floor to ceiling height on most floors is about 15 feet, making these buildings suitable for high bay storage of goods, except for Building 12 which has a ceiling height of 9 feet.

The need for housing in our society continues to increase. This is especially true for retirement and health care related facilities. Much has been done in recent years with renovating pre World War II buildings to provide this type of housing. These housing complexes not only provide jobs for the nearby residents, they also increase the tax base, generate revenue for existing commercial establishments and tend to generate some amount of economic growth.

6.02 Use of Existing Facilities (Continued)

Building 11 is especially adaptable for housing as is the currently developed portion of the site and its surroundings. The building could be renovated, within-building people transportation is available and the site is close to population centers, medical facilities and commercial centers.

It is estimated that approximately 95 persons could be housed in building 11 if utilized as a senior citizens complex or as a health-care related facility.

As life expectancy lengthens and the baby boom generation continues to age, the need for additional recreational/tourism activities increases. Minetto, located between the two major population centers of Oswego County and easily accessible from most parts of the County, would appear to be a prime location for recreational activities. Development of a public, private or joint venture museum, which could feature a multitude of subjects, is presented as food for thought. Possibilities range from a childrens/fine arts museum, civic center, antique cars, history of development along the Oswego River, etc. Several of the remaining buildings or portions thereof could be used as a seed for further development as the response indicates.

Other thoughts for possible building uses include expansion of County incarceration facilities, social use activities, food preparation center, municipal vehicle maintenance facility, creation of additional County/ Town office space or a Public Works center.

Another potential development idea is that of acquiring and expanding the dock area across from the property on the Oswego River. These buildings could then be used to temporarily store goods in transit to their ultimate destination. One last thought would be to use one or more of these buildings as

6.02 Use of Existing Facilities (Continued)

educational complexes or extensions. Should SUNY at Oswego require additional space for any of their disciplines, Minetto is well within commuting range for both employees and students.

Whether the site is to be developed/marketed for commercial, office, or industrial use, the location is desirable via transportation, taxes (4%) and its proximity to potential users of goods and services. Possible clients or customers for light industry supplying heavy industry or municipalities include the Cities of Oswego and Fulton, Miller Brewing Company, Alcan and the Nine Mile power generation plants.

Following an evaluation of the above-described options, it was felt that three (3) major categories had some promise. These three categories of building functions include multipurpose use, apartment/condominiums, subsidized rent housing and domiciliary/handicapped/health care housing. Based on conversations with County planners and our own assessment of current socio-economic conditions, we felt that these types of activities were the most viable. The other themes mentioned above were felt either not to have a large enough population to support, were judged not needed, or for other reasons were ascertained not workable.

6.03 Development of New Facilities

Extending the usefulness of existing buildings at first glance makes good common and economic sense. However, buildings in excess of 40 years old are generally thought to be beyond useful economic life and salvage value can be virtually nil. In many cases it is more desirable and more beneficial economical to the customer to erect a building tailored specifically to his needs. Tax credits and energy saving features can generally be incorporated in the

6.03 Development of New Facilities (Continued)

construction of new facilities more easily than with renovation of old existing structures. The property under discussion appears well suited for development and construction of new facilities.

For the reasons presented earlier in this section and this report (transportation, utilities, location, municipal services, etc.) this property could be developed for most any type of commercial/industrial activity that the greater upstate New York and Great Lakes region could support. The site is well drained and the upper layers of the firmament consist of making for no known specialized construction methods.

Other activities and ventures mentioned previously in Section 6.02 are also appropriate for new construction. Water lines can be extended, sewer treatment facilities are nearby and power for the area is both available and reliable. There appear to be no limitations to developing the site due to utilities.

SECTION 7 - REHABILITATION OF SITE

7.01 General

As stated several times previously in this report, the site is currently an agglomeration of abandoned and partially or wholly demolished buildings. A large amount rubble covers the ground and the site is open to the public which creates safety and liability concerns. At an absolute minimum the main plant area needs to be secured to mitigate the number of trespassers. Once the site is secured additional clean-up efforts can commence, including the removal of containerized materials, asbestos pipe insulation, leveling of the remaining non-usable structures and burial of the demolition material. Once the unusable buildings are leveled and the debris buried, the plant area should be graded and seeded to make future usage of the site more attractive. At some point, the 400 or so old barrels at the western edge of the site should also be removed to an approved disposal location.

An additional item should be noted when considering site cleanup. Demolition and debris material cannot be buried within the wetland areas (See Figure 3). In fact, no activity in these defined areas is permitted without written permission from DEC. This includes vehicle traffic, grading work, burial of materials, etc.

The means and possible combination of utilizing private and County forces to accomplish these tasks are discussed below.

7.02 Implementation of Clean-up

If the County of Oswego is to fully/partially fund the clean-up of the property, then it would be in the County's best interest to have the work done as efficiently and inexpensively as possible. To this end the County could, through force account work, utilize the services of its own Public Works

Department. Based on past experience at the County's Camp Hollis, the Bristol Hill Landfill (County constructed), the County Industrial Park in the Town of Scriba and other projects, the Public Works forces have displayed proficiency at building demolition, site clearing, grading and installation of fencing.

The County Public Works Department has its own fleet of haul trucks, excavators, bulldozers, grade alls, front end loaders and a crane. This type of equipment is adequate for completing grading work at the site and may be adequate for demolition.

There are, however, some points to be considered if this work is to be totally accomplished by the Public Works Department. First is the limited amount of experience in building demolition. The work accomplished at Camp Hollis consisted of raising a wooden frame structure. This is significantly different from raising multistory reinforced concrete frame buildings. Many private companies specialize in this type of demolition using either conventional or explosive demolition methods.

The demolition contractors contacted by this firm are specialists in their field and could accomplish the work in a relatively short amount of time. Although the buildings on site would probably be raised by conventional methods, there are certain instances where the use of explosives are more practical or even required. New York State has specific requirements regarding the handling and use of explosives. State licences and local permits are required which a contractor who is experienced in explosives would either normally carry or at least be extremely familiar with the acquisition process.

A second consideration is the amount of time available to accomplish this work. Snow plowing, highway and building maintenance and other work will most likely not allow the work force to devote full time to this project. As the

7.02 Implementation of Clean-up (Continued)

length of time to complete the work increases so too do salaries and the cost of materials. Changes in supervisory and work force personnel may also occur making it less economical for the County to engage its own forces.

Based on conversations with the Public Works Department and in our own judgement we feel that the demolition work of this project is beyond the expected capabilities of County forces. However, burial of debris, site fill, site grading and fencing installation appears to be well within their capabilities.

Removal and disposal of the containerized material in the structures, the asbestos material and the hundreds of barrels at the western edge of the site should, for safety and health reasons, be handled by a professional company. They will have not only the expertise in handling the material, they will also have a ready disposal location - which the county does not currently have. Specialized types of transporting containers and special types of clothing for the workers handling the material may be required making the use of a private contractor almost imperative.

The County, after reviewing the costs involved, may conclude that the most economical arrangement for cleanup of the site may be a joint effort by private and County work forces. The more specialized work of containerized waste removal and structure demolition could be handled by private contract while the less specialized and more familiar task of debris burial, site grading and fence erection could be accomplished by the County work force. Cost estimates for contracted services are presented in Section 8 of this report. See Figure 7 for new fencing limits.

7.03 Salvageable Items

Our building inventory revealed no major pieces of machinery or any other equipment that we felt was of any substantial value. As discussed previously, virtually all plumbing, wiring and electrical systems, heating and ventilating equipment and any pre-fabricated buildings have already been salvaged by previous contractors. Even the elevator cables have been removed. Possibly the coal bunkers or the cast iron hearths for the furnaces may have some salvageable value. The conclusion appears to be that if there is any equipment on site that does have some salvageable value, it should be left to the discretion of the contractor to salvage at his own profit. Otherwise the County should not anticipate any revenue from salvageable goods.

SECTION 8 - COST ESTIMATES

8.01 General

This section of the report deals with presenting budget cost estimates for various activities at the site. Included are quoted or estimated costs for removal of containerized waste materials, security fencing, building demolition, building renovation, debris burial, grading, seeding and the construction of an overflow weir at the pond outlet. In addition, estimated costs are also presented for some utility installation should the site be developed for future occupancy.

Three options for future building use have been costed out. They are:

- Multipurpose Use: Open Offices, Open Storage, Light Manufacturing
- Apartment/Condominium
- Elderly/Handicap/Health Care Facility

The costs presented below are based on an Engineering News Record (ENR) Index of 4,132, March 1984. Since final design of any of the activities costed below has not yet been accomplished, these figures should be used as a guide in comparing various options and not as final construction cost estimates. Costs that have been quoted to us and used in these estimates may increase or decrease due to further investigation and the time lapse prior to the County initiating action.

8.02 Waste Removal

As mentioned previously, there exists an unconfirmed amount of chemical waste materials both inside the buildings and buried in the dump area. No demolition or further development of the property can proceed until the building material is removed and properly disposed of. The Oswego County Health Department has received a preliminary cost proposal from SCA Chemical Services for approximately $36,000.00 (revised per discussions with SCA, see Appendix

8.02 Waste Removal (Continued)

"C") for removal and disposal of all containers and bagged wastes left in the structures. This figure does not include removal of 300-400 barrels at the western pond or the burried barrels in the on-site landfill; nor does it include removal of any asbestos material from the property. During this firm's earlier conversations with SCA Services, they indicated that this was a rough calculation and could possibly be less, depending on the chemicals actually encountered. Following a subsequent site tour, this figure was raised substantially, but now includes removal of the visable and burried barrels at the western pond and landfill, respectively. The cost range given, in order of magnitude, was $300-500,000 to remove all wastes from the site. This order of magnitude cost is based on not knowing the quantity or the limits of the burried barrels in the landfill. This aspect of cleanup requires more investigation. SCA is currently developing a fee proposal to perform this investigation which should be received in the near future.

8.03 Demolition

This firm contacted a large international demolition firm as well as a regional demolition contractor who specializes in heavy industrial building demolition. We requested from both a cost estimate and a scope of work which follows.

A) All costs associated with the removal and disposal of any asbestos materials or toxic wastes existing on the site is not included in the cost of demolition. It is assumed that demolition and debris removal operations will take place after any hazardous materials have been removed.

B) Salvage of building materials would not be performed and is not taken into account in the estimate.

8.03 Demolition (Continued)

C) Footings, foundations and ground slabs of structures to be demolished would be removed to at least 2 feet below adjacent existing grade and backfilled with soil obtained from on-site. Basement slabs will be broken to permit drainage and basement areas backfilled to 2 feet below grade with "select" debris and capped to grade with on-site soil.

D) Exposing, breaking open and backfilling of buried tunnels and pipes is not included.

E) Demolition and debris removal would be performed by an experienced contractor using conventional methods and equipment. The use of explosives would only be required to bring down the brick chimney.

F) All debris generated from the demolition/cleanup operations would be dumped at an on-site location designated by the County. Soil required for backfilling operations will be borrowed from the dump site and be replaced by debris.

G) The Contractor shall have unlimited access to the site and work in a continuous manner five (5) days per week during daylight hours only.

H) The demolition and borrow site will be left in a roughly graded condition. Final grading and seeding are assumed to be by others.

In consideration of the above assumptions and the contractors involved, the estimate for demolition and debris removal by private contract are as follows:

1. Complete demolition of Buildings No. 8, 11, 12, 30, 31 and 32 and all remaining miscellaneous structures including concrete tanks, footings, foundations and ground slabs.

   Cost Estimate - $455,000 to $510,000

   Time Frame - Approximately 6 months

8.03 Demolition (Continued)

2. Demolition of all structures with the exception of Building No. 11.

   Cost Estimate - $420,000

   Time Frame - Approximately 6 months

3. Demolition of all miscellaneous structures except Buildings No. 11, 12, 30-32.

   Cost Estimate - $320,000

   Time Frame - 3 to 6 months

Although no firm figure can be generated at this time, we have estimated that the County could reduce these costs by approximately $19,000-23,000 if the debris burial and rough grading were to be accomplished by force account labor. The cost differential is based solely on labor rates as gas, equipment and other supplies would essentially be the same for municipal or private efforts.

These demolition figures are somewhat higher than a previous estimate of $300,000.00 received by the County in November, 1982. This cost estimate, based on the attached letter (Appendix "D"), speaks of approximately 300,000 square feet of building area as stated on a real estate sign. With no scope of work attached, it is difficult to assess specifically what was to be done for the $300,000.00, nor does the letter refer to any site reconnaissance prior to providing the quote. Even escallated by inflation to todays costs, this cost estimate seems low.

8.04 Rehabilitation of Existing Buildings

Rehabilitation of the existing factory buildings that are believed to be in satisfactory structural condition would involve costly repairs and retro-fitting in order to reuse the structure(s). The following buildings and their

8.04 Rehabilitation of Existing Buildings (Continued)

respective square foot areas will be used to develop budget figures for the three options listed in 8.01. Because of the uniqueness of having a timber frame, Building No. 31 is in all three options costed separately due to assumed steel framing replacement (See Figure 7).

Building No.	Gross Area Square Feet
11	38,950
12	6,000
30	22,000
31	35,000
32	16,000
Total	117,950

MULTIPURPOSE USE

Multipurpose use involves renovation of the buildings for open offices, open storage or light manufacturing areas. The scope of work gives attention to doors, windows, roofs, stairs, painted surfaces and basic utilities. A completely new structural frame is recommended for Building 31.

Square Footage Costs

	Building No. 11, 12, 30 & 32	Building No. 31
Removals	$ 6.00	$10.00
General Work	12.00	38.00
Electrical	7.00	7.00
Plumbing	3.00	3.00
HVAC	2.00	2.00
15% Contingency	4.50	10.00
Total S.F. Cost	$34.50	$70.00

Summary of Costs - Multipurpose Use

Building No.	Estimated Cost
11	$1,344,000.00
12	207,000.00
30	759,000.00
31	2,450,000.00
32	552,000.00
Grand Total	$5,312,000.00

APARTMENT/CONDOMINIUM HOUSING

Renovation of the buildings for deluxe apartment use or condominiums would entail even more extensive work to make them desirable and meet code requirements. Special attention to interior finishes, insulation, windows, doors, and mechanical equipment is needed.

Square Footage Costs

	Building No. 11, 12, 30 & 32	Building No. 31
Removals	$ 6.00	$ 10.00
General/Structural	30.50	56.50
Specialties	3.50	3.50
Electrical	10.00	10.00
Plumbing	4.00	4.00
HVAC	6.00	6.00
15% Contingency	10.00	13.50
Total S.F. Cost	$70.00	$103.50

Summary of Costs - Apartments

Building No.	Estimated Cost
11	$2,726,500.00
12	420,000.00
30	3,622,500.00
31	1,540,000.00
32	1,120,000.00
Grand Total	$9,429,000.00

RENT SUBSIDIZED APARTMENT HOUSING

Renovation of the buildings for rent subsidized apartment housing use would entail somewhat less extensive work than condominium housing to make them desirable and meet code requirements. Special attention to interior finishes, insulation, windows, doors, and mechanical equipment is needed.

Square Footage Costs

	Building No. 11, 12, 30 & 32	Building No. 31
Removals	$ 6.00	$10.00
General/Structural	28.00	53.00
Specialties	2.00	2.00
Electrical	7.00	7.00
Plumbing	4.00	4.00
HVAC	4.00	4.00
15% Contingency	6.75	10.00
Total S.F. Cost	$51.75	$80.00

Summary of Costs - Rent Subsidized Apartment Housing

Building No.	Estimated Cost
11	$ 2,015,700.00
12	310,500.00
30	1,138,500.00
31	2,800,000.00
32	828,000.00
Grand Total	$ 7,092,700.00

ELDERLY/HANDICAPPED/HEALTH CARE FACILITY

Housing for the elderly, handicapped, or various nursing care levels demands renovation of the buildings for special uses, with specific attention focused on layout, stairs, elevators, air circulation, plumbing and building specialties. Also included would be new doors, windows, finishes, roofing, mechanical, electrical and some structural work.

Square Footage Costs

	Building No. 11, 12, 30 & 32	Building No. 31
Removals	$ 6.00	$ 10.00
General/Structural	37.50	63.50
Specialties	4.50	4.50
Electrical	10.00	10.00
Plumbing	6.00	6.00
HVAC	6.00	6.00
15% Contingency	10.50	15.00
Total S.F. Cost	$80.50	$115.00

Summary of Costs - Elderly/Handicapped/Health Care Facility

Building No.	Estimated Cost
11	$ 3,135,000.00
12	483,000.00
30	1,771,000.00
31	4,025,000.00
32	1,288,000.00
Grand Total	$10,702,000.00

8.04 Rehabilitation of Existing Buildings (Continued)

Summary of Renovation Costs

Building 11	
Multipurpose	$ 1,345,000.00
Apartments/Condominiums	$ 2,730,000.00
Rent Subsidized Apartment Housing	$ 2,020,000.00
Elderly/Handicapped/Health Care Facility	$ 3,135,000.00
Buildings 11, 12, 30, 31, 32	
Multipurpose	$ 5,315,000.00
Apartment/Condominiums	$ 9,430,000.00
Rent Subsidized Apartment Housing	$ 7,095,000.00
Elderly/Handicapped/Health Care Facility	$10,705,000.00

8.05 Site Work

Regardless of whether the existing structures are to be demolished, renovated or even left abandoned, the site is currently a liability to the community of Minetto. A new 8 foot high chain link fence should be installed around the perimeter of the building complex. It is estimated that approximately 2,700 lineal feet of installed fencing would cost $25,000 by private contract. Should the County elect to use force account labor, it is estimated that a savings of approximately $1,000 could be realized.

Finish grading and seeding of the demolished buildings on the site and the disturbed borrow area is roughly estimated to be 10 to 12 acres.

Fine Grading	-	$40,700
Seeding & Mulching	-	$21,500

New sanitary sewers connecting the renovated buildings to the municipal system will be required by the Town's sewer use ordinance. Since the developed portion of the site is close to the existing collection system, relatively short lengths of gravity piping will be assumed. 800 lineal feet of 8-inch diameter pipe installed with appurtenances would cost an estimated $24,000.00.

Since all of the old water lines into the Property have been cut and capped, new water services would have to be provided for all the buildings. A 1,000-foot loop of 6-inch diameter water main with building connections and multiple fire hydrants is estimated to cost $33,000.

Utilities such as electrical services, gas and telephone are not calculated in these estimates, though some of the cost would probably be absorbed in the building renovation prices.

8.05 Site Work (Continued)

Paving and parking area requirements vary with the proposed use of the site as follows (See Figure 7):

Office Complex

400 parking spaces: 120,000 S.F. @ 3 inches thick = 2,250 tons @ $35 per ton, say $78,750.

Apartments

200 parking spaces: 60,000 S.F. @ 3 inches = 1,150 tons @ $35 per ton, say $39,375.

Elderly/Handicapped/Health Care Facility

150 parking spaces: 45,000 S.F. @ 3 inches = 845 tons @ $35 per ton, say $29,575.

All these options would require the construction of a new entrance road into the site. It is assumed to be 300 feet long, 12 feet wide and 5 inches thick, which equals 110 tons of plant mix. Using a figure of $45 per ton, the construction cost is approximately $5,000.

8.06 Cost Summary

Complete Demolition		Multipurpose Use: Building 11	Multipurpose Use: Building 11, 12, 30-32
$ 25,000	Fencing	$ 25,000	$ 25,000
500,000	Waste Removal	500,000	500,000
500,000	Demolition	430,000	320,000
40,700	Fine Grading	40,700	40,700
21,500	Seeding	21,500	21,500
	Building Renovation	1,344,000	5,315,000
	Sewer	24,000	24,000
	Water	33,000	33,000
	Parking	26,950	78,800
	Entrance Road	5,000	5,000
$1,087,200 [A]		$2,450,150 [B]	$6,363,000 [C]

Apartments/Condominiums: Building 11	Apartments/Condominiums: Buildings 11, 12, 30-32		Rent Subsidized Apartment Housing: Building 11	Rent Subsidized Apartment Housing: Buildings 11, 12, 30-32
$ 25,000	$ 25,000	Fencing	$ 25,000	$ 25,000
500,000	500,000	Waste Removal	500,000	500,000
430,000	320,000	Demolition	430,000	320,000
40,700	40,700	Fine Grading	40,700	40,700
21,500	21,500	Seeding	21,500	21,500
2,727,000	9,430,000	Bldg. Renovation	2,016,000	7,095,000
24,000	24,000	Sewer	24,000	24,000
33,000	33,000	Water	33,000	33,000
39,400	80,000	Parking	80,000	39,400
5,000	5,000	Entrance Road	5,000	5,000
$3,845,600 [B]	$10,479,200 [C]		$3,175,200 [B]	$10,817,800 [C]

Note: A Deduct $23,000 for use of County work force

B Deduct $20,000 for use of County work force

C Deduct $19,000 for use of County work force

8.06 Cost Summary (Continued)

Elderly/Handicapped/
Health Care Facility

Building 11	Buildings 11, 12, 30-32	
$ 25,000	$ 25,000	Fencing
500,000	500,000	Waste Removal
430,000	320,000	Demolition
40,700	40,700	Fine Grading
21,500	21,500	Seeding
3,135,000	10,705,000	Building Renovation
24,000	24,000	Sewer
33,000	33,000	Water
13,475	29,600	Parking
5,000	5,000	Entrance Road
$4,227,675 [B]	$11,703,800 [C]	

Note: A Deduct $23,000 for use of County work force

B Deduct $20,000 for use of County work force

C Deduct $19,000 for use of County work force

The building renovation costs presented on the preceding pages would indicate that rehabilitation costs are generally higher when compared to new construction costs. For comparative purposes, below are listed costs on a per square foot basis for rehabilitation at Minetto and new construction for the same intended use. The new construction cost figures were obtained from the 1984 edition of Means Construction Cost Data. These costs were adjusted for State locality and are equal to those presented for the Binghamton area.

8.06 Cost Summary (Continued)

Building Use	Cost Per Square Foot Renovation Cost Minetto	New Construction Means
Warehouse		$22.60
Medium Rise Offices	$34.50	51.80
Factory		31.30
Apartments/Condominiums	70.00	43.50
Rent Subsidized Apartment Housing	51.75	51.00
Elderly/Handicapped/Health Care Facility	80.50	49.50

As can be seen, excepting the construction of office space, all other new construction is less than rehabilitation work. Assuming new construction for the same building areas as is presented on previous pages, the following table will compare the two costs.

Building Use	Renovation Building 11	New Construction	Renovation Buildings 11, 12, 30-32	New Construction
Multipurpose	$1,344,000		$ 5,312,000	
-Warehouse		$ 880,300		$2,665,700
-Office		2,017,600		6,109,800
-Factory		1,219,200		3,691,800
Apartments/ Condominiums	2,726,500	1,694,300	9,429,000	5,130,800
Rent Subsidized Apartment Housing	2,015,700	1,986,500	6,104,000	6,015,500
Elderly/Handicapped/Health Care Facility	3,135,000	1,928,000	10,702,000	5,838,500

Presuming that new construction would occur only after the site is completely demolished, a cost of $1,087,200 should be added to each of the new construction costs to account for fencing, waste removal, demolition, fine

Oswego Co. Health Dept.

Region 7, Environmental Quality Office
7481 Henry Clay Boulevard
Liverpool, NY 13088

November 25, 1981

Mr. Robert Lyng
Centerville Road
Pulaski, NY 13142

Re: Columbia Mills Property

Dear Mr. Lyng:

It has come to our attention that you have reportedly purchased the subject property. Allegations have also been made of waste materials improperly stored at Columbia Mills.

Could you please inform me within the next two weeks of your intentions regarding the use and disposition of the Columbia Mills site. I would also appreciate a chance to visit the subject property with you at a mutually agreeable time.

Storage, disposal and transport of industrial and hazardous wastes are subject to several regulations administered by this Department.

If you have any questions or would like to discuss this matter, please contact me at 315-473-8305.

Very truly yours,

Charles J. Branagh, P.E.
Acting Regional Solid Waste Engineer

cc: Mr. Hamifin
Mr. Walsh

CJB/lms

New York State Department of Environmental Conservation
Region 7, Environmental Quality Office
7481 Henry Clay Boulevard
Liverpool, NY 13088

Robert F. Flacke
Commissioner

December 14, 1981

Mr. Richard Champney
Columin Development Corporation
Rome Road
Pulaski, NY 13142

Re: Chemicals Remaining at the Former Columbia Mills Property, Minetto, NY

Dear Mr. Champney:

On December 11, 1981, I visited the subject site with Mr. Robert Lyng and saw approximately 60 barrels and 100 bags of material.

As I discussed with Mr. Lyng, Columin must decide what materials they will take responsibility for and what material will be considered as waste left by Columbia Mills. Columin should then inform Columbia Mills of the wastes left behind and request their removal and proper disposal.

Wastes removed and disposed of by Columin Development Corporation must be first identified as being either hazardous or non-hazardous by Columin and a disposal location identified. Liquids cannot go to landfills. All transport of wastes must be done by licensed haulers (copy of permit application attached). I have also attached guidance on asbestos handling and removal.

Please inform me in writing within the next month the status of the disposition of the subject materials.

If you have any questions, please contact me at 315 ~~473-8305.~~ 428-4424

Very truly yours,

Charles J. Branagh, P.E.
Acting Regional Solid Waste Engineer

cc: Mr. Walsh
Mr. Brickwedde

CJB/lms

Region 7, Environmental Quality Office
7481 Henry Clay Boulevard, Liverpool, New York 13088

(315) 428-4484

March 11, 1982

Mr. Richard Champney
Columin Development Corp.
Rome Road
Pulaski, New York 13142

Re: Chemicals Remaining at the Former
Columbia Mills Property, Minetto, N.Y.

Dear Mr. Champney:

Since my letter of December 14, 1981, I have not heard from you regarding disposition of the subject materials. Has Columbia Mills been contacted? Have the subject materials been sold for salvage or permanently disposed of and where?

If I do not hear from you in writing within two weeks, I will assume the subject materials are wastes and stored without a permit. Action will then be taken to convene a hearing regarding unpermitted storage of industrial wastes.

If you have any questions, please contact me at (315) 428-4484.

Very truly yours,

Charles J. Branagh, P.E.
Regional Solid Waste Engineer

cc: Mr. Gross
Mr. Walsh
Mr. Goddard

CJB/ch

OSWEGO COUNTY PUBLIC HEALTH DEPARTMENT (315) 349-3260

70 BUNNER STREET • OSWEGO, NEW YORK 13126

RUPERT J. COLLINS
COMMISSIONER

MEMORANDUM

TO: COMMISSIONER COLLINS DATE: AUGUST 18, 1982

FROM: EVAN WALSH EW SUBJECT: COLUMBIA MILLS VISIT

At 10:00 AM, I met Mr. Kevin Hanifin at the site of the old Columbia Mills plant in the Town of Minetto. At the site, I also met Mr. Robert Lyng who has been involved with demolition work at the site.

Mr. Lyng showed us through the interior of two old millwork structures which contain barrels, drums, and bags of materials which were supposedly left behind by Columbia Mills when it evacuated the premises (The Dept. of Environmental Conservation knew of these materials in 1981). There are approximately 100-120 metal, plastic, or pasteboard containers (approx. 85/55 gal. drums and approx. 35 smaller containers) and approx. 600-800/50 lb. bags in the two buildings. The containers range from empty to full while 90% of the bags are intact. A list of identifiable markings on some of the containers and bags is attached, however, it should not be assumed that these markings give a 100 % accurate I.D. of the chemical nature of the abandoned material.

Since this office has copies of reports indicating that an abandoned landfill exists somewhere at the site, I asked both Mr. Hanifin and Mr. Lyng if they knew of the location. I was directed to follow an old railroad spur which eventually paralleled (east-west) the abandoned landfill at a point west of the fenced in protion of the Mill site. I found numerous old barrels along this spur back to the main railroad bed. The largest single pile of barrels totalled approximately 100-150. There was evidence that barrels had been buried. It is impossible at this time to give even a rough estimate of the number of barrels at this landfill, however, I can state that the barrels I did see were very old and empty.

cc: Kevin Hanafin, DEC
V. Hyde
FILE

EDW/dak
8-19-82

New York State Department of Environmental Conservation
7481 Henry Clay Boulevard, Liverpool, NY 13088-3595
Region 7, Environmental Quality
(315) 428-4484

Robert F. Flacke
Commissioner

October 13, 1982

Mr. Reuel Todd
Supervisor
Town of Minetto
Minetto Town Hall
Box D
Minetto, NY 13126

Re: Sampling at the Columbia Mills Site in Minetto on September 7, 1982

Dear Mr. Todd:

The results of the subject sampling are attached and do not show any significant environmental problem at the Columbia Mills Site.

Most of the sample parameters were below detectable concentration limits as shown by the notation "LT" in the right-hand column of the sample report. PCB Aroclor 1016/1242 was positive in the three marsh sediment samples but at levels that would not be considered an environmental problem at the site.

We have requested State Superfund monies to continue investigations at this site in the future when these funds become available.

If you have any further questions on these sample results, please let me know.

Very truly yours,

CHARLES J. BRANAGH
Senior Sanitary Engineer

CJB/ls
cc: Mr. Lackey
Mr. Gross
Mr. Brickwedde
Mr. Goddard
Mr. Walsh

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NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF LABORATORIES AND RESEARCH
ENVIRONMENTAL HEALTH CENTER

INAL REPORT FINAL REPORT FINAL REPORT

RESULTS OF EXAMINATION
(PAGE 1 OF 1)

AB ACCESSION NO: 22012 YR/MO/DAY/HR SAMPLE REC'D: 82/09/09/08

EPORTING LAB: 17 EHC ALBANY
ROGRAM: 650 SOLID WASTES
TATION (SOURCE) NO:
RAINAGE BASIN: NY GAZETTEER NO: 3760 COUNTY: OSWEGO
OORDINATES: DEG ' "N, DEG ' "W
OMMON NAME INCL SUBWATERSHED: HINETTO

XACT SAMPLING POINT: SITENO 5 POND ON NO SIDE OF RAILROAD TRACKS
YPE OF SAMPLE: 21 SURFACE WATER
O/DAY/HR OF SAMPLING: FROM 00/00 TO 09/07/11
PORT SENT TO: CO (1) RO (1) LPHE (1) LHO (0) FED (0) CHEM (1)

	PARAMETER	UNIT	RESULT	NOTATION
1109	TRICHLOROETHYLENE	MCG/L	1.	LT
1209	TETRACHLOROETHYLENE	MCG/L	1.	LT
0309	META XYLENE	MCG/L	1.	LT
0409	PARA XYLENE	MCG/L	1.	LT
1409	ORTHO XYLENE	MCG/L	1.	LT
4409	BENZENE	MCG/L	1.	LT
9209	TOLUENE	MCG/L	1.	LT
1009	ETHYLBENZENE	MCG/L	1.	LT
0909	CHLOROBENZENE	MCG/L	1.	LT
4109	1,2-DICHLOROBENZENE	MCG/L	1.	LT
4209	1,4-DICHLOROBENZENE	MCG/L	1.	LT
9709	1,3-DICHLOROBENZENE	MCG/L	1.	LT

TE PRINTED: 9/23/82

N.Y.S. ENVIRONMENTAL CONSERVATION DEPT.
REGION 7, ENVIRONMENTAL QUALITY OFFICE
7481 HENRY CLAY BOULEVARD
LIVERPOOL, N.Y. 13088

SUBMITTED BY: HANIFIN

786

NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF LABORATORIES AND RESEARCH
ENVIRONMENTAL HEALTH CENTER

INAL REPORT FINAL REPORT FINAL REPORT

RESULTS OF EXAMINATION
(PAGE 1 OF 1)

AB ACCESSION NO: 22011 YR/MO/DAY/HR SAMPLE REC'D: 82/09/09/08

EPORTING LAB: 17 EHC ALBANY
ROGRAM: 650 SOLID WASTES
TATION (SOURCE) NO:
RAINAGE BASIN: NY GAZETTEER NO: 3760 COUNTY: OSWEGO
OORDINATES: DEG ' "N, DEG ' "W
OMMON NAME INCL SUBW'SHED: MINETTO

XACT SAMPLING POINT: SITE NO 4 POND ON SO SIDE OF RAILROAD TRACKS
YPE OF SAMPLE: 21 SURFACE WATER
O/DAY/HR OF SAMPLING: FROM 00/00 TO 09/07/11
EPORT SENT TO: CO (1) RO (1) LPHE (1) LHO (0) FED (0) CHEM (1)

	PARAMETER	UNIT	RESULT	NOTATION
1109	TRICHLOROETHYLENE	MCG/L	1.	LT
1209	TETRACHLOROETHYLENE	MCG/L	1.	LT
0309	META XYLENE	MCG/L	1.	LT
0409	PARA XYLENE	MCG/L	1.	LT
1409	ORTHO XYLENE	MCG/L	1.	LT
4409	BENZENE	MCG/L	1.	LT
9209	TOLUENE	MCG/L	1.	LT
1009	ETHYLBENZENE	MCG/L	1.	LT
0909	CHLOROBENZENE	MCG/L	1.	LT
4109	1,2-DICHLOROBENZENE	MCG/L	1.	LT
4209	1,4-DICHLOROBENZENE	MCG/L	1.	LT
9709	1,3-DICHLOROBENZENE	MCG/L	1.	LT
2000	VOL.SAMP.REC'D W/BUBBLES			SD

TE PRINTED: 9/23/82

N.Y.S. ENVIRONMENTAL CONSERVATION DEPT.
REGION 7, ENVIRONMENTAL QUALITY OFFICE
7481 HENRY CLAY BOULEVARD
LIVERPOOL, N.Y. 13088

SUBMITTED BY: HANIFIN

NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF LABORATORIES AND RESEARCH
ENVIRONMENTAL HEALTH CENTER

HAL REPORT FINAL REPORT FINAL REPORT

RESULTS OF EXAMINATION
(PAGE 1 OF 1)

3 ACCESSION NO: 22010 YR/MO/DAY/HR SAMPLE REC'D: 82/09/09/08

PORTING LAB: 17 EHC ALBANY
OGRAM: 650 SOLID WASTES
ATION (SOURCE) NO:
AINAGE BASIN: NY GAZETTEER NO: 3760 COUNTY: OSWEGO
ORDINATES: DEG ' "N, DEG ' "W
MMON NAME INCL SUBW'SHED: MINETTO

ACT SAMPLING POINT: SITE NO 3 E SIDE OF MARSHY AREA
PE OF SAMPLE: 61 NAT. OR POLL. SEDIMENT
/DAY/HR OF SAMPLING: FROM 00/00 TO 09/07/11
PORT SENT TO: CO (1) RO (1) LPHE (1) LHO (0) FED (0) CHEM (1)

	PARAMETER	UNIT	RESULT	NOTATION
8003	P.C.B., AROCLOR 1016/1242	MCG/G	0.02	
8103	P.C.B., AROCLOR 1254	MCG/G	0.001	LT
9803	P.C.B., AROCLOR 1221	MCG/G	0.001	LT
1603	P.C.B., AROCLOR 1260	MCG/G	0.001	LT

TE PRINTED:10/01/82

N.Y.S. ENVIRONMENTAL CONSERVATION DEPT,
REGION 7, ENVIRONMENTAL QUALITY OFFICE
7481 HENRY CLAY BOULEVARD
LIVERPOOL, N.Y. 13088

SUBMITTED BY: HANIFIN

0593

NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF LABORATORIES AND RESEARCH
ENVIRONMENTAL HEALTH CENTER

FINAL REPORT FINAL REPORT FINAL REPORT

RESULTS OF EXAMINATION
(PAGE 1 OF 1)

LAB ACCESSION NO: 22009 YR/MO/DAY/HR SAMPLE REC'D: 82/09/09/08

REPORTING LAB: 17 EHC ALBANY
PROGRAM: 650 SOLID WASTES
STATION (SOURCE) NO:
DRAINAGE BASIN: NY GAZETTEER NO: 3760 COUNTY: OSWEGO
COORDINATES: DEG ' "N, DEG ' "W
COMMON NAME INCL SUBW'SHED: MINETTO

EXACT SAMPLING POINT: SITE NO 2 MIDDLE OF MARSHY AREA
TYPE OF SAMPLE: 61 NAT. OR POLL. SEDIMENT
MO/DAY/HR OF SAMPLING: FROM 00/00 TO 09/07/11
REPORT SENT TO: CO (1) RO (1) LPHE (1) LHO (0) FED (0) CHEM (1)

PARAMETER		UNIT	RESULT	NOTATION
038003	P.C.B., AROCLOR 1016/1242	MCG/G	0.01	
38103	P.C.B., AROCLOR 1254	MCG/G	0.001	LT
39803	P.C.B., AROCLOR 1221	MCG/G	0.001	LT
041603	P.C.B., AROCLOR 1260	MCG/G	0.001	LT

TE PRINTED:10/01/82

N.Y.S. ENVIRONMENTAL CONSERVATION DEPT.
REGION 7, ENVIRONMENTAL QUALITY OFFICE
7481 HENRY CLAY BOULEVARD
LIVERPOOL, N.Y. 13088

SUBMITTED BY: HANIFIN

0592

NEW YORK STATE DEPARTMENT OF HEALTH
DIVISION OF LABORATORIES AND RESEARCH
ENVIRONMENTAL HEALTH CENTER

FINAL REPORT FINAL REPORT FINAL REPORT

RESULTS OF EXAMINATION
(PAGE 1 OF 1)

LAB ACCESSION NO: 22008 YR/MO/DAY/HR SAMPLE REC'D: 82/09/09/08

REPORTING LAB: 17 EHC ALBANY
PROGRAM: 650 SOLID WASTES
STATION (SOURCE) NO:
DRAINAGE BASIN: NY GAZETTEER NO: 3760 COUNTY: OSWEGO
COORDINATES: DEG ' "N, DEG ' "W
COMMON NAME INCL SUBW'SHED: MINETTO

EXACT SAMPLING POINT: SITE 1 W SIDE OF MARSHY AREA
TYPE OF SAMPLE: 61 NAT. OR POLL. SEDIMENT
MO/DAY/HR OF SAMPLING: FROM 00/00 TO 09/07/11
REPORT SENT TO: CO (1) RO (1) LPHE (1) LHO (0) FED (0) CHEM (1)

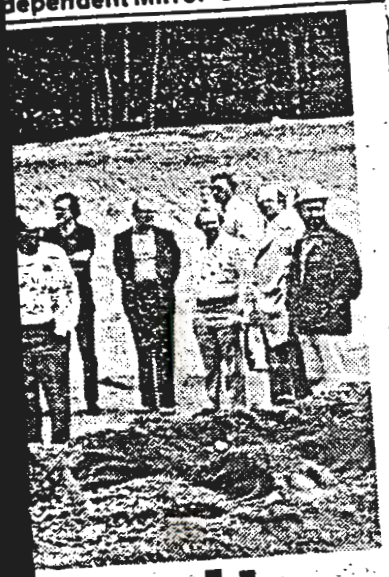
	PARAMETER	UNIT	RESULT	NOTATION
038003	P.C.B., AROCLOR 1016/1242	MCG/G	0.01	
038103	P.C.B., AROCLOR 1254	MCG/G	0.001	LT
039803	P.C.B., AROCLOR 1221	MCG/G	0.001	LT
041603	P.C.B., AROCLOR 1260	MCG/G	0.001	LT

ATE PRINTED:10/01/82

N.Y.S. ENVIRONMENTAL CONSERVATION DEPT.
REGION 7, ENVIRONMENTAL QUALITY OFFICE
7481 HENRY CLAY BOULEVARD
LIVERPOOL, N.Y. 13088

SUBMITTED BY: HANIFIN

dependent Mirror-Citizen Outlet



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ur of the construction currently
New York State Department of
lyman Chesbro were shown the
leted by Arthur Ospelt, Oswego

n board

ficers to serve for the 1982-1983
ce president of the board; Rupert
partment; and Ralph D'Amico,

Mill Site Tests Show Nothing

10-20-82

Soil and Water Get DEC OK

By LISA TRICKEY

MINETTO—"They do not show any significant environmental problems at the Columbia Mills site."

"They" are the tests done on samples of soil and water by the Department of Environmental Conservation (DEC). The samples were taken more than a month ago from the former industrial site.

Supervisor Reuel Todd received the good news yesterday in a letter from DEC Senior Sanitarian Engineer Charles Branagh. Branagh is one of two DEC officials who took the samples.

Concerns of both residents and town officials at to the possibility of hazardous wastes being stored on the property, prompted the sample taking and testing that followed.

The results may influence the town board's deeision to except or reject the county's offer of the property for $1. The unanswered questions on the nature of the wastes have always been a factor in board discussions of what move to make with the property.

The letter said some form of PCBs was found in three marsh samples, but "at levels that would not be considered an environmental problem."

Branagh also wrote in the letter that Super Fund money has been requested by the DEC to continue investigation - if needed. Todd could not imagine what further investigation would be needed.

There was no mention in the letter, according to Todd, of future samples being taken from buildings on site. This has also been a concern of the town board and residents.

Salvaging Halted

Todd said last night that salvaging on the site has stoped completely. The operation was run most recently by Robert Lyng, the self-proclaimed owner of the Columin Corporation.

Most of the razing equipment is gone, according to Todd, who said Lyng had been "hinting" of leaving for some time. He did not notify any town officials before his sudden exit.

Todd said Lyng's departure will not affect the board's decision on the county offer.

Deadline Extension Request

Todd will go to the legislature's task committee next Wednesday to ask for another extension on the town's deadline to answer the county. The first request by the town for an extension was Dec. 31. The legislature voted to give the town until Nov. 31, the current due date for an answer. Todd would not say how much of an extension he will ask for next week. After the task committee his request goes to the full legislature.

APPENDIX "B"

DEC
PUBLICATION

Inactive Hazardous Waste Disposal Sites in New York State

Site List by Counties

Volume 2

Clinton	Jefferson	Madison	Monroe
Essex	Lewis	Onondaga	Ontario
Franklin	Oneida	Oswego	Orleans
Fulton	St. Lawrence	Tioga	Schuyler
Hamilton	Broome	Tompkins	Seneca
Saratoga	Cayuga	Chemung	Steuben
Warren	Chenanto	Genesee	Wayne
Washington	Cortland	Livingston	Yates
Herkimer			

A Joint Report of the New York State Departments of Environmental Conservation and Health

York State/Department of Environmental Conservation

SW-PZT (1/84)

(47-15-11 (10/83)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DIVISION OF SOLID AND HAZARDOUS WASTE

INACTIVE HAZARDOUS WASTE DISPOSAL SITE REPORT

PRIORITY CODE: 4 SITE CODE: 738012

NAME OF SITE: Columbia Mills Company REGION: 7

STREET ADDRESS: Rt. 48

TOWN/CITY: Minetto COUNTY: Oswego

NAME OF CURRENT OWNER OF SITE: Town of Minetto

ADDRESS OF CURRENT OWNER OF SITE: Minetto, NY

TYPE OF SITE: OPEN DUMP ☐ STRUCTURE [X] LAGOON ☐

LANDFILL ☐ TREATMENT POND ☐

ESTIMATED SIZE: _____ ACRES

SITE DESCRIPTION:

All waste which was in the back of the main plant in the wooden sheds has been removed. There still is a small amount of waste in the plant itself which needs to be removed.

HAZARDOUS WASTE DISPOSED: CONFIRMED ☐ SUSPECTED [X]

TYPE AND QUANTITY OF HAZARDOUS WASTES DISPOSED:

TYPE	QUANTITY (POUNDS, DRUMS, TONS, GALLONS)
Vinyl materials	
Plasticized PVC (polymer)	
Nitro Cellulose	

TIME PERIOD SITE WAS USED FOR HAZARDOUS WASTE DISPOSAL:

December, 19 75 TO May, 19 77

OWNER(S) DURING PERIOD OF USE: Columbia Mills Company

SITE OPERATOR DURING PERIOD OF USE: Dewitt, NY

ADDRESS OF SITE OPERATOR: _____

ANALYTICAL DATA AVAILABLE: AIR ☐ SURFACE WATER ☐ GROUNDWATER ☐
SOIL ☐ SEDIMENT ☐ NONE ☒

CONTRAVENTION OF STANDARDS: GROUNDWATER ☐ DRINKING WATER ☐
SURFACE WATER ☐ AIR ☐

SOIL TYPE: _____

DEPTH TO GROUNDWATER TABLE: _____

LEGAL ACTION: TYPE: None STATE ☐ FEDERAL ☐
STATUS: IN PROGRESS ☐ COMPLETED ☐
REMEDIAL ACTION: PROPOSED ☐ UNDER DESIGN ☐
IN PROGRESS ☐ COMPLETED ☐

NATURE OF ACTION: _____

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

None Known

ASSESSMENT OF HEALTH PROBLEMS:

INSUFFICIENT INFORMATION

PERSON(S) COMPLETING THIS FORM:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

NAME K. Hanifin
TITLE SWS
NAME R.A. Olazagasti
TITLE HWMS
DATE: 11/22/83

NEW YORK STATE DEPARTMENT OF HEALTH

NAME R. Tramontano
TITLE Bur. Tox. Subst. Assess.
NAME
TITLE
DATE: 12/83

DEC
PUBLICATION

Inactive Hazardous Waste Disposal Sites in New York State

Annual Report

A Joint Report of the New York State Departments of Environmental Conservation and Health

December 1983

York State/Department of Environmental Conservation

SW-P67 (1/84)

- For each site, it requires DEC to reassess, in cooperation with DOH, the relative priority of the need for action to remedy environmental and health threats. The priorities are to serve as the basis of a "State Inactive Hazardous Waste Remedial Plan", which must be prepared by DEC and submitted to a State Superfund Management Board created by the law.

Five classifications for hazardous waste sites are specified in Chapter 857, to be used by DEC in preparing the registry of inactive hazardous waste disposal sites. DEC has concluded that this classification system should also be used in the preparation of the Inactive Hazardous Waste Remedial Plan and this annual report. The classifications are:

Classification 1 - causing or presenting an imminent danger of causing irreversible or irreparable damage to the public health or environment -- immediate action required;

Classification 2 - significant threat to the public health or environment -- action required;

Classification 3 - does not present a significant threat to the public health or environment -- action may be deferred;

Classification 4 - site properly closed -- requires continued management;

Classification 5 - site properly closed, no evidence of present or potential adverse impact -- no further action required.

Subclassification 2a has been added by DEC. This temporary classification has been assigned to sites for which there is inadequate data to assign them to the five classifications specified by the law. DEC has tentatively assigned each of the 895 sites to one of these classifications.

3. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, or federal superfund). CERCLA provides general authority for federal and state governments to respond directly to problems at uncontrolled hazardous waste disposal sites, and establishes a trust fund to pay the cost of this response at sites where responsible parties cannot be identified or are unable to pay. Unlike earlier legislation dealings with hazardous substance releases, CERCLA provides federal funds not only for emergency situations, but also for longer-term, permanent remedies. By establishing federal procedures for investigating, evaluating and cleaning up hazardous waste sites, CERCLA acts as an important force shaping the State inactive sites program and plan.

The blueprint for the federal superfund program is the National Contingency Plan (NCP) which lays out three types of federal responses for incidents involving hazardous substances:

REGION VII

Name	City, Town, Village	County	ID#	Class. Code	HRS	Page
Armstrong Cork	Volney	Oswego	738004	4		7-97
Heers Compliant	Scriba	Oswego	638005	2a		7-99
Tulik Gravel Pit	Granby	Oswego	738006	2a		7-101
Power Line Site	Parish	Oswego	738007	5		7-103
Orwell Ladder	Orwell	Oswego	738008	5		7-105
Lyboult Property	Pulaski	Oswego	738009	5		7-107
Irwin Property	Oswego	Oswego	738010	2	30.30	7-109
Holbrook Property	Parish	Oswego	738011	2		7-111
Columbia Mills Co.	Minetto	Oswego	738012	4		7-113
Cole Zaiser	Williamstown	Oswego	738013	4		7-115
Clothier Site	Granby	Oswego	738014	3		7-117
Alcan Sheet & Plate Co.	Oswego	Oswego	738015	2a		7-119
Old Fulton City Dump	Volney	Oswego	738015	2a		7-121
Sealright Plant Yard	Fulton	Oswego	738017	2a		7-123
Taylor Property	Fulton	Oswego	738018	2a		7-125
Fulton 6th Ward	Fulton	Oswego	738019	2a		7-127

APPENDIX "C"

SCA CHEMICAL SERVICES, INC.
AN SCA SERVICES COMPANY

1550 Balmer Road
Model City, New York 14107
(716) 754-8231

SCA CHEMICAL SERVICES

March 26, 1984

Mr. Evan Walsh
Oswego County Health Department
70 Bunner Street
Oswego, N.Y. 13126

Dear Evan:

Regarding the cleanup of the Columbia Mills plant in Minetto, SCA Chemical Services is pleased to quote the following:

Cost of removal and disposal of all drums and bagged wastes within the plant is $39,258.20. This includes the disposition of the three transformers located in Oswego and Pulaski.

Please note that this price does not include any remedial work at he landfill.

I do hope that this proposal meets favorably with your approval. f you require further breakdown on itemized costs, please advise.

Thank you for considering SCA for your disposal needs. If you ave any questions, feel free to contact me at 315-788-5883.

Very truly yours,
Paul M Bigwarfe

PAUL M. BIGWARFE
Sr. Technical Sales Representative

c: Commissioner Collins
K. Kulinowski
R. Young
file

RECEIVED
APR 2 1984
OSWEGO COUNTY HEALTH DEPT.

BARTON & LOGUIDICE, P.C.
CONSULTING ENGINEERS & LAND SURVEYORS

OFFICERS:
EDWIN J. BARTON, P.E., L.S.
FRANK A. LOGUIDICE, P.E.
LAWRENCE W. WORMALD, P.E.

ENGINEERS / ARCHITECTS
S. THOMAS AISTON, P.E.
PAUL F. DUDDEN, P.E.
RANDALL J. HIRSCHEY, P.E.
NEIL L. BEEBE, P.E.
DONALD C. McCARTHY, P.E.
ROBERT W. HORNADAY, P.E.
RONALD L. PECKHAM, P.E.
WILLIAM H. HUGHES, P.E.
WILLIAM R. JONES, P.E.
THOMAS P. McCUE, R.A.
HOWARD D. BATES, P.E.

OFFICE MANAGER:
ANNE R. PAWLICK

November 9, 1982

Mr. James Wright, Administrator
Oswego County Office Bldg.
46 East Bridge Street
Oswego, New York 13126

Dear Jim:

Per your request to provide an estimate for demolition of the Columbia Mills factory in Minetto, I submit the following:

The real estate advertising states that 300,000 square feet of building area was available. After a site visit by me, I have determined that approximately 200,000 sq. ft., remain standing, the rest having already been demolished but not removed from site. The following cost is based on 200,000 sq. ft., but it should be kept in mind that a more detailed evaluation may indicate more or less remaining floor area, thus affecting the price.

After discussing the matter with two local demolition contractors, it appears a $300,000 cost is reasonable for this job. Although difficult to estimate, perhaps 40-60% of this cost could be attributed to the removal and hauling of demolition waste. It is assumed disposal will be at the existing County landfill at no cost.

I hope this very quick estimate will suit your purposes at this time. If you require a more detailed estimate for future use please feel free to call.

Very truly yours,

BARTON & LOGUIDICE, P.C.

William R. Jones, P.E.
Senior Project Engineer

WRJ/mat

APPENDIX "D"

June 13, 1984

New York State Department
of Transportation, Region 3
Planning Department
State Office Building
333 East Washington Street
Syracuse, New York 13202

Attn: Mr. Steve Vetter

Re: Columbia Mills Property
Site Investigation

File: 180.130

Gentlemen:

I believe you discussed the above-referenced Project in regard to planned State Highway improvements with Roger Cleveland, of our office, in a telephone conversation on April 30, 1984. We would like to verify the following comments:

1. New York State Route 48 - No future plans for reconstruction, only normal maintenance in the immediate future.

2. Minetto Bridge Crossing of Oswego River - Plans are currently for rehabilitation rather than reconstruction. Bid letting is currently planned for Summer 1986.

3. Extension of Route 481 from Fulton north - Funds from the recently passed bond issue will provide $10 million for construction of Fulton by-pass with at grade crossings. Should the situation warrant it, there are plans to widen and reconstruct 481 (Route 57) into Oswego. This would be especially needed if the Oswego Port Authority expands operations with an additional 60 trucks in and out each day as it would like to.

We would appreciate any clarification/changes you may have on the above comments or additional information you have that would affect the highway system in the Oswego County area. Your attention to this matter is greatly appreciated.

Very truly yours,

CALOCERINOS & SPINA

JAC

James A. Cammer
Assistant Engineer

JAC:dlf

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
333 EAST WASHINGTON STREET
SYRACUSE, N.Y. 13202

RICHARD SIMBERG, P.E.
REGIONAL DIRECTOR

JAMES L. LAROCCA
COMMISSIONER

June 25, 1984

James A. Cammer
Calocerinos & Spina
Consulting Engineers
1020 Seventh North St.
Liverpool, NY 13088

Dear Mr. Cammer:

Re: Columbia Mills Property Site
Investigation, File 180.130

In reference to your June 13, 1984, inquiry to Mr. Steve Vetter concerning the above project, this will verify the statements made to you with the following change. In Item 3, the NY Route 481 Fulton Bypass is being progressed; however, at this time, although we are monitoring the corridor, there are no plans to widen or reconstruct NY Route 481 (formerly NY Route 57) from Fulton to Oswego.

If you have any further questions, you may call Randy Tennant at (315) 428-4409.

Sincerely,

RICHARD SIMBERG, P.E.
Regional Director of Transportation
Region 3

By

Richard Lucas

Richard A. Lucas
Planning & Development
Supervisor, II

APPENDIX "A"

Appointment Made / / by
Date of Plant Visit 1/25/77 by BWK
Follow up 1/28/77 by BWK
Form Completed 1/25/77 by BWK
Comments:

Company Name Columbia Mills
Address Rte 48
Minetto
County Oswego Phone (315) 343-1013
SIC Codes 1. 2295 3.
2. 4.

New York State Hazardous Waste Survey
Department of Environmental Conservation
Division of Solid Waste Management
50 Wolf Road, Albany, N.Y. 12233 Telephone: (518) 457-6605

General Information

1. Company Name The Columbia Mills, Inc.

Mailing Address Route 48, Minetto, New York 13115
(Street, City, State, Zip)

Plant Location XX/ Same as above

(Street, City, State, Zip)

2. If Subsidiary, Name of Parent Company N/A

3. Individual Responsible for Plant Operations Mr. Richard Brown (Name)

Production Manager (Title) 315/343-1013 (Phone)

4. Individual Providing Information Martin A. Merriman (Name)

Mgr, Corporate Staff Services (Title) 315/343-1013 (Phone)

5. Department of Environmental Conservation Interviewer Bruce W. Knapp

6. Standard Industrial Classification (SIC) Codes for Principal Products

Group Name	SIC Code (4 Digit)	Approximate % of / /Production / /Value Added
a. Coated Fabrics, Not rubberized	2295	
b.		
c.		
d.		

7. Processes Used at Plant
   a. Bleaching
   b. Dyeing
   c. Coating (Emulsion)
   d. Calendering-Embossing
   e. Coating (Solvent Base)

8. Products
   a. Book Cloth
   b. Simulated Leather
   c. Industrial Fabrics
   d. Tag & Label Substrate
   e. Processed Cotton Cloth

Raw materials and other chemicals used in manufacturing processes.

a. Nitrocellulose
b. Solvents
c. Dyes & Pigments
d. Plasticizers
e. Film Formers
f. Starch
g. Clay
h. Industrial Cleaners
i. Industrial Gases
j.

a. On Site Waste Water Treatment /_/Yes /X/No

b. On Site Waste Water Treatment by July 1977 /_/Yes /X/No

c. On Site Waste Water Treatment by July 1983 /XX/Yes /_/No

d. Industrial Sewer Discharge /_/Yes /X/No Name of Sewage Treatment Plant ______

e. SPDES No. ______ NPDES No. 0001171

a. Air Pollution Control Devices /X/Yes /_/No Types Carbon Adsorption Beds & Distillation Column to Recycle

b. To Be Built /_/Yes /_/No by __/__/__

c. Air 100 Emission Point Registration Numbers ______

a. Number of manufacturing employees 157 b. Manufacturing Floor Space ______ sq.ft.

Attach a plat or sketch of the facility showing the location of on-site process waste storage (if available).

Attach flow diagrams of chemical processes including waste flow outputs (if available).

In-house waste treatment capabilities: Distillation of Dirty Solvent for Re-use.

(25 GAL/DAY) [5750 GAL/YR]

Is there a currently used or abandoned landfill, dump or lagoon on plant property? /XX/Yes /_/No

Industrial wastes produced or expected to be produced by plant.

1) Trash including Cloth & Substrate Paper
2) Surplus Pyroxylin Coating Materials
3)
)
)
)
)
)

15 yrs used —
took past materials
10-15 [illegible] /day for 15 yrs.

Comments: stopped using ~ '73 or '74

Waste Characterization and Management Practice

(Use separate form for each waste stream)

1. Waste Stream No. 1 (from Form I, Number 17)

2. Description of process producing waste All Plant Refuse exclusive of Chemicals and Liquids.

3. Brief characterization of waste Waste paper, wrappers, cans, scrap cloth, Old cardboard containers, etc.

4. Time period for which data are representative Jan. '76 to Jan. '77

5. a. Annual waste production 4,000 /XX/tons/yr. /XX/gal./yr. Cu. Yds./Yr.

b. Daily waste production 16 /XX/tons/day /XX/gal./day Cu. Yds./Day

c. Frequency of waste production: / /seasonal / /occasional /XX/continual

/ /other (specify) _____

6. Waste Composition

a. Average percent solids 100 % b. pH range __ to __

c. Physical state: / /liquid, / /slurry, / /sludge, /XX/solid,

/ /other (specify) _____

d. Component	Average Concentration	/ /wet weight /X/dry weight	
1. _____	_____	/ /wt.%	/ /ppm
2. _____	_____	/ /wt.%	/ /ppm
3. _____	_____	/ /wt.%	/ /ppm
4. _____	_____	/ /wt.%	/ /ppm
5. _____	_____	/ /wt.%	/ /ppm
6. _____	_____	/ /wt.%	/ /ppm
7. _____	_____	/ /wt.%	/ /ppm
8. _____	_____	/ /wt.%	/ /ppm
9. _____	_____	/ /wt.%	/ /ppm
10. _____	_____	/ /wt.%	/ /ppm

e. Analysis of composition is / /theoretical / /laboratory /X/estimate
(attach copy of laboratory analysis if available)

f. Projected / /increase, / /decrease in volume from base year: 0 % by July 1977;

25 % by July 1983.

g. Hazardous properties of waste: / /flammable / /toxic / /reactive / /explosive

/ /corrosive / /other (specify) None Known

7. On Site Storage

a. Method: / /drum, / /roll-off container, / /tank, / /lagoon, / /other (specify) Compacto Box

b. Typical length of time waste stored 3 /X/days, / /weeks, / /months

c. Typical volume of waste stored 20 ~~/X/cans, / /gallons~~ Cu.Yds.

d. Is storage site diked? / /Yes /X/No

e. Surface drainage collection / /Yes /X/No

8. Transportation

a. Waste hauled off site by / /you /X/others

b. Name of waste hauler Onondaga Environmental Systems

Address 4439 James Street (Street) Syracuse, (City)
New York (State) -- Zip Code (315) 463-1890 (Phone)

9. Treatment and Disposal

a. Treatment or disposal: / /on site /X/off site

b. Waste is / /reclaimed / /treated /X/land disposed / /incinerated

/ /other (specify) _____

c. Off site facility receiving waste

Name of Facility Oswego County Sanitary Landfill

Facility Operator County of Oswego

Facility Location Silk Road (Street) Town of Volney (City)
New York (State) 13069 (Zip Code) (315) 593-6521 (Phone)

10. _____ / /

11. _____ / /

II. Waste Characterization and Management Practice

(Use separate form for each waste stream)

1. Waste Stream No. 2 (from Form I, Number 17)

2. Description of process producing waste Application of Nitrocellulose Coatings to Substrate in Production of Product - Disposition of Surplus

3. Brief characterization of waste Solvent Base Coating Material containing Pigments & Plasticizers

4. Time period for which data are representative Jan. '76 to Jan. '77

5. a. Annual waste production 23,100 / /tons/yr. /X/gal./yr.

   b. Daily waste production 92.4 / /tons/day /X/gal./day

   c. Frequency of waste production: / /seasonal / /occasional /X/continual

   / /other (specify) _____

6. Waste Composition

   a. Average percent solids 33 % b. pH range __ to __

   c. Physical state: /X/liquid, / /slurry, / /sludge, / /solid,

   / /other (specify) _____

d. Component	Average Concentration	/ /wet weight / /dry weight
1. Solvent Blend	33-1/3	/XX/wt.% / /ppm
2. Plasticizer	33-1/3	/XX/wt.% / /ppm
3. Pigment	33-1/3	/XX/wt.% / /ppm
4.		/ /wt.% / /ppm
5.		/ /wt.% / /ppm
6.		/ /wt.% / /ppm
7.		/ /wt.% / /ppm
8.		/ /wt.% / /ppm
9.		/ /wt.% / /ppm
10.		/ /wt.% / /ppm

e. Analysis of composition is / /theoretical / /laboratory /X/estimate
(attach copy of laboratory analysis if available)

f. Projected / /increase, /X/decrease in volume from base year: 50 % by July 1977;
50 % by July 1983.

g. Hazardous properties of waste: /X/flammable / /toxic / /reactive / /explosive
/ /corrosive / /other (specify)_____

7. On Site Storage

a. Method: /XX/drum, / /roll-off container, / /tank, / /lagoon, / /other(specify)_____

b. Typical length of time waste stored 2 / /days, / /weeks, /XX/months

c. Typical volume of waste stored 1,650 / /tons, /XX/gallons

d. Is storage site diked? / /Yes /XX/No

e. Surface drainage collection / /Yes /X/No

8. Transportation

a. Waste hauled off site by / /you /XX/others

b. Name of waste hauler Chem-Trol Pollution Services

Address P.O. Box 200 Model City
Street City
New York 14107 (716) 754-8231
State Zip Code Phone

9. Treatment and Disposal

a. Treatment or disposal: / /on site /X/off site

b. Waste is / /reclaimed / /treated / /land disposed /X/incinerated
/ /other (specify)_____

c. Off site facility receiving waste

Name of Facility Same as #8b above Chem-Trol Pollution Services

Facility Operator_____

Facility Location_____
Street City
( )
State Zip Code Phone

10._____

HAZARDOUS WASTE DISPOSAL SITES REPORT
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Code: C
Site Code: 738012
Name of Site: Columbia Mills Company Region: 7
County: Oswego ~~xxxxxxx~~ Village of Minetto
Street Address: Route 48 Village of Minetto

Status of Site Narrative:

Columbia Mills Company, Minetto (V), Oswego County

An inspection of this site by DEC showed approximately 550 barrels of waste inside a fenced and locked area behind the plant. The barrels were housed in two low wooden sheds and in a separate shallow trench. All of the barrels appeared to be in good shape with no leakage of chemicals. The contents of these barrels is presently unknown but a former company employee thought that vinyl materials for impregnated book covers was probably contained in the barrels. Also at this site was an old company operated dump which contained several thousand old, mostly empty barrels dating back to a time when the company disposed of waste chemicals by on-site burning. Columbia Mills is presently out of business at this location. DEC's investigation of this site is presently on-going.

During December 1979 an attorney representing the Columbia Mills Company of Canada assured the DEC Regional Office that the firm acknowledges its responsibility for the removal of these barrels and was presently negotiating with various registered chemical disposal firms for the disposal of these materials.

Type of Site: Open Dump ☐ Treatment Pond(s) ☐ Number of Ponds _____
Landfill ☐ Lagoon(s) ☐ Number of Lagoons _____
Structure ☒

Estimated Size _____ Acres

Hazardous Wastes ~~xxxxxxx~~ Stored? Confirmed ☐ Suspected ☐

*Type and Quantity of Hazardous Wastes:

TYPE	QUANTITY (Pounds, drums, tons, gallons)
Vinyl materials	
Plasticized PVC (Polymer)	
Nitro cellulose	

*Use additional sheets if more space is needed.

Name of Current Owner of Site: Columbia Mills Co.,
Address of Current Owner of Site: Dewitt, New York

Time Period Site Was Used for Hazardous Waste Disposal:
December , 1975± To May , 1977

Is site Active ☐ Inactive XXX
(Site is inactive if hazardous wastes were disposed of at this site and site was closed prior to August 25, 1979)

Types of Samples: Air ☐ Groundwater ☐ None XXX
Surface Water ☐ Soil ☐

Remedial Action: Proposed ☐ Under Design ☐
NONE In Progress ☐ Completed ☐
Nature of Action:

Status of Legal Action: NONE State ☐ Federal ☐

Permits Issued: Federal ☐ Local Government ☐ SPDES ☐
NONE Solid Waste ☐ Mined Land ☐ Wetlands ☐ Other ☐

Assessment of Environmental Problems:

Columbia Mills Company has expressed willingness to remove the drums of wastes to a proper disposal site. Site appears to be secure and no environmental problems are evident.

Assessment of Health Problems:

None reported.

Persons Completing this Form:

C. Branagh
G. D. Knowles

New York State Department of Environmental Conservation
Date March 11, 1980

R. Tramontano

New York State Department of Health
Date March 11, 1980

1/15/80
GD:tcl

GROUND WATER MONITORING WELLS
COLUMBIA MILLS

ORGANIC PARAMETERS DETECTED

	1S	2S	2D	3S	4S	5S	6S	7S	7D	8D
1,1-Dichloro-ethylene	2	LT 1	LT 1	LT 1	LT 1	14	4	TRLT 1	LT 1	3
1,1,1-Tri-chloroethane	TRLT 1	LT 1	TRLT 1	LT 1	1	1	2	LT 1	LT 1	2
Chloroform	LT 1	LT 1	LT 1	LT 1	LT 1	1	11	7	6	LT 1
Trichloro-ethylene	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	1
Toluene	LT 1	15,000	16	8	TRLT 1	14	LT 1	LT 1	LT 1	LT 1
Ethylbenzene	LT 1	25	LT 1	LT 1	LT 1	9	LT 1	LT 1	LT 1	LT 1
Xylenes	LT 1	100	LT 1	LT 1	LT 1	69	LT 1	LT 1	LT 1	LT 1

All results in ug/l.

Data represent those parameters detected on USEPA 601 & 602 Scans.

Wells samples 4/28/87.

- 2nd round of sampling Aug 1st or early Sept

GROUND WATER MONITORING WELLS
COLUMBIA MILLS

ORGANIC PARAMETERS DETECTED

	1S	2S	2D	3S	4S	5S	6S	7S	7D	8D
1,1-Dichloro-ethylene	2	LT 1	LT 1	LT 1	LT 1	14	4	TRLT 1	LT 1	3
1,1,1-Tri-chloroethane	TRLT 1	LT 1	TRLT 1	LT 1	1	1	2	LT 1	LT 1	2
Chloroform	LT 1	LT 1	LT 1	LT 1	LT 1	1	11	7	6	LT 1
Trichloro-ethylene	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	LT 1	1
Toluene	LT 1	15,000	16	8	TRLT 1	14	LT 1	LT 1	LT 1	LT 1
Ethylbenzene	LT 1	25	LT 1	LT 1	LT 1	9	LT 1	LT 1	LT 1	LT 1
Xylenes	LT 1	100	LT 1	LT 1	LT 1	69	LT 1	LT 1	LT 1	LT 1

All results in ug/l.

Data represent those parameters detected on USEPA 601 & 602 Scans.

Wells samples 4/28/87.

GW

20-Nov-87

DRAFT

FILE:123/FILES/COLMIL-3

GROUND WATER MONITORING DATA
VOLITILE ORGANICS

WELL NO.	DATE SAMPLED	Chloro-methane	Bromo-methane	Vinyl chloride	Chloro-ethane	Methyl-ene chloride	Trichloro fluoro-methane	1,1-Di-chloro-ethylene	t-1,2-Di-chloro-ethylene	1,1-Di-chloro-ethane	Chloro-form	1,2-Di-chloro-ethane	1,1,1-Tri-chloro-ethane	Benzene	Carbon tetra-chloride	1,2-Di-chloro-propane	Bromodi-chloro-methane	Tri-chloro-ethylene
B-1	4/28/87	<1	<1	<1	<1	<5	<1	2	<1	<1	<1	<1	TR<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-2S	4/28/87	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300
	10/19/87	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300
B-2D	4/28/87	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1	<1	TR<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-3	4/28/87	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-4	4/28/87	<1	<1	<1	<1	<5	<1	<1	<1	<1	<1	<1	1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-5	4/28/87	<1	<1	<1	<1	<5	<1	14	<1	<1	1	<1	1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-6	4/28/87	<1	<1	<1	<1	<5	<1	4	<1	<1	11	<1	2	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-7S	4/28/87	<1	<1	<1	<1	<5	<1	TR<1	<1	<1	7	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-7D	4/28/87	<1	<1	<1	<1	<5	<1	<1	<1	<1	6	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-8D	4/28/87	<1	<1	<1	<1	<5	<1	3	<1	<1	<1	<1	2	<1	<1	<1	<1	1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3

All results expressed in ug/l

Groundwater

20-Nov-87

DRAFT

FILE:123/FILES/COLMIL-3

GROUND WATER MONITORING DATA
VOLITILE ORGANICS

WELL NO.	DATE SAMPLED	c-1,3-Di-chloro-propene	t-1,3-Di-chloro-propene	1,1,2-Tri-chloro-ethane	Toluene	Dibromo-chloro-methane	Tetra-chloro-ethylene	2-Chloro-ethyl-vinyl ether	Chloro benzene	Ethyl-benzene	Bromo-form	1,1,2,2-Tetra-chloro-ethane	1,2-Di-chloro-benzene	1,3-Di chloro-benzene	1,4-Di-chloro-benzene	Total Xylenes
B-1	4/28/87	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-2S	4/28/87	<1	<1	<1	15,000	<1	<1	<1	<1	25	<1	<1	<1	<1	<1	100
	8/18/87	<300	<300	<300	23,000	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	
	10/19/87	<300	<300	<300	29,000	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300	<300
B-2D	4/28/87	<1	<1	<1	16	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	5	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-3	4/28/87	<1	<1	<1	8	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	5	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-4	4/28/87	<1	<1	<1	TR<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-5	4/28/87	<1	<1	<1	14	<1	<1	<1	<1	9	<1	<1	<1	<1	<1	69
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	31	<3	<3	<3	<3	<3	<3
B-6	4/28/87	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	5	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-7S	4/28/87	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-7D	4/28/87	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3
B-8D	4/28/87	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/18/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	
	10/19/87	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3	<3

All results expressed in ug/l

GW

19-Nov-87

FILE:123\FILES\COLMIL-4

DRAFT

GROUND WATER MONITORING DATA - METALS

SAMPLE LOCATION	SAMPLE DATE	HEX CHROMIUM	CADMIUM	CHROMIUM	COPPER	LEAD	NICKEL	SILVER	ZINC
B-1	4/28/87	<0.01	<0.005	0.06	0.04	<0.1	<0.03	<0.05	0.037
	8/18/87		<0.005	<0.05	<0.02	<0.1	0.09	<0.05	0.084
	10/19/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.055
B-2S	4/28/87	<0.01	0.006	0.05	0.03	0.6	0.07	<0.05	0.82
	8/18/87		0.008	0.05	<0.02	0.5	0.06	<0.05	2.1
	10/19/87	<0.01	0.018	<0.05	<0.02	<0.1	0.06	<0.05	0.076
B-2D	4/28/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.06	<0.05	0.005
	8/18/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.050
	10/19/87	<0.01	0.012	<0.05	<0.02	<0.1	0.05	<0.05	0.038
B-3	4/28/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.09	<0.05	<0.005
	8/18/87		<0.005	<0.05	0.03	<0.1	0.10	<0.05	0.052
	10/19/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.048
B-4	4/28/87	<0.01	<0.005	<0.05	0.08	<0.1	0.07	<0.05	0.067
	8/18/87		<0.005	<0.05	0.07	0.1	0.05	<0.05	0.096
	10/19/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.11
B-5	4/28/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.06	<0.05	0.010
	8/18/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.10
	10/19/87		<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.083
B-6	4/28/87	<0.01	<0.005	0.06	0.31	0.2	0.04	<0.05	0.50
	8/18/87		<0.005	<0.05	0.06	<0.1	0.03	<0.05	0.71
	10/19/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.05	<0.05	0.045
B-7S	4/28/87	<0.01	0.11	0.90	2.5	55	14	<0.05	2.4
	8/18/87		0.12	0.40	0.08	58	7.3	<0.05	22
	10/19/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.05	<0.05	0.17
B-7D	4/28/87	<0.01	<0.005	<0.05	<0.02	<0.1	<0.03	<0.05	0.039
	8/18/87		<0.005	<0.05	0.03	<0.1	0.04	<0.05	0.075
	10/19/87	<0.01	<0.005	<0.05	<0.02	<0.1	0.04	<0.05	0.054
B-8D	4/28/87	<0.01	0.007	<0.05	0.03	<0.1	0.08	<0.05	0.096
	8/18/87		<0.005	0.22	0.14	<0.1	0.21	<0.05	0.19
	10/19/87	<0.01	<0.005	<0.05	0.04	<0.1	0.06	<0.05	0.029

Note:
All results expressed in mg/l
4/28/87 & 8/18/87 - Unfiltered samples (Total)
10/19/87 - Filtered samples (Dissoved)

8.06 Cost Summary (Continued)

grading and seeding. However, a cost of $1,017,200 and $907,200 to account for these same items should be added to the renovation of Building 11 and Buildings 11, 12, 30-32, respectively. Revising the above chart accordingly results in the following:

Building Use	Renovation Building 11	New Construction	Renovation Buildings 11, 12, 30-32	New Construction
Multipurpose	$2,361,200		$ 6,219,200	
-Warehouse		$1,967,500		$3,752,900
-Office		3,104,800		7,197,000
-Factory		2,306,400		4,779,000
Apartments/ Condominiums	3,743,700	3,407,700	10,336,200	6,218,000
Rent Subsidized Apartment Housing	3,032,900	3,073,700	7,011,200	7,102,700
Elderly/Handicapped/Health Care Facility	4,152,200	3,015,200	11,609,200	6,925,700

To all of these costs would have to be added all site work, utilities and other miscellaneous costs.

The preceding chart presumes that all areas of each of the buildings are either renovated or are newly constructed. Obviously there is a myriad of variations to this complete revamping. Only selected portions of buildings could be renovated. Only some of the building demolished. We cannot present costs for each of these variations. However, the square footage costs, demolition costs and other costs presented above should be adequate for evaluating, on a very gross basis, the construction cost estimates for other combinations.

SECTION 9 - SUMMARY

9.01 General

The existing condition of the former Columbia Mills property has been described previously in this investigative report. It presents a written picture of an abandoned and partially demolished manufacturing plant containing a substantial amount of containerized waste, some of which is characterized as toxic. The perimeter fencing as well as some of the remaining structures are in a state of ruins. Virtually every window in every building is broken, rubble is strewn across the plant area, the ruins of a major fire are visible from the main highway and the remaining structures continue to decay due to the deleterious effects of water and weather. This situation has left the County of Oswego and the Town of Minetto with a very public eyesore and a liability in regards to public safety.

It has also been shown that rehabilitation of selected structures is costly, generally more so than the cost of new construction for the same use. It is also a gamble for the funding agency if lease agreements are not acquired prior to rehabilitation.

In summary, we feel that unless the County of Oswego is very confident of obtaining a usage commitment from a potential tenant/owner who is willing to commit building renovation dollars, the remaining structures should be raised and the property restored to a condition where new facilities could be constructed to meet the occupants specifications.

9.02 Recommendations

It is recommended that the County of Oswego engage the services of a hazardous waste disposal contractor to remove all in-structure containerized waste, raise the remaining structures, remove all known buried chemical/ solvent tanks from the site, bury on site all building rubble, cover the

9.02 Recommendations (Continued)

buried material with fill, grade and seed. In addition, it is recommended that until these actions are complete, a chain link fence be installed around the perimeter of the former plant area to preclude continued access by the public. As a final item, it is recommended that the on-site stream culverts be cleaned and that a permanent overflow weir be constructed at the pond outlet to mitigate upstream flooding.

We have reviewed and evaluated the use of force account vs. private contract labor to accomplish the site cleanup. Due to the specialized nature of containerized waste removal and building demolition, we would recommend that the County contract this work out to private firms. We also feel that the construction of any pond regulating device should also be let for private contract. This thinking is based on the fact that adequate forces may not be able to be committed for a long enough time period to accomplish the work over a short time period. Also, the County would assume a degree of liability should the pond outlet get plugged during construction and cause upstream flood damage.

We do feel that the County Public Works forces have sufficient equipment and knowledge to perform fence installation, culvert cleaning, burial of rubble, filling, grading and seeding. In fact, the fencing work could and should begin immediately to preclude the continued entrance of unauthorized persons on the site. Past projects, mentioned previously, have demonstrated skill in performing earthmoving and grading work.

It would be to the County's benefit to have dialogue with prospective demolition contractors to ascertain any work that they (the County) could do to aid in the demolition process and thereby reduce the cost. Possibly burial

9.02 Recommendations (Continued)

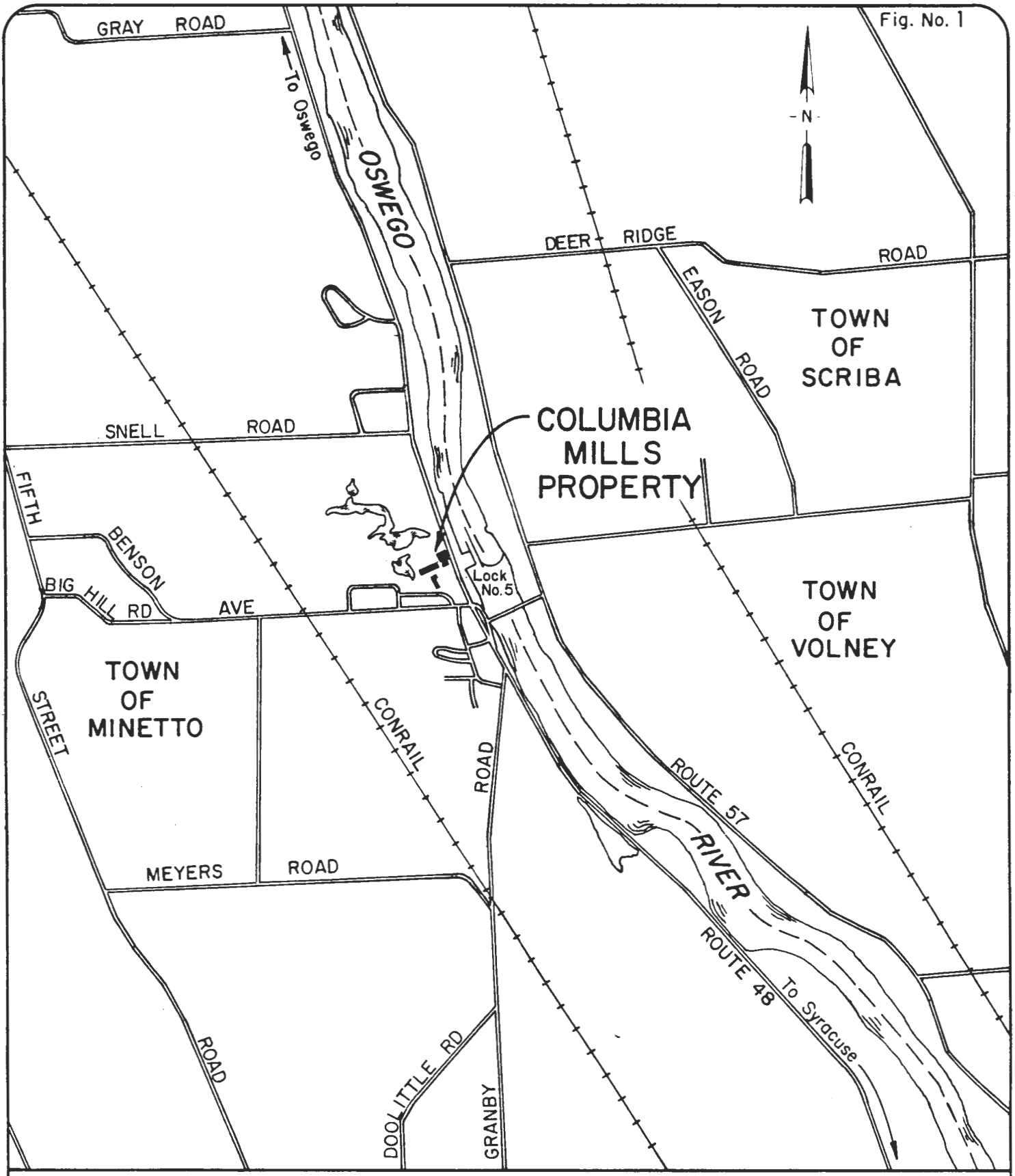
of the existing rubble prior to a demolition contractor entering the site would lower the demolition cost. This may be especially true in regards to the waste disposal hauler, making for easier access to the structures and the containerized waste.

The estimated cost for the recommended plan follows:

Fencing	$ 24,000	(County Forces)
Waste Removal In-Plant and Container Removal in Dump Area	500,000*	(Est. Following Some Testing to Verity Contents, Private Contract)
Demolition	410,000	(Private Contract)
Debris Burial, Rough Grading	68,000	(County Forces)
Fine Grading	40,700	(County Forces)
Seeding/Mulching	21,500	(County Forces)
Overflow Control	20,000	(Private Contract)
Structure Culvert Cleaning	1,000	(County Forces)
	$1,085,200	
Say	$1,090,000	

* This figure is an order of magnitude verbal first guess estimate from a waste disposal company not knowing specifically the contents of the containerized material and not knowing the quantity or limits of the burried containers in the landfill area. It does include the removal of the visible barrels at the western pond and includes pumping out, filling and leaving the burried chemical tanks rather than removing them. At this time we do not have, and are not expecting, any written confirmation of this figure. However, a written estimate of the cost of an analysis program to further define the situation and enable a more accurate cost estimate to be prepared is anticipated in the near future.

FIGURES



COLUMBIA MILLS

LOCATION PLAN

Scale: 1" = 2000'

Calocerinos & Spina
CONSULTING ENGINEERS
Liverpool, New York 13088

Fig. No. 2

COLUMBIA MILLS

BUILDING COMPLEX

Scale: 1"=100'

Indicates Existing Building

Hamlet Of Minetto

BENSON AVE.

CROWN AVE.

SCHYLER AVE.

EMPIRE ST.

ROUTE 48

Creek

Culvert

Culvert

SAMPLE

SAMPLE

2-10,000 Gal. Tanks

Platform

No. 70

No. 19

No. 33

100,000 Water Tower (Removed)

No. 11

No. 68

No. 69

10A

Platform

Tunnel

No. 7

Tunnel

Tunnel

Tunnel

Tunnel

No. 12

No. 38

No. 32

No. 37

No. 31

No. 36

No. 30

No. 35

Tunnel

3-3000 Gal. Tanks

No. 57

No. 58

No. 16

No. 14

No. 36-A

No. 15

No. 65

No. 55

Pond

No. 63

No. 59

N

Radial Brick Chimney

No. 9

No. 21

Cistern

No. 8

No. 17

Chain Link Fence

8'x8' R.C. Arch Tunnel

Jim's Warehouse

Retaining Wall

20" Gravity Line-Plugged

Niagara Mohawk Power Corp.

Oswego Valley Construction

Oswego River

1"=100'

100 0 100 200 Ft.

Calocerinos & Spina
CONSULTING ENGINEERS
Liverpool, New York 13088

Fig. No. 3

Calocerinos & Spina
CONSULTING ENGINEERS
Liverpool, New York 13088

LEGEND

Wetland Area

N

Dumas Road

Conrail

Benson Ave.

Chase Dr.

Barrett Dr.

Evert's Creek

Pond

Snell Road

SEWAGE TREATMENT PLANT

Bradley Ave.

Meridan Ave.

Ridgeway Sites

N.Y.S. Route 48

West River Road

Schyler Ave.

COLUMBIA MILLS

S.Brookside Ave.

N.Brookside

Meeker Ave.

Benson Creek

Empire Avenue

Granby Road

Lock No.5

RIVER

Town of Minetto
Town of Scriba

Dam

Bridge

East River Road

OSWEGO

N.Y.S. Route 48

Route 45

Town of Scriba
Town of Volney

COLUMBIA MILLS

DESIGNATED WETLANDS

Scale: 1"= 500'

1"=500'

500 0 500 1000 Ft.

Fig. No. 4

Calocerinos & Spina
CONSULTING ENGINEERS
Liverpool, New York 13088

N

Conrail

8

Exposed Barrels

Old Dump Area

Chase Dr.

Benson Ave.

Everts Creek

Benson Creek

Barrett Dr.

Hamlet Of Minetto

The "Arsenal"

SEWAGE TREATMENT PLANT

Snell Road

Crown Ave.

1 2 3 4 5 6 7 9

Water Pond

Empire St.

Existing Buildings

Route 48

West River Road

OSWEGO RIVER

LEGEND

- Existing Railroad Tracks
- Old Railroad Bed
- Property Line
- Ditch
- (4) Sample Location

COLUMBIA MILLS

SAMPLE LOCATIONS

Not To Scale

Fig. No. 5

COLUMBIA MILLS

UTILITY PLAN

Scale: 1"= 100'

LEGEND

- Existing Hydrant
- WV Existing Water Valve
- MH Existing Manhole
- —6"G— Existing Gas Line
- —6"W— Existing Water Line

Hamlet Of Minetto

BENSON AVE. 6"W

CROWN AVE.

SCHYLER AVE.

EMPIRE ST. 4"W

No.12

No.32

No.31

No.30

No.11

10A

No.8

No.21

Pond

N

Niagara Mohawk 6" Medium Pressure Gas Distribution Line (8 PSI)

8"W

MH

6"W

WV

6"G

WV

WV

Tunnel

MH

12"W

ROUTE 48

12"G

12"G

12"G

Approx. 2 1/2 Miles Of 12" To 20", Then 1 1/4 Miles Of 20" To Pump Station

City Of Oswego Water 50 PSI

Niagara Mohawk 12" High Pressure Gas Transmission Line (27 PSI)

20" Gravity River Water Line - Plugged

Niagara Mohawk Minetto Station

Oswego River

1"= 100'

100 0 100 200 Ft.

Calocerinos & Spina
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Liverpool, New York 13088

Fig. No. 6

Caloccrinos & Spina
CONSULTING ENGINEERS
Liverpool, New York 13088

N

LEGEND

- Old Sanitary Sewer
- Storm Sewer, Culvert or Tunnel
- 8" New Sanitary Sewer
- Sewer District Boundry

Metropolitan Water Board Transmission Line, Approx. 900 Ft. West Of Railroad Tracks

Dumas Road
Conrail
Evert's Creek
Snell Road
SEWAGE TREATMENT PLANT
Chase Dr.
Benson Ave.
Barrett Dr.
Pond
Bradley Ave.
Meridan Ave.
Ridgeway Sites
N.Y.S. Route 48
West River Road
Schyler Ave.
COLUMBIA MILLS
S.Brookside Ave.
N.Brookside
Meeker Ave.
Tunnels
8'x8' R.C. Arch Tunnel
RIVER
Town of Minetta
Town of Scriba
Benson Creek
Empire Avenue
Lock No.5
18" V.C. Storm Sewer
Granby Road
Dam
Bridge
East River Road
OSWEGO
N.Y.S. Route 48
Route 45
Town of Scriba
Town of Volney

COLUMBIA MILLS

MINETTO SEWER DISTRICT

Scale: 1" = 500'

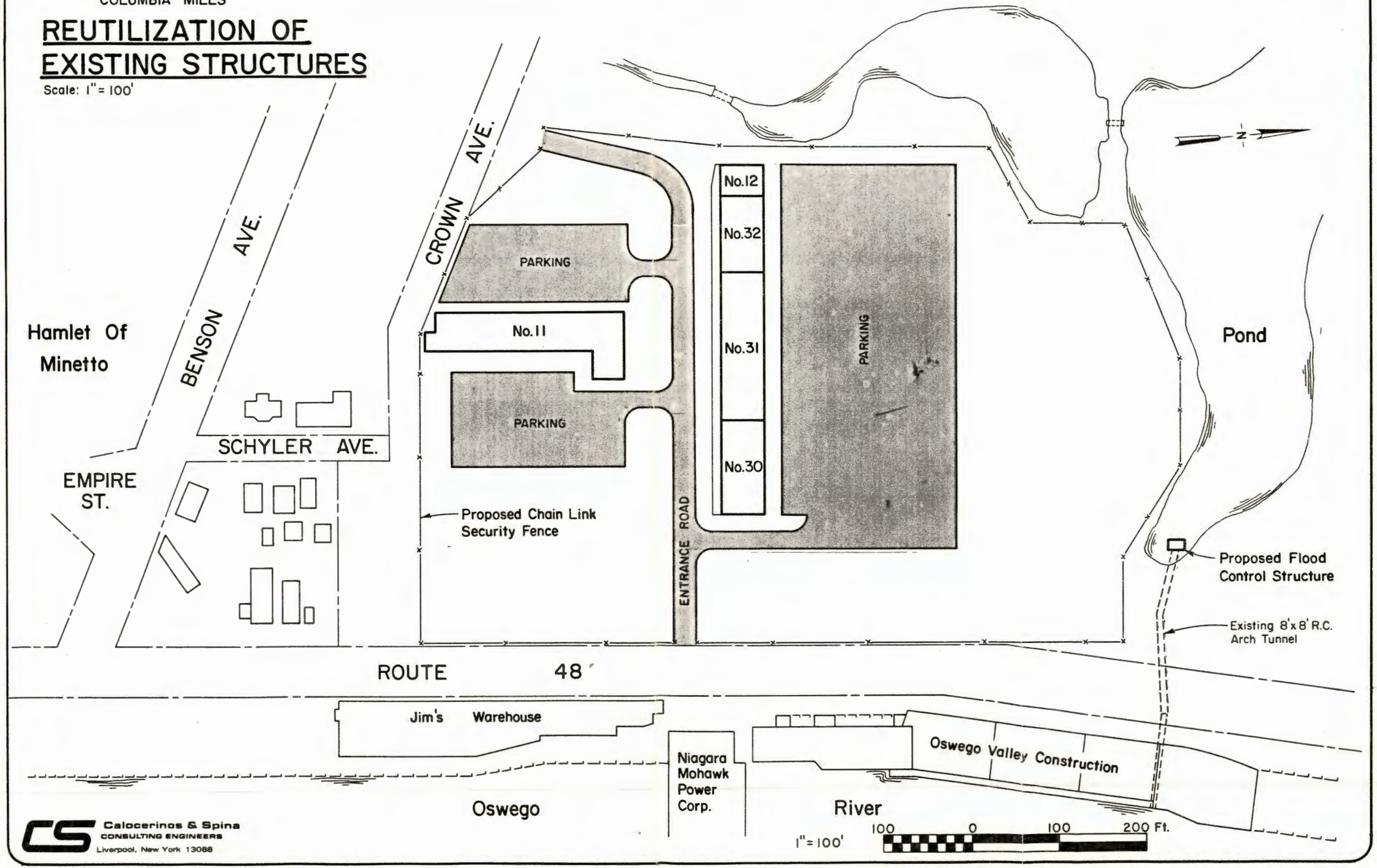
1"=500' 500 0 500 1000 Ft.

Fig. No. 7

COLUMBIA MILLS

REUTILIZATION OF EXISTING STRUCTURES

Scale: 1" = 100'



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