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Phase I Environmental Site Assessments
Eighteenmile Creek Corridor Sites:
Upson Park,
United Paperboard Company,
White Transportation
City of Lockport, New York

January 15, 2007

Prepared for:
New York State Department of Environmental Conservation

Prepared by:
ECOLOGY AND ENVIRONMENT ENGINEERING, P.C.
368 Pleasant View Drive
Lancaster, New York 14086

ecology and environment engineering, p.c.

BUFFALO CORPORATE CENTER 368 Pleasant View Drive, Lancaster, New York 14086
Tel: 716/684-8060, Fax: 716/684-0844

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List of Abbreviations and Acronyms

ACM	asbestos-containing material
amsl	above mean sea level
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
CBS	chemical bulk storage
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CICS	(TSCA) Chemical in Commerce Information System
CORRACTS	Resource Conservation and Recovery Act Corrective Actions
EEEPC	Ecology and Environment Engineering, P.C.
EDR	Environmental Data Resources Inc.
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FINDS	Facility Index Systems/Facility Identification Initiative Program
GZA	GZA GeoEnvironmental, Inc.
kg	kilogram
LQG	large quantity generator
LTANKS	Leaking Storage Tanks Incident Report database
MFG	manufactured gas
MINES	Mines Master Index File

List of Abbreviations and Acronyms (cont.)

NFRAP	No Further Remedial Action Planned
NPL	National Priority List
NYSDEC	New York State Department of Environmental Conservation
PCB	polychlorinated biphenyl
ppm	parts per million
RCRA	Resource Conservation and Recovery Act
RCRIS	RCRA Inventory System
REC	Recognized Environmental Condition
ROD	Records of Decision
SARA	Superfund Amendments and Reauthorization Act
SQG	small quantity generator
SRI	Supplemental Remedial Investigation
TCLP	Toxic Characteristic Leaching Procedure
TRIS	Toxic Release Inventory System
TSCA	Toxic Substance Control Act
TSDF	Treatment, Storage, and Disposal Facility
TVGA	TVGA Engineering, Surveying, P.C.
USEPA	United States Environmental Protection Agency
USGS	United States Geographical Survey
UST	Underground Storage Tank

Executive Summary

Phase I Environmental Site Assessments (ESAs) were conducted at three sites along Eighteenmile Creek Corridor Site in the City of Lockport, Niagara County, New York. These sites include: Upson Park located at 100 Clinton Street, United Paperboard Company located at 62-70 Mill Street, and White Transportation located at 30-40 Mill Street. The ESAs were conducted by Ecology and Environment Engineering, P.C. (EEEPC) of Lancaster, New York, on behalf of the New York State Department of Environmental Conservation (NYSDEC).

The information obtained from records reviews, aerial photograph interpretations, Sanborn Map interpretations, U.S. Geological Survey (USGS) topographic map interpretations, interviews and visual site inspections indicate that site environmental conditions have been impacted by past facility operations at all three sites. The following is a summary of key findings for each site:

Upson Park

- The site is currently owned by the City of Lockport and is a town recreational park. Based on document reviews, it was found that this site was historically operated by United Box Board and Paper Company, United Paper Board Company and the United Paperboard Company as a paper mill until vacated in the 1940s.

- Based on findings in the Environmental Data Resources Inc. (EDR) report, there are no current environmental records or pertinent agency records listed at this site.

United Paperboard Company

- The site is currently owned by Tri-Side LLC and is operated by Duraline Abrasives, Inc. The site was a lumber yard and saw mill until approximately 1900 and then was occupied by a paper mill owned by the United Paperboard Company.

- Based on the current EDR report, the site is a small quantity generator (SQG) that generates between 100 and 1,000 kilograms (kg) of hazardous waste per month. The EDR report includes the site on the New York State Manifest List for the removal and subsequent disposal of one drum with unknown contents from the site. The EDR report also includes the site on the Facility Index System/Facility Identification Initiative Program Summary Report (FINDS) list.

White Transportation

- The site is currently owned Gertrude W. White (estate attorney is Mr. Ben May) and served as a trucking facility for White Transportation until the late 1990s. The site is currently inactive.

- A Phase I ESA was completed in 2002 by TVGA Engineering, Surveying, P.C. (TVGA 2002 [see Appendix A]). This report will explain any changes or updates at the site observed during recent site visits. All other site information will be referenced to the 2002 Phase I and will not be repeated in this report.

- During EEEPC's site inspection on October 25, 2006, black slag was noted scattered along the property bordering Eighteenmile Creek. A sump was also observed along the southwest wall of the building. A pipe appears to enter the sump from inside the building, and another pipe exits the sump in the direction of Eighteenmile Creek. The sump contained black sediments. Only three trailers remain on-site (one on the Mill Street side of the building and two along the bank of the East Branch of Eighteenmile Creek. One of the trailers along the creek was filled with 55-gallon drums, with two lying on the ground at the edge of the bank. One of the two drums had an open bung and may have leaked an oily liquid onto the ground. EEEPC did not inspect the inside of the building.

- Per the updated EDR report, the White Transportation property's one registered aboveground storage tank (AST) was identified on-site from the NYSDEC AST database.

- Per the EDR report, one closed AST and five closed underground storage tanks (USTs) containing leaded gasoline and diesel were identified at the White Transportation property from the NYSDEC Petroleum Bulk Storage database.

- Changes from the 2002 ESA include the removal of most of the trailers that used to be parked at the site and a spill report completed on October 25, 2006 by Mr. Greg Sutton of NYSDEC. The spill report stated that two 55-gallon drums were located on the Eighteenmile Creek bank, one with an open bung, which leaked. The spill report also stated the three 1950s box trailers were also on-site. The first trailer was near the Eighteenmile Creek bank and had more than thirty 55-gallon drums inside and numerous other containers. Some

of the drums and/or containers appeared to have leaked because staining was observed beneath the front of the trailer. The second trailer was empty and the third trailer was locked (southeast side of the building). NYSDEC is currently working with GZA GeoEnvironmental, Inc. to dispose of all the drums, confirm the contents of the third locked trailer (southeast side of the building), and remove the stained soil under the first trailer near the Eighteenmile Creek bank. A copy of the spill report is included in Appendix C.

Off-site

- An environmental record search of pertinent agency records was conducted. The search focused on records pertaining to properties within a 1-mile radius of the sites. Several properties were identified as potential environmental concerns during the federal, state, and local records search; these are noted in Section 4.0. Although Lockport is a formerly heavily industrialized area, there are no significant off-site Recognized Environmental Conditions (RECs) that are close enough and potentially upgradient of these sites to cause environmental impacts on the project site.

On-site

The following RECs and other observations were noted from the site inspection, interviews, and records searches:

- The New York State Barge Canal was drained for the season in November to a remaining water depth of approximately 3 feet.

- The Barge Canal authority opened the plug to Eighteenmile Creek on November 29, 2006, to allow the canal to continue to feed the East Branch of Eighteenmile Creek. Lock No. 34 is located approximately 1,000 feet to the southwest of the project site. Water in the Barge Canal flows both northeast and southwest due to the effects of the nearby lock.

- Sediment sampling conducted by URS Corporation in April 2005 in the Barge Canal within a 1-mile radius of the project area indicates the presence of elevated PCBs (up to 66 ppm) in the sediment.

- The East Branch near the Barge Canal and the White Transportation property has high flow and deep water, approximately 3 feet, and a very rocky bottom. Flow is generally to the north. Building ruins are present near the headwaters of the East Branch, and the initial section of the creek in this area is channelized. The source of these waters is a mixture of Eighteenmile Creek waters from upstream of the Barge Canal and Barge Canal waters (via a spillway during high water conditions and a plug during low water conditions). The waters from upstream of the Barge Canal converge with the Barge Canal waters on the south side of the canal in the spillway and flow north beneath the canal via a culvert tunnel.

- The West Branch (near Upson Park) is narrow and has low flow and shallow water, approximately 6 inches initially, and has a soft bottom. The channel widens and deepens as it approaches Clinton Street, where it merges with the waters from the East Branch and flows north beneath Clinton Street into the Mill Pond on the United Paperboard property. The waters in the West Branch originate from the dry dock on the north side of the barge canal. The gates to the dry dock were observed to be leaking during the site inspection; thus, water continues to enter the West Branch even though the dry dock was relatively empty.

- An abandoned power plant was observed between Chapel Street, Mill Street, Olcott Street, and Clinton Street. The facility is in severe disrepair and was observed to contain piles of black slag similar to the slag observed on the project sites and asbestos-like tiles scattered throughout the building. In addition, piping was observed in the basement of the abandoned power plant.

- The mill dam has high water near the top of the dam and high flow below the dam.

- The beginning of the Eighteenmile Creek culverted section beneath the City of Lockport (upstream of the Barge Canal) was observed between the intersection of Walnut Street, Vine Street, and Remick Parkway. This exposed section of the creek near this intersection and the culverted section to the Barge Canal is in a residential neighborhood.

- During the site reconnaissance, no stained soils or surfaces, stressed vegetation, strong or noxious odors, pits, ponds or lagoons were detected. However, numerous areas of fill (black slag, red ash, concrete, glass, and metal) were observed in the project area.

- According to an historical topographic map from 1902, the area between the East and West Branches of the creek currently occupied by the Canal Authority was a low-lying area filled with water (pond). Then, on the 1919 Sanborn map, the East Branch of Eighteenmile Creek is labeled as "Wastewater from Barge Canal," and the area currently occupied by the Canal Authority is labeled "High Pile of Rock from Canal Prism."

1 Introduction

This report presents the findings of Phase I Environmental Site Assessments (ESAs) conducted at three separate facilities along the southern portion of Eighteenmile Creek in the City of Lockport, Niagara County, New York. These sites include Upson Park located at 100 Clinton Street, White Transportation at 30-40 Mill Street, and United Paperboard Company at 62-70 Mill Street. Ecology and Environment Engineering, P.C. (EEEPC) of Lancaster, New York, on behalf of the New York State Department of Conservation (NYSDEC) conducted full ESAs for the Upson Park and United Paperboard properties and an update of the 2002 ESA of the White Transportation property originally performed by TVGA Engineering, Surveying P.C. (see Appendix A). The objective of this assessment is to provide information regarding the environmental conditions at the three sites and to determine if they are sources of contamination to Eighteenmile Creek.

Because an initial Phase I ESA was conducted in 2002 for the White Transportation site, the information provided in this report for this property will include only those changes observed at this site since the 2002 report. Existing information will be referred back to the previous ESA (contained in Appendix A).

The Upson Park and United Paperboard ESAs consist of a review of available local, county, state, and federal documents, historical aerial photograph interpretations, historical U.S. Geological Survey (USGS) topographic map interpretations, Sanborn Map interpretations, interviews, and visual site inspections. However, no inspections were conducted inside the active facility on the United Paperboard property. The ESAs were conducted in accordance with American Society of Testing and Materials (ASTM) Standard E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2005), and include, at a minimum, the following:

- Site reconnaissance;
- Regulatory database review;
- Historical land title records review;
- Historical aerial photograph review;

- Regulatory information to be collected related to permits, prosecutions, control orders, work orders, complaints or any violations;
- Property use records such as fire insurance maps, city directory searches, and contaminated site and property-use registries where available;
- Approximate dates of operation; and
- Suspect source areas per parcel.

Any deviations from the ASTM standard are described in the pertinent sections of this report. Soil, water, building materials, or other material were not sampled during these activities.

2 Site Description

2.1 Site Locations and Descriptions

The three sites are located in the City of Lockport, County of Niagara, State of New York (see Figure 1). The site boundaries shown in Figure 2 are based on the tax maps provided by the City of Lockport. Figure 2 is also an aerial photograph of the study area. Site inspections were performed at all three sites on October 25, 2006 by EEEPC and NYSDEC personnel. Two subsequent inspections were also performed by EEEPC on November 30, 2006, and January 8, 2007. Photographs of the site conditions documented during these inspections are contained in Appendix B.

Upson Park

Upson Park is located at 100 Clinton Street (Figure 2). The site is bordered by Clinton Street and a residential area to the north, the West Branch of Eighteenmile Creek and the Barge Canal Authority to the east, the Barge Canal to the south, and a wooded area to the west. The land is currently listed as a town park and contains picnic areas and a walking trail along the canal. There is a parking area on the site but no standing buildings. Photographs of the site are contained in Appendix B.

The City of Lockport Assessor's Office lists the parcel (Parcel ID 109.10-1-76) as consisting of 5.9 acres of land owned by the City of Lockport.

United Paperboard Company

The United Paperboard site is located at 62 and 70 Mill Street (Figure 2). Sixty-two Mill Street is the larger of the two parcels and is bordered by Olcott Street to the north, Mill Street to the east, Clinton Street to the south, and Eighteenmile Creek to the west. The site is currently occupied by Duraline Abrasives, Inc. and contains one warehouse building. Seventy Mill Street is a vacant lot with fill material and building ruins and is bordered by the Flintkote site to the north, Mill Street to the east, Olcott Street to the south, and Eighteenmile Creek to the west. An abandoned transformer pad and poles are present on the west bank of the creek, immediately downstream of the dam located in the creek behind the building on 62 Mill Street. The ponded water behind the dam is referred to as the Mill Pond. A storm sewer line also crosses the creek approximately 25 to 50 feet

downstream of the dam, and several sewer manholes were observed on both banks (east and west) of the creek. Water in the pond was high (close to the top of the dam), and flow beneath the dam was swift. Water from the pond leaks around the west side of the dam and flows adjacent to or over the top (during high flow conditions) of the abandoned transformer pad. Photographs of the site are contained in Appendix B.

The City of Lockport Assessor's Office lists the parcel (Parcel IDs 109.10-1-57) as consisting of 3.7 acres and parcel 109.06-3-11 as consisting of 1.2 acres of land owned by Tri-Side LLC.

White Transportation

A description of the White Transportation property is provided in Appendix A. The only significant change since 2002 is the absence of most of the tractor trailers that were parked on most of the open areas of the site. Currently, there are only three trailers remaining on-site: one locked trailer located near the front of the site building facing Mill Street and two trailers near the bank of the East Branch of Eighteenmile Creek. One of the trailers along the bank contained 55-gallon drums, two of which were lying on the ground behind the trailer. One of the drums on the ground had an open bung and contained an oily liquid. NYSDEC Spills Department was notified on the day of the inspection (October 25, 2006) by NYSDEC personnel present during the site visit (see Appendix C).

During EEEPC's site inspection on October 25, 2006, black slag was noted scattered along the property bordering the East Branch of Eighteenmile Creek. A sump was also observed along the southwest wall of the building. A pipe appears to enter the sump from inside the building, and another pipe exits the sump in the direction of Eighteenmile Creek. The sump contained black sediments. EEEPC did not inspect the inside of the building. Photographs of the site are contained in Appendix B.

2.2 Physical Setting

2.2.1 Topography

The Eighteenmile Creek watershed is located within both the Ontario and Huron Plains, two relatively flat plains that are separated by the Niagara Escarpment, which runs generally east/west along the northern portion of the city of Lockport. Within the Ontario Plain (from Lake Ontario to the Niagara Escarpment) elevations range from approximately 245 feet above mean seal level (amsl) at the shoreline to approximately 400 feel amsl at the toe of the escarpment (Figure 1). Within the watershed area the escarpment ranges from 100 to 175 feet. The maximum elevations within the watershed occur within the Huron Plain in the southern portion of the watershed and are approximately 635 feet amsl in the southwestern portion and approximately 655 feet amsl along the southeastern extent.

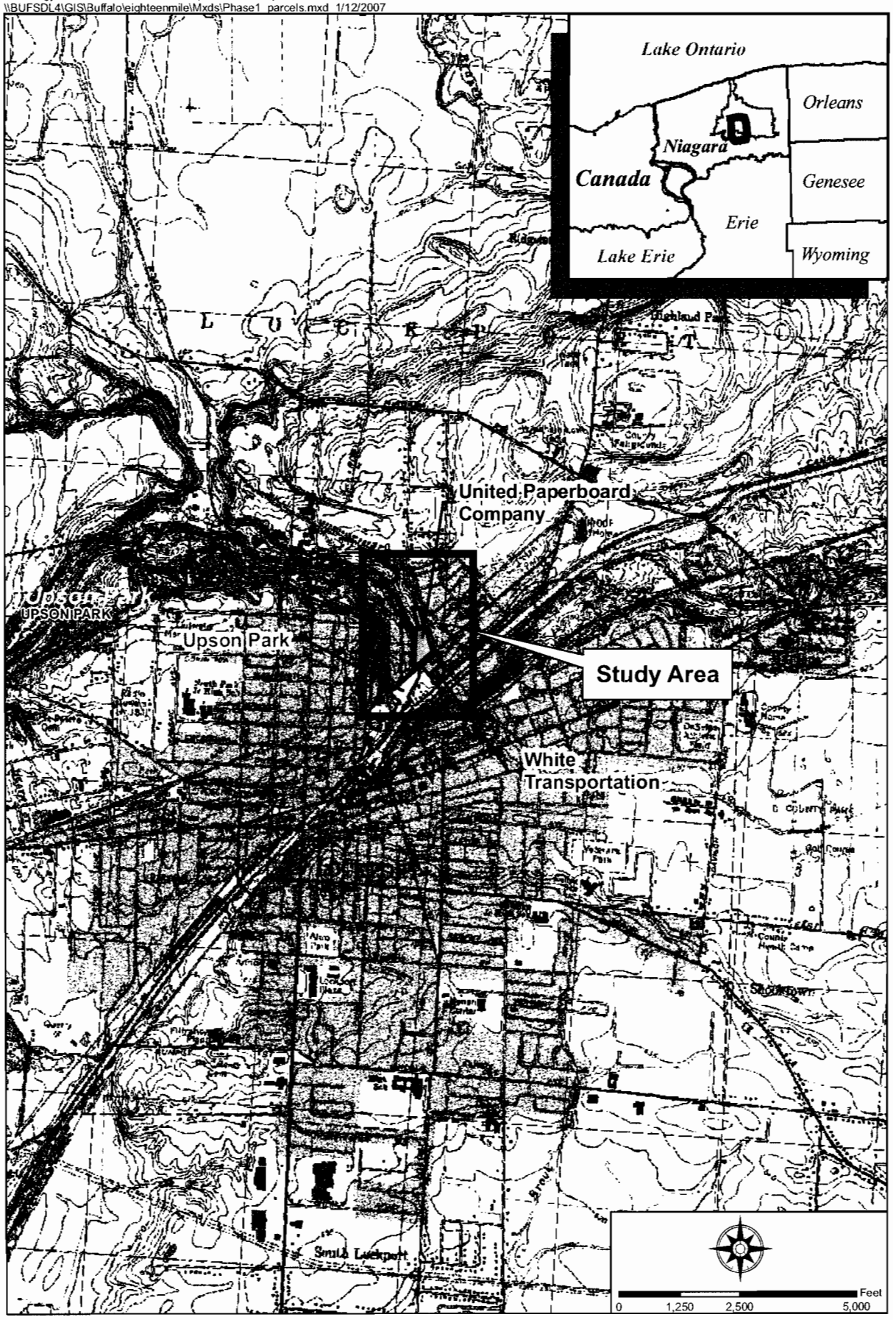
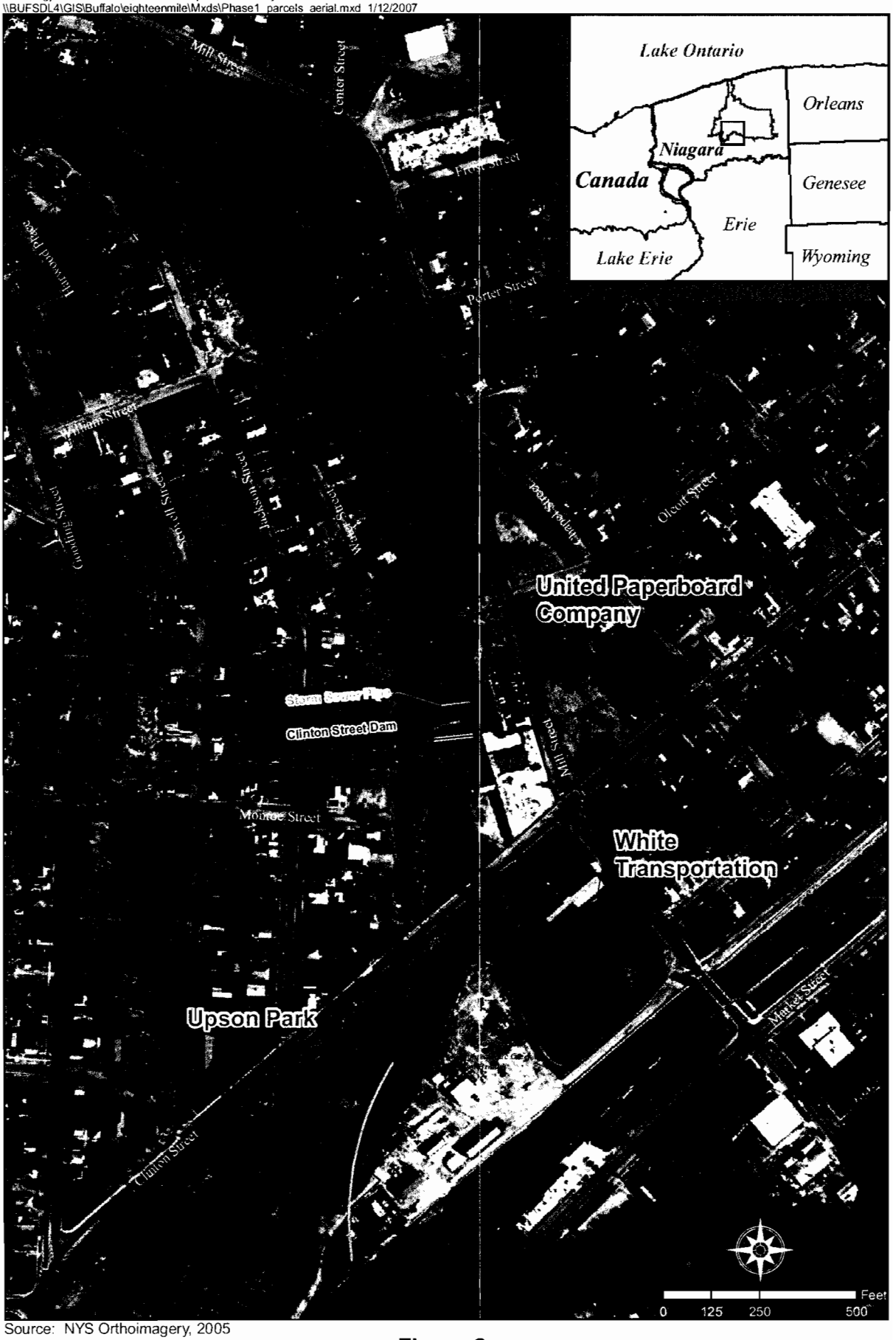


Figure 1
Site Location Map
Eighteenmile Creek Corridor Site
Lockport, New York



Source: NYS Orthoimagery, 2005

Figure 2
Site Layout
Eighteenmile Creek Corridor Site
Lockport, New York

Drainage within the watershed can be described as generally flowing to the north. The East Branch of Eighteenmile Creek initially flows to the northeast, before turning west and joining with the main branch. This is caused by a topographic high point located in the southeastern portion of the watershed.

The main branch of Eighteenmile Creek is located within a well-incised, steeply sloped channel for most of its length. The channel walls range in height but average approximately 35 feet. The East Branch lacks the incised channel characteristic of the rest of Eighteenmile Creek.

2.2.2 Surficial Geology

The advance and retreat of glaciers during past ice ages have largely defined regional topography, geology, and soils. The surficial geology of the watershed consists mostly of glacial deposits formed about 10,000 to 15,000 years ago during the Pleistocene, when glaciers covered the area. These glacial deposits are generally less than 50 feet thick in the watershed area (La Sala 1968). The most common deposits found in the watershed area are glacial tills and lacustrine silts and clays. "Glacial" and "lacustrine" (pertaining to lakes) are descriptors that indicate the conditions that the deposits are formed in. The glacial tills were deposited beneath the glacial ice. They have a variable texture and consist of non-sorted clay, silt, sand, and gravel. The lacustrine silt and clay deposits formed as sediment settled out in lakes fed by melting glacial ice. The deposits generally consist of laminated silt and clay and are usually calcareous with low permeability (New York State Museum 2004; La Sala 1968).

Less widespread glacial deposits in the watershed area include kame moraine, lacustrine beach, and sand and till moraine. The kame moraine was deposited at an active ice margin during the retreat of a glacier. It is composed of a variable texture, from boulders to sand, with calcareous cement. Lacustrine beach deposits were deposited at the shoreline of a glacial lake. They are generally well-sorted sand and gravel and are stratified, permeable, well-drained and generally non-calcareous. Lacustrine sand deposits were generally laid down nearshore in proglacial lakes. (A proglacial lake is a body of water in a basin in front of a glacier, generally in direct contact with the lake). The deposits typically consist of stratified, well-sorted quartz sand that is permeable. Till moraine was deposited adjacent to the glacial ice which has a variable texture and is generally low in permeability (New York State Museum 2004).

2.2.3 Bedrock Geology

The bedrock in the watershed consists of Ordovician and Silurian rocks that dip gently southward at 20 to 60 feet per mile (La Sala 1968). The bedrock found in the watershed from north to south (and also from oldest to youngest) includes the Queenston Formation, the Thorold Sandstone, the Irondequoit Limestone, the Decew Dolostone, and the Guelph Dolostone.

The Queenston Formation was deposited in the Upper Ordovician and is a member of the Richmond Group. During the Ordovician, as the Taconic mountains rose toward the east, the Queenston Formation is traditionally thought to have formed as sediments began eroding from the mountains. Thus, the Queenstone consists of red non-marine or continental shale, siltstone and sandstone (New York State Museum 1991).

The remaining formations found in the watershed are part of the Niagaran Series. They are generally richly fossiliferous and were deposited in shallow inland seas during the Silurian. The Niagaran Series includes the Medina, Clinton, and Lockport Groups (Brett et al. 1995).

The Thorold Sandstone is in the Medina Group. It ranges in thickness from 4.5 to 2 feet, with an average of 12 feet. From Rochester to Lockport it is a mottled pink to red, cross-bedded, channel sandstone with numerous trace fossils. From Lockport and west it consists of a light gray to white, massive, clayey, pelletal sandstone. It is typically interbedded with thin green silty shale layers whose number increases toward the top of the unit (Brett et al. 1995).

Irondequoit Limestone and Decew Dolostone are members of the Clinton Group. The Irondequoit Limestone is a thick- to massive-bedded, medium greenish-grey to pinkish-grey, dolomitic, fossiliferous limestone. Thin tongues of shale are common and increase in abundance in the upper portion of the unit. The Irondequoit ranges in thickness from 5 to 22 with an average of 15 feet (Brett et al. 1995).

The Decew Dolostone ranges in thickness from 8 to 12 feet with an average of 9 feet. It consists of variably bedded, dark-gray to olive gray, clayey to sandy, fine-grained dolomite. Its most characteristic feature is soft sediment deformation features. Fossils are rare, but have occasionally been observed (Brett et al. 1995).

Guelph Dolostone is a part of the Lockport Group. It is a medium to dark gray laminated, fine-grained dolostone with partings of dark greenish-gray to nearly black shale. Both the shale and dolomite are petroliferous and sparsely fossiliferous. The Guelph can be as thick as 300 feet (Brett et al. 1995).

2.2.4 Hydrology

The sites are located in an area in which deep, well-drained to excessively drained, medium-textured soils formed in glacial outwash deposits composed primarily of sand and gravel. Depth to groundwater at the sites ranges from 5 to 15 feet bgs. The groundwater flow direction is not well characterized but is believed to flow towards Eighteenmile Creek and then to the north.

3 Historical Records Review

3.1 Sanborn Map Review

Available historical Sanborn Facility Maps of the subject sites for the years 1886, 1892, 1898, 1903, 1909, 1914, 1919, 1928, 1948, and 1969 were reviewed. Copies of the maps are included in Appendix D. The following is a summary of the significant features noted on the maps for the Upson Park and United Paperboard Company properties.

Upson Park (100 Clinton Street)

1909. The site is occupied by United Box Board and Paper Company, which housed two paper mill and pulp storage facilities on the property (Mill No. 21-G and Franklin Mill). Maps show wood pulp and rubbish piles in the area of the property along Clinton and Jackson streets. There is an electric and steam railway running just east of the southern Mill No. 21-G and west of the northern Franklin Mill. There are also covered race channels running between the mills.

1914. The mill company name changes to the United Paper Board Company. There are an increased number of pulp wood piles scattered on the site with a large, 8-foot high pile alongside the railroad tracks by the Mill No. 21-G structure.

1919. This is the first mapped view of the eastern portion of the property. A canal wastewater channel can be seen flowing between the dry docks on the Erie Canal to Mill Pond and Eighteenmile Creek.

1928. The name of the mill changes (slightly) to the United Paperboard Company. There are railway tracks that run across the property that are used jointly by the New York City railroad (steam) and the LRV (electric).

1948. Operations at the mill have been shut down and the buildings on the property are vacant.

1969. The buildings on the property have been demolished and are no longer visible on the map. The dry docks are now owned by the State of New York Barge Canal System.

United Paperboard Company (62 Mill Street)

1886. The United Paperboard site is owned and operated by the Jackson Lumber Company. The building is designated as the Saw Mill and Sash & Blind Manufacturing. The Log Pond is south of the mill and a dam has been erected on the northern edge of the pond leading to Eighteenmile Creek. Two bridges span the creek downstream. Numerous lumber piles are scattered on the property.

1892. Sash & Blind add a pulp mill and box facility to its operations.

1898. The lumber company has shut down operations and the area previously occupied by Sash & Blind has become the Traders' Paper Company, Paper Mill. Lumber and pulp storage areas have been removed from the map.

1903. Traders' Paper Company becomes United Box Board and Paper Company (Mutual Risk). The operational building is greatly expanded onto both properties. The dam is expanded and becomes a footbridge that crosses Eighteenmile Creek to the machine and grinding rooms on the west bank. A coal track and conveyor system is set up that comes into the mill from Clinton Street and a steam and electric railroad now runs along Clinton Street to Mill Street, which is a combined New York City and Erie line.

1909. The machine and grinding rooms on the west bank become part of the Niagara Pulp Mill Plant. The entire site is operated by the United Box Board Company.

1914. United Box Board Company becomes United Paper Board Company.

1919. The southern portion of the Tail Race located north of the Mill Pond has become a wastewater storage area. The northern portion of the Tail Race located north of the Mill Pond has been named the Eighteenmile Creek. The area formerly labeled the Mill Pond has been named the Eighteenmile Creek and Mill Pond. The machine and grinding rooms on the west bank are no longer part of the Niagara Pulp Mill Plant. However, the site is still operated by the United Paperboard Company.

1928. The name of the owner changes slightly from United Paper Board Company to the United Paperboard Company. The Erie Canal is now labeled the Barge Canal. United Paperboard Company modified existing buildings: the southern storage building was removed and replaced with a smaller building; the stock yard now contained old papers and magazines;

additions were made to the south portion of the building and a fixture added to the south end of the wastewater area; and a track that leads to the southern portion of the building was added).

1948. United Paperboard Company becomes United Board's Carton Corporation. Several modifications of the existing buildings have occurred: the storage building and passage that crossed the wastewater area has been removed; track from the southern portion of the building has been removed and track has been added to the west side of the building).

1969. United Board's Carton Corporation becomes Beaverboard Company Inc. The track located on the west side of the building now connects to the track from Clinton Street. The fixture located at the south end of the wastewater area has been removed and the building located west of the wastewater area has been removed.

United Paperboard Company (70 Mill Street)

1909. Property owned by United Box Board Company. The site contains a Sulphite Plant Mill. A Mill Pond is located west of the property and the area is labeled Lockport Paper Company (Mutual Risk).

1914. United Box Board Company becomes United Paperboard Company.

1919. The Mill Pond located west of the property is now labeled Eighteenmile Creek and Mill Pond, and the area is no longer designated as the Lockport Paper Company (Mutual Risk).

1928. Several modifications have been made to the existing building on the west side of the property.

1948. United Paperboard Company becomes United Board and Carton Corporation. Modifications have been made to the west and south sides of the property.

1969. Buildings have been vacated and dismantled.

White Transportation (30-40 Mill Street)

See the 2002 Phase I report in Appendix A.

3.2 Historic United States Geographical Survey (USGS) Topographic Maps

Two available historical topographic maps from 1902 and 1950 were obtained for review. The subject sites are located on the Lockport, New York, USGS 7.5-minute Quadrangle.

1902. The Mill Pond, Log Pond, and Eighteenmile Creek are present on the United Box Board and Paper Company (Mutual Risk) property (currently United Paperboard Company) west and north of the existing buildings. The Erie Canal can be seen south of the existing building at Upson Park. Railroad tracks are shown both north of Upson Park and east of the United Paperboard Company.

1950. Eighteenmile Creek and the Mill Pond are present on the United Board and Carton Corporation (currently United Paperboard Company) property north of the existing building. The Log Pond has been filled. No buildings can be observed on Upson Park. The Erie Canal can be seen south of Upson Park. Railroad tracks are shown both north of Upson Park and east of the United Paperboard Company. Additional commercial structures are now present in the vicinity of the United Paperboard Company and Upson Park properties.

3.3 Aerial Photograph Review

Available aerial photographs from the Lockport Highway Department for the years 1938, 1951, 1958, 1966, 1977, and 1991 were reviewed. Copies of the aerial photographs are included in Appendix E. Aerial photographs often provide information concerning the history of development of the subject site and surrounding area. The following is a summary of the significant features noted on the photographs for each of the three study sites:

1938. The United Paperboard Company and Upson Park properties are developed with buildings. Eighteenmile Creek and the Mill Pond are visible. Surrounding properties consist of commercial, residential, and industrial buildings and undeveloped land.

1951. Modifications have been made to the existing buildings at the United Paperboard Company property. Some buildings appear to have been removed at the Upson Park property. Eighteenmile Creek and the Mill Pond are visible. Modifications have been made to the buildings south of the United Paperboard Company.

1958. No apparent changes are visible on the United Paperboard Company and Upson Park properties. Eighteenmile Creek and the Mill Pond are visible. No apparent changes are visible on surrounding properties.

1966. Modifications have been made to the existing building at the United Paperboard Company, and it appears that the old paper and magazine storage area has been modified. No buildings are visible at the Upson Park property. Eighteenmile Creek and the Mill Pond are visible. Modifications have been made to the property located south of the United Paperboard Company.

1977. No apparent changes are visible at the United Paperboard Company, Upson Park, or surrounding properties.

1991. No apparent changes are visible at the United Paperboard Company, Upson Park, or surrounding properties.

4 Public Records Review

An Environmental Data Resources, Inc. (EDR) report was obtained for the three sites and an environmental records search of pertinent agency records was conducted. The search focused on records pertaining to properties within a 1-mile radius of the site. Table 1 lists the agency records searched. A copy of the database report is included in Appendix F.

Table 1 List of Agency Sources

Source Category	Source	Specific Source	Search Distance	Updated by Source
NPL	National Priorities List	USEPA	1.0 mile	8/9/06
Proposed NPL	Proposed National Priorities List	USEPA	1.0 mile	8/9/06
NPL Recovery	National Priorities List	USEPA	1.0 mile	NA
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Information System	USEPA	0.5 mile	8/9/06
CERCLIS-NFRAP	CERCLIS-No Further Remediation Action Planned	USEPA	0.5 mile	10/10/06
CORRACTS	Corrective Action Report	USEPA	1.0 mile	3/15/06
RCRA Non-CORRACTS TSD	Resource Conservation and Recovery Act Information System	USEPA/NTIS	0.5 mile	6/13/06
RCRA Large & Small Quantity Generators	Resource Conservation and Recovery Act Information System	USEPA/NTIS	Property and Adjoining Properties	6/13/06
U.S. Brownfields	U.S. Brownfields List	USEPA	0.5 mile	7/10/06
ERNS	Emergency Response Notification System	USEPA/NTIS	Property	NA
CONSENT	Superfund Consent Decrees	USEPA	1.0 mile	NA
ROD	Records of Decision	NTIS	1.0 mile	NA
Delisted NPL	National Priority List Deletions	USEPA	0.5 mile	NA
U.S. ENG CONTROLS	Engineering Controls Sites List	USEPA	1.0 mile	NA
U.S. INST CONTROL	Sites with Institutional Controls	USEPA	1.0 mile	NA

Table 1 List of Agency Sources

Source Category	Source	Specific Source	Search Distance	Updated by Source
MINES	Mines Master Index File	Dept. of Labor, Mine Safety & Health Administration	1.0 mile	NA
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report	USEPA	1.0 mile	7/21/06
HMIRS	Hazardous Materials Information Reporting System	USDOT	1.0 mile	NA
MLTS	Material Licensing Tracking System	Nuclear Regulatory System	1.0 mile	NA
PADS	PCB Activity Database System	USEPA	1.0 mile	NA
UMTRA	Uranium Mill Tailings Sites	USGS	1.0 mile	NA
DOD	Department of Defense Sites	USGS	1.0 mile	NA
FUDS	Formerly Used Defense Sites	USGS	1.0 mile	NA
RAATS	RCRA Administrative Action Tracking System	USEPA	1.0 mile	4/17/95
TRIS	Toxic Chemical Release Inventory System	USEPA	1.0 mile	12/31/04
TSCA	Toxic Substance Control Act	USEPA	1.0 mile	12/31/02
SSTS	Section 7 Tracking System	USEPA	1.0 mile	NA
ODI	Open Dump Inventory	USEPA	1.0 mile	NA
FTTS	FIFRA/TSCA Tracking System	USEPA	1.0 mile	NA
DEL SHWS	Inactive Hazardous Disposal Sites in New York State	NYSDEC	1.0 mile	8/04/06
SWF/LF	Solid Waste & Landfill Facilities	NYSDEC	0.5 mile	10/31/06
LTANKS	Spill Information Database	NYSDEC	0.5 mile	9/14/06
HIST LTANKS	Leaking Underground and Aboveground Storage Tanks	NYSDEC	0.5 mile	1/01/02
UST	Petroleum Bulk Storage Database	NYSDEC	Property and Adjoining Properties	9/14/06
HIST UST	Petroleum Bulk Storage Database	NYSDEC	Property and Adjoining Properties	1/01/02
CBS UST	Chemical Bulk Storage Database	NYSDEC	Property and Adjoining Properties	NA
VCP	Voluntary Cleanup Agreements	NYSDEC	0.5 mile	NA
SWTIRE	Registered Waste Tire Storage & Facility List	NYSDEC	1.0 mile	NA
SWRCY	Registered Recycling Facility List	NYSDEC	1.0 mile	NA
SHWS	Hazardous Substance Waste Disposal Site Inventory	NYSDEC	1.0 mile	NA

Table 1 List of Agency Sources

Source Category	Source	Specific Source	Search Distance	Updated by Source
PBS AST	Petroleum Bulk Storage Database	NYSDEC	Property and Adjoining Properties	9/14/06
HIST AST	Petroleum Bulk Storage Database	NYSDEC	Property and Adjoining Properties	1/01/02
CBS AST	Chemical Bulk Storage Database	NYSDEC	Property and Adjoining Properties	1/01/02
MANIFEST	New York State Manifest List	NYSDEC	1.0 mile	8/01/06
MOSF AST	Major Oil Storage Facilities List	NYSDEC	1.0 mile	NA
MOSF UST	Major Oil Storage Facilities List	NYSDEC	1.0 mile	NA
NY Spills	Spills Information Database	NYSDEC	1.0 mile	9/14/06
HIST Spills	Spills Information Database	NYSDEC	1.0 mile	1/01/02

AST = Aboveground Storage Tank.
CBS = Chemical Bulk Storage.
CERCLIS = CERCLA Information System.
CORRACTS = Resource Conservation and Recovery Act Correction Action.
DOD = Department of Defense.
ERNS = Emergency Response Notification System.
FINDS = Facility Index System.
FTTS = FIFRA and TSCA Tracking System.
HMIRS = Hazardous Materials Information Reporting System.
LF = Landfill Facility.
LTANKS = Leaking Tanks.
MINES = MINES Master Index File.
MLTS = Material Licensing Tracking System.
MOSF = Major Oil Storage Facilities.
NPL = National Priority List.
NTIS = National Technical Information Service.
PADS = PCB Activity Database System.
RAATS = RCRA Admin. Action Tracking System.
RCRA = Resource Conservation and Recovery Act.
RCRIS = RCRA Inventory System.
ROD = Record of Decision.
SHWS = State Hazardous Waste Site.
SSTS = Section 7 Tracking System.
SWF = Solid Waste Facility.
SWRCY = Registered Recycling Facility List.
SWTIRE = Registered Waste Tire Storage and Facility.
TRIS = Toxic Chemical Release Inventory System.
TSCA = Toxic Substance Control Act.
TSD = Treatment, storage and disposal.
USDOT = US Department of Transportation.
USEPA = US Environmental Protection Agency.
UST = Underground Storage Tank.
VCP = Voluntary Cleanup.

4.1 Federal Records

4.1.1 Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Sites

CERCLA provides a system for prioritizing existing areas of known contamination for remediation. The U.S. Environmental Protection Agency (USEPA) ranks the CERCLA Information System (CERCLIS) sites according to risk based on the Hazard Ranking System Score. Higher risk sites are placed on the National Priority List (NPL) and are then considered Superfund Sites. The CERCLIS database and NPL listings were reviewed for the sites and included a review for Superfund Consent Decrees and Records of Decision (RODs).

There is one CERCLIS site (Dussault Foundry) within 1 mile of the sites. Besides the Dussault Foundry Corporation facility, there are three CERCLIS-NFRAP (No Further Remedial Action Planned) sites within 1 mile of the project area: Norton Labs at 520 Mill Street, Van De Mark Chemical Company Inc. at 1 North Transit

Road; and Flintkote (immediately to the north of United Paperboard) at 276 Mill Street which have been removed from the inventory of CERCLIS sites and archived. Archived status indicates that, to the best of the USEPA's knowledge, assessment at a site has been completed and the USEPA has determined that no further steps will be taken to list this site on the NPL unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. NYSDEC issued an ROD in March 2006 for the Flintkote site (New York State Department of Environmental Conservation 2006). The report states that the Flintkote property contains various wastes, refuse, and debris, much of which is visible at the surface and along the embankments of Eighteenmile Creek and the millrace. The wastes at the site include ash, glass, coal, coke, slag, ceramic, bottles, brick, buttons and wood. Friable asbestos was also removed by the USEPA in 2002. Sampling efforts determined the presence of mercury, dioxins, furans, PCBs, and metals in the soils and sediments, where some ash samples exceeded Toxicity Characteristic Leaching Procedure (TCLP) limits for lead, and PCBs in some sediment exceeded hazardous waste criteria. The presence of these hazardous substances have resulted in a threat to human health associated with current and potential exposure to soils and sediment and an environmental threat associated with the impacts of contaminants to the adjacent Eighteenmile Creek and, potentially, to groundwater. To eliminate or mitigate these threats, NYSDEC has selected the following remedy to allow for recreational use of the site:

- Construction of a minimum 2-foot thick, clean soil cover with demarcation layer over the non-hazardous fill materials on the 300 Parcel of the site;
- Excavation of hazardous fill materials to native soils or bedrock (where native soils are absent) on the 198 Parcel, Island, and Water Street Section (WSS) of the site. These materials would be disposed off-site in an approved facility;
- Removal of sediments from the Building C sump and trench drain, and evaluation of options to address sediments in the Building D deep basement;
- Removal of sediment from a portion of an outfall pipe to Eighteenmile Creek and closure of the pipe in-place;
- Abatement of asbestos-containing materials (ACMs): these materials would be disposed off-site in an approved facility;
- Demolition of all buildings to 4 feet below grade. Removal of construction and demolition debris from exterior portions of the site: these materials would be disposed off-site in an approved facility;

- Installation of a minimum 2-foot thick, clean soil cover with demarcation layer over the demolished building footprint;

- A remedial design program to provide the details necessary to implement the remedial program;

- Development of a site management plan to address residual contamination, use restrictions, and maintenance of the soil cover;

- Imposition of an environmental easement; and

- Periodic certification of the institutional and engineering controls.

4.1.2 Resource Conservation and Recovery Act (RCRA) Sites

The RCRA Hazardous Waste Notifiers List is an inventory of transporters, burner/blenders, and large, small, and very small quantity generators of hazardous wastes. Large quantity generators (LQGs) produce more than 1,000 kilograms (2,205 pounds) of hazardous waste per month. Small quantity generators (SQGs) produce 100 kilograms (220 pounds) to 1,000 kilograms per month, and very small quantity generators produce less than 100 kilograms of hazardous waste per month. The RCRA Hazardous Waste Notifiers List, the Treatment, Storage, and Disposal (TSD) Sites List, and the RCRA Corrective Action List (CORRACTS) were also reviewed.

One CORRACTS facility (Van De Mark Chemical Company, Inc.) was listed within 1 mile of the sites. Except for the Van De Mark Chemical Company, Inc. facility, no other CORRACTS site was identified within 1 mile of the sites. There are three RCRA Information System (RCRIS) LQG sites identified within 1 mile of the sites. The three sites identified included Vanchem, Inc., Van De Mark Chemical Company Inc., and NYSDOT Bin 4-45416-0 facilities.

However, 13 SQG facilities were identified within 1 mile of the sites. The SQG facilities identified within 1 mile of the sites included Duraline Abrasives Inc. (located on one of the three sites [United Paperboard] undergoing the ESA in this report), Introl Design Inc., Candelight Cabinertry, Lockport C WWTP, Tri-Way Yellow Goose, Micro Pulverizing, Chemical Design Inc., New York State Thruway Authority, Great Lakes Containerization, Dussault Foundry Corporation, Harhison Bros. Inc., F. W. Roberts Manufacturing, and Erie Blvd. Hydropower – Hydraulics.

4.1.3 Emergency Response Notification System (ERNS)

Spill reports received by the USEPA regarding hazardous materials incidents are maintained in an on-line database called ERNS. When a reportable quantity of a hazardous substance is released, the National Response Center must be notified within 24 hours, and these reports are also included in ERNS. No incidents of a reportable quantity of a hazardous substance being released within 1 mile of the sites were identified in the database.

4.1.4 Mines Master Index File Sites

The Mines Master Index Files were reviewed. No mines were located within 1 mile of the sites.

4.1.5 Facility Index System

The FINDS database contains both facility information and "pointers" to other sources that contain more detail. The following FINDS databases were reviewed: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and Toxic Substances Control Act (TSCA) Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. A total of 13 sites were listed on one or more of these databases. The 13 sites listed included Duraline Abrasives Inc. , Introl Design Inc., Lockport C WWTP, Tri-Way Yellow Goose, Van De Mark Chemical Company Inc., NYSDOT Bin 4-45416-0, Micro Pulverizing, Chemical Design Inc., New York State Thruway Authority, Great Lakes Containerization, Dussault Foundry Corporation, Harhison Bros., Inc. and Erie Boulevard Hydropower-Hydraulics.

4.1.6 Toxic Chemical Release Inventory System

The Toxic Release Inventory System (TRIS) identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under the Superfund Amendments and Reauthorization Act (SARA) Title III Section 313. One site was listed within 1 mile of the sites, the Van De Mark Chemical Company, Inc.

4.1.7 Brownfields

The U.S. Brownfields list includes brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties addressed by targeted brownfields assessments. The U.S. Brownfields list was reviewed. One site was listed within 1 mile of the sites, Dussault Chemical.

4.1.8 Toxic Substances Control Act

TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory List. It includes data on the production volume of these substances by plant site. One site was listed within 1 mile of the sites, Vanchem, Inc.

4.2 State and Local Records

4.2.1 Inactive Hazardous Waste Disposal Sites

The state hazardous waste site records are New York State's equivalent of the federal CERCLIS. These sites may or may not be listed already on the federal CERCLIS list. One site was listed within 1 mile of the sites, Norton Labs.

4.2.2 Solid Waste Facilities/Landfill Sites

State and county databases were reviewed for landfills located within 1 mile of the sites. No landfills were identified within 1 mile of the sites.

4.2.3 Leaking Storage Tank Incident Reports (LTANKS)

The LTANKS database contains an inventory of reported leaking storage tank incidents reported from 9/14/06 through the most recent update. The causes of the incidents are tank test failures, tank failures, or tank overfills.

A total of 13 LTANK sites were identified within 1 mile of the sites. The 13 sites listed included Milward Alloys Inc., Lockport City School District, Lockport Fire Substation #2, City of Lockport, NYS Thruway Authority, Reid Petroleum, F W Roberts Manufacturing, Sun Mini Mart 0363-1876, Atlantic Refining, Senior Citizens Annex, Licata's Property, Commerce Square, and New York Telephone.

Aboveground and Underground Storage Tanks (AST and UST)

NYSDEC also maintains lists of registered aboveground and underground storage tanks (AST and UST respectively). These lists were searched for registered USTs and ASTs within 1 mile of the sites.

Three UST sites were identified within 1 mile of the sites. The three UST sites were SLC Constructors Inc., Dewitt Clinton Elementary School, and Lock and Gooding.

Five AST sites were identified within 1 mile of the sites. The five AST sites included White Transportation (one of the three sites undergoing an ESA in this report), Vanchem, Inc., Isochem Inc., NYS Canal Corporation, and Bewley Building Associates.

Four chemical bulk storage (CBS) ASTs were identified within 1 mile of the sites. The four CBS ASTs sites are Milward Alloys Inc., City of Lockport Wastewater Tr., Van De Mark, Inc., and Dussault Foundry Corporation.

4.2.4 Manifest

A manifest is a document that lists and tracks hazardous waste from the generator through transporters to a treatment, storage and disposal facility (TSDF). The New York State Manifest list was reviewed. Eleven sites were identified within 1 mile of the sites. The 11 sites were Duraline Abrasives Inc., Introl Design Inc., Tri-Way Yellow Goose, Vanchem, Inc., Van De Mark Chemical Company Inc., NYSDOT Bin 4-45416-0, Chemical Design Inc., New York State Thruway Au-

thority, Great Lakes Containerization, Dussault Foundry Corporation, and Erie Boulevard Hydropower-Hydraulics.

4.2.5 RCRA Administration Action Tracking System

The RCRA Administration Action Tracking System contains records based on enforcement actions issued under RCRA that pertain to major violators. It includes administrative and civil actions brought by the USEPA. One site was identified within 1 mile of the sites, Van De Mark Chemical Company, Inc.

4.2.6 Voluntary Cleanup Agreements

The voluntary remedial program uses private funds to remediate contaminated sites to levels allowing for a site's productive use. No voluntary cleanup sites were identified within 1 mile of the sites.

4.2.7 Hazardous Substance Waste Disposal Site Inventory

The list includes any known or suspected hazardous substance waste disposal sites and sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites. One site was identified within 1 mile of the sites, Norton Labs.

4.2.8 Spills Information Database

NYSDEC also maintains a database of spills reported to NYSDEC. Eleven spill sites were identified within 1 mile of the sites. The 11 sites were Milward Alloys Inc., Micropulverizing (listed twice), Fire at Industry, Lovewell Property, Lockport City School District, Jex Former Gas Station, Clinton and Mill Streets, NYS Canal Corporation, Dussault Foundry Drums, and Dussault Foundry.

Under New York State law, petroleum and hazardous chemical spills that can impact waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). The New York State Historical Spills List was reviewed and ten sites were identified within 1 mile of the sites. The ten sites were Milward Alloys Inc., Micropulverizing (listed twice), Fire at Industry, Lovewell Property, Jex Former Gas Station, Clinton and Mill Streets, NYS Canal Corporation, Dussault Foundry Drums, and Dussault Foundry.

4.2.9 Former Manufactured Gas (Coal Gas) Sites

Manufactured-gas (MFG) sites were used in the United States from the 1800s to the 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal or a mixture of coal, oil, and water. MFG sites produced significant amounts of waste. Many of the byproducts of the gas production such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils, and other compounds are potentially hazardous to human health and the environment. The byproducts from this process were frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. The Proprietary Manufactured Gas Plant Database was reviewed and two sites were identified within 1 mile of the sites. The two sites were NYSEG – Lockport Transit Road and NYSEG-Lockport State Road.

4.3 Property Tax Records

Copies of the real property tax services, which include specific parcel information, were obtained for each of the sites and are included in Appendix G.

4.3.1 Public Records Review Summary

Based on the results of the public record review, the following off-site Recognized Environmental Conditions (REC) was noted and may have an impact on the environmental conditions at the sites:

- An environmental record search of pertinent agency records was conducted. The search focused on records pertaining to properties within a 1-mile radius of the sites. Several properties were identified in the formerly industrial area as potential environmental concerns during the federal, state, and local records. However, it appears that there are no significant off-site RECs that may have created environmental impacts on the area.

Based on the results of the public record review, the following on-site RECs were noted and may have an impact on the environmental conditions at the sites:

- The former Tail Race was converted into a wastewater area (1919 Sanborn Map) located west of the United Paperboard building.

- The Duraline Abrasives Inc. property was listed as a RCRA small quantity generator and is included on the FINDS list and the New York State Manifest list.

- The White Transportation property had one registered AST identified on-site from the NYSDEC Aboveground Storage Tank database. One closed AST and five closed USTs containing leaded gasoline and diesel were also identified at the White Transportation property from the NYSDEC Petroleum Bulk Storage database.

5 Site Inspection and Interviews

5.1 Site Inspection

EEEPC personnel inspected the sites on October 25, 2006 and November 30, 2006. Photographs taken during the site inspection are included in Appendix G.

The City of Lockport (Upson Park) is the current owner of Parcel ID 109.10-1-76, which is currently used as a town recreational park. Tri-Side LLC is the current owner of Duraline Abrasives, Inc. (United Paperboard Company), which currently maintains a warehouse building on one parcel (Parcel ID 109.10-1-57) and vacant land on the second parcel (Parcel ID 109.06-3-11). Ms. Gertrude W. White (White Transportation) is the current owner (estate attorney is Mr. Ben May) of four parcels (Parcel IDs 109.10-1-56, 109.10-1-59, 109.10-1-60 and 109.10-1-61), which are currently abandoned and not being used for commercial purposes. The following RECs and other observations were noted:

- The New York State Barge Canal was drained for the season in November to a remaining water depth of approximately 3 feet.
- The Barge Canal authority opened the plug to Eighteenmile Creek on November 29, 2006, to allow the canal to continue to feed the East Branch of Eighteenmile Creek. Lock No. 34 is located approximately 1,000 feet to the southwest of the project site. Water in the Barge Canal flows both northeast and southwest due to the effects of the nearby lock.
- Sediment sampling conducted by URS Corporation in April 2005 in the Barge Canal within a 1-mile radius of the project area indicates the presence of elevated PCBs (up to 66 ppm) in the sediment.
- The East Branch near the Barge Canal and White Transportation has high flow and deep water, approximately 3 feet, and a very rocky bottom. Flow is generally to the north. Building ruins are present near the headwaters of the East Branch, and the initial section of the creek in this area is channelized. The source of these waters is a mixture of Eighteenmile Creek waters from upstream of the Barge Canal and Barge Canal waters (via a spillway during high

water conditions and a plug during low water conditions). The waters from upstream of the Barge Canal and converge with the Barge Canal waters on the south side of the canal in the spillway and flow north beneath the canal via a culvert tunnel.

- The West Branch (near Upson Park) is narrow and has low flow and shallow water, approximately 6 inches initially, and has a soft bottom. The channel widens and deepens as it approaches Clinton Street, where it merges with the waters from the East Branch and flows north beneath Clinton Street into the Mill Pond on the United Paperboard property. The waters in the West Branch originate from the dry dock on the north side of the barge canal. The gates to the dry dock were observed to be leaking during the site inspection; thus, water continued to enter the West Branch even though the dry dock was relatively empty.

- An abandoned power plant was observed between Chapel Street, Mill Street, Olcott Street, and Clinton Street. The facility is in severe disrepair and was observed to contain piles of black slag similar to the slag observed on the project sites and asbestos-like tiles scattered throughout the building. In addition, piping was observed in the basement of the abandoned power plant.

- The mill dam has high water near the top of the dam and high flow below the dam.

- The beginning of the Eighteenmile Creek culverted section beneath the City of Lockport (upstream of the Barge Canal) was observed between the intersection of Walnut Street, Vine Street, and Remick Parkway. This exposed section of the creek near this intersection and the culverted section to the Barge Canal is in a residential neighborhood.

- During the site reconnaissance no stained soils or surfaces, stressed vegetation, strong or noxious odors, pits, ponds or lagoons were detected. However, numerous areas of fill (black slag, red ash, concrete, glass, and metal) were observed in the project area.

- According to an historical topographic map from 1902, the area between the East and West Branches of the creek currently occupied by the Canal Authority was a low-lying area filled with water (pond). Then, on the 1919 Sanborn map, the East Branch of Eighteenmile Creek is labeled as "Wastewater from Barge Canal," and the area currently occupied by the Canal Authority is labeled "High Pile of Rock from Canal Prism."

5.2 Interviews

Interviews

Interviews with property owners/occupants, former employees, neighboring property owners, and local government officials were not conducted as part these Phase I ESAs. However, on October 25, 2006, EEEPC personnel conducted an interview and site reconnaissance with Mr. Glenn May and Mr. Greg Sutton (both employees of NYSDEC) who have been involved with previous Eighteenmile Creek and other nearby site (Flintkote) investigations. On November 30, 2006, EEEPC personnel also conducted interviews with Barge Canal workers. Details from the interviews and site reconnaissance activities are noted above in Section 5.1.

6 Conclusions and Recommendations

The information obtained from a records review, Sanborn Map interpretations, historical aerial photograph interpretations, historical USGS topographic map interpretations, interviews and visual site inspections indicate that the environmental conditions of the sites do not appear to have been impacted by past or current activities on the sites or surrounding areas. The following is a summary of key findings:

Off-site

- An environmental record search of pertinent agency records was conducted. The search focused on records pertaining to properties within a 1-mile radius of the sites. Several properties were identified in the former industrial area as potential environmental concerns during the federal, state, and local records search. However, with the exception of the Flintkote site (which has been confirmed to be impacting the quality of Eighteenmile Creek), the former power plant on the east side of Mill Street, the contaminated sediments in the Barge Canal, and the elevated PCBs in the upstream sediment sample near the culverted section of Eighteenmile Creek, it appears that there are no other significant off-site RECs that may have created environmental impacts on the evaluated sites. Flintkote is downstream of the sites evaluated in this report, so it is not contributing any contamination to the sites evaluated in this report; the former power plant could potentially be a source of contaminated slag and ash that appears to be present on the sites evaluated in this report; the contaminated sediments in the Barge Canal and upstream section of Eighteenmile Creek may be entering the East and West Branches of Eighteenmile Creek, and therefore can be a source of contamination to these sites.

Based on this information, it is recommended that the Supplemental Remedial Investigation (SRI) include the following:

- Sediment sampling in the upstream section of Eighteenmile Creek (near the headwaters of the culverted section and further upstream, past any other potential current of historical sources);

- Sediment sampling in the Barge Canal (in the vicinity of the dry dock source of water to the West Branch of Eighteenmile Creek and in the vicinity of the spillway where water enters the East Branch of Eighteenmile Creek); and

- Surface soil/waste sampling at the former power plant on the east side of Mill Street.

Sampling at the Flintkote Plant site (other than sediment cores in Eighteenmile Creek as part of the SRI work scope) is not recommended because this site has been sufficiently characterized by previous investigations.

On-site

Although no direct evidence was uncovered in these ESAs that the Upson Park, United Paperboard, and White Transportation sites are contaminated, historical uses (paper mills) and fill materials currently present at the sites (slag and ash) suggest that these properties may be potential sources of contamination to Eighteenmile Creek. Therefore, a sampling program as outlined in the SRI work scope should be implemented to delineate the areal and vertical extent of potentially contaminated fill materials at these sites.

7 Qualifications and Limitations

EEEPC conducted these Phase I ESAs in accordance with the guidelines set forth by ASTM. The information sources obtained to perform this assessment include documents, oral statements, and other information from parties outside of EEEPC's control. Therefore, EEEPC cannot guarantee the accuracy of the information.

EEEPC's conclusions for these Phase I ESAs are based on information provided by available public records, discussions with selected personnel associated with the sites and government agencies, and the general site conditions as determined by a visual inspection. Environmental legislation passed in the 1970s and 1980s initiated the current practice of maintaining environmental records and facility inspection reports. Prior to the 1970s, activities may have adversely impacted the area without being documented by government agencies. However, there is also no guarantee that the current record-keeping requirements are adhered to by all facilities.

This assessment was limited to records review, site inspection, and personal interviews. The assessment did **not** include:

- Inspection of facility operations and hazardous material storage areas. The site visit was limited to inspection of outdoor open areas only.
- Collection, testing, or chemical analysis of any samples of soil, groundwater, surface water, wastewater, building materials, or other material.
- Interviews, except as specifically noted in this report, with past owners, tenants, or neighboring landowners regarding past site use, waste generation and disposal practices (including disposal at remote sites), or manufacturing processes that may have contributed to environmental contamination at the sites.
- Evaluation of the potential risks associated with identified concerns from records searches with incomplete addresses location listings or sites where no records were available for review.

If additional information concerning site environmental conditions becomes available, the conclusions presented in this report will not be considered valid unless this information is reviewed and the conclusions and recommendations of this report are modified and approved in writing by EEEPC. It is possible that additional reports or investigations could alter the conclusions of this assessment. This report was prepared for the use of our client(s) and authorized agents only.

EEEPC declares that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312.

EEEPC has met the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Indemnification

The scope of the assessment was limited by the scope of the field activities (i.e., records review, interviews, and site reconnaissance) and the quality and type of information provided and/or made available to EEEPC for review. Therefore, any assessment findings made by EEEPC must be viewed as preliminary indications of potential concerns and should not be considered as conclusive. In addition, all terms of EEEPC's proposal to NYSDEC apply.

8 References

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A Phase I Environmental Site Assessment Report for White Transportation (TVGA 2002)

(See enclosed CD)

B Photographs from Site Inspections

(See enclosed CD)

C NYSDEC Spill Report

(See enclosed CD)

D

Sanborn Maps

(See enclosed CD)

E Aerial Photographs of Eighteenmile Creek Corridor

(See enclosed CD)

F Environmental Data Resources, Inc. Report

(See enclosed CD)