



FACT SHEET

State Superfund Program

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Site Name: Tract II Highland Ave

February 2012

DEC Site #: 932136

Site Address: 3001 Highland Avenue, Niagara Falls, NY 14305

Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

March 1, 2012, 6:30 PM

Doris Jones Family Resource Center

3001 9th Street

Niagara Falls, NY 14305

Introduction

The New York State Department of Environmental Conservation (DEC) has proposed to amend the cleanup plan for the Tract II – Highland Avenue site in the City of Niagara Falls. The amended cleanup plan is based upon updated information obtained from additional sampling performed at the site. The proposed amended cleanup plan would change the original 2003 cleanup plan by adding the treatment of all contaminated waste and fill materials present on the eastern half of the site. After treatment, the waste and fill materials would be placed back on the site and covered with a soil cover, pavement or buildings.



How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 15, 2012 through March 15, 2012**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project Related Questions in the "Who to Contact" area below.

Why Is DEC Proposing to Amend the Cleanup Plan for the Site?

The March 2003 Record of Decision (ROD) - the document that finalized and described the original cleanup plan for the site) required certain cleanup activities on both the western and the eastern portions of the site. The 2003 remedy for the western portion of the site included cleanup and demolition of the underground parking garage. The 2003 remedy for the eastern portion of the site included cleanup and demolition of the partially collapsed warehouse building, and the excavation and disposal of the upper 2 feet of waste and fill materials.

The 2003 remedy for the eastern portion of the site was based upon sampling that had indicated that major site contamination was limited to the upper soil and fill materials. However, additional soil sampling has shown that contaminants in the eastern portion of the site extend to the full depth (9 feet) of the waste and fill

materials. The recent sampling has also indicated that nearly 50% of the waste and fill materials on the eastern portion of the site have lead contamination at levels high enough to be considered hazardous waste.

During the review and comment on the proposed clean-up plan in 2010, Honeywell International Inc. was identified as a Potential responsible Party (PRP) for the contamination on the site. Honeywell provided comments on the 2010 ROD Amendment and requested to investigate other remedial alternatives for the site. Based on Honeywell's request, the Department and Honeywell entered into an Order in October 2011 whereby Honeywell agreed to perform the remedial design and remedial action required on the site. The Order also includes provision for additional investigation of the site and further evaluation/analysis of treatment/stabilization technologies. Honeywell and the City of Niagara Falls identified a local Developer to incorporate beneficial reuse of the property into a sustainable cleanup remedy. Based on pre-design sampling and waste treatability studies, an alternate remedial alternative is being proposed by the Department.

What Specifically Does the Amended Cleanup Plan Involve?

The proposed amended cleanup plan would not change the original remedy for the western portion of the site. However, it would change the remedy for the eastern portion of the site. The major changes to the remedy include:

- Excavation of contaminated waste and fill materials from the eastern portion of the site;
- Remove debris and other waste, unsuitable for treatment off-site for disposal;
- On-site treatment, via solidification/stabilization, of excavated waste and fill materials which exceed characteristic hazardous waste criteria.
- Consolidation of the treated soil on site and covered beneath a 1 foot soil cover pavement, or buildings in the commercial areas and 2 foot cover in the recreational areas;

The proposed remedy would be consistent with and enable the redevelopment of the Site for commercial and recreational uses. Implementing the proposals in the amended remedy will cost approximately \$6.05 million. The cost of the original remedy was estimated at \$3 million in 2003.

Site Background

From 1903-1970, the site was used as a production facility by several business form companies. The City currently owns the property from a tax foreclosure. The western portion of the site is mostly grass covered, but also includes the remains of a partially underground parking garage. The eastern portion of the site is overgrown with thick brush and trees, and includes the remains of a partially collapsed warehouse building.

The surface of the western portion of the site generally has about 1 foot of fill materials (mostly brick and concrete) spread above the native soils. The eastern portion of the site contains up to 9 feet of waste and fill materials. The fill materials include building demolition debris such as brick, concrete, wood, etc. However, also present on the eastern portion of the site are wastes that were likely associated with the former manufacturing activities that were conducted at the adjacent Power City Warehouse. These wastes include plastic battery casings and other granular fill materials. There has also been significant dumping of household wastes (TVs, roofing materials, mattresses, etc) in the eastern portion of the site.

Next Steps

All comments received during the public comment period will be considered as the cleanup plan for the Tract II site is amended and finalized. Public input will be factored into the Final ROD Amendment, which will describe the cleanup alternative selected and why it was chosen. DEC will respond to public comments in a document called the responsiveness summary, which will be included in the Final ROD Amendment. DEC will keep the public informed about project developments and milestones through fact sheets similar to this one.

FOR MORE INFORMATION

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

Doris Jones Family Resource Center
3001 9th Street
Niagara Falls, NY 14305
(716) 285-5374

Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
(716)851-7220

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.html>

Who to Contact

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

Environmental Questions

Timothy Dieffenbach
NYSDEC
270 Michigan Avenue
Buffalo, NY 14203
(716) 851-7220
Region9@gw.dec.state.ny.us

Health Questions

Matt Forcucci
NYSDOH
584 Delaware Avenue
Buffalo, NY 14202
(716) 847-4501
bee1@health.state.ny.us

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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