

1996 Clean Water/Clean Air Bond Act Project Bulletin August 2003

Site Investigation to begin at Former Flintkote Site

INTRODUCTION

Niagara County Department of Planning, Development and Tourism, in cooperation with the New York State Department of Environmental Conservation (NYSDEC), will soon begin a detailed environmental study of the former Flintkote Site. This "brownfield" site is located at 198 and 300 Mill Street in the City of Lockport. The majority of the site is situated along the eastern bank of Eighteen Mile Creek. However, a portion of the site occurs along the western bank of Eighteen Mile Creek, and is bounded to the south by residential properties that extend along Water Street (see map on reverse side showing the location of the site).

The investigation of the former Flintkote Site will be primarily funded by the Clean Water/Clean Air Bond Act of 1996. The Bond Act provides financial assistance to local governments for a variety of programs, including the environmental restoration of brownfield sites. A brownfield is an unused or under utilized parcel of property which may be contaminated because of its industrial past. Typically these sites no longer contribute to the tax base of a municipality. Under the Brownfields Program, Niagara County will begin an environmental investigation at the former Flintkote site, which contains the remnants of a manufacturing complex that are now vacant and in long-term neglect.

BACKGROUND

The project site had been developed for industrial use by the 1880s. An industrial complex occupied by the Lockport Paper Company was present on the site from about 1909 until the late 1920s when the Beckman Dawson Roofing Company used the site. In 1928, the Flintkote Company, a manufacturer of felt and felt products, purchased the property. From 1935 until 1973, Flintkote manufactured sound deadening and tufting felt for use in automobiles. Flintkote ceased its operations in 1971 and the site has been vacant since that time and presently contains the dilapidated remnants of the manufacturing complex.

A portion of the property at 300 Mill Street was formerly listed in the New York State Registry of Inactive Hazardous Waste Disposal Sites due to the presence of drums containing polychlorinated biphenyls (PCBs). In January 1984, the materials were removed and the site was subsequently removed from the registry. A 1989 inspection revealed the presence of twenty-eight drums of hazardous waste. These drums were the subject of a NYSDEC Drum Removal Action conducted in May 1991. Niagara County acquired the parcels that contain the project site via tax foreclosure in August 1999. Focused site investigations were completed by the NYSDEC in September 2000 and June 2002.

The findings and conclusions of the previous investigations, removal actions and sampling programs have indicated waste in the form of lead in the ash fill; along with concentrations of semi-volatile organic compounds and other inorganic chemicals above NYSDEC soil clean-up guidelines at the site. Similar contaminants have also been detected in the groundwater and sediments in Eighteen Mile Creek, suggesting that waste at the site has impacted groundwater and sediment down stream from the site. Furthermore, elevated levels of lead and PCBs were detected on an adjacent 143 Water Street property, the source of which could include runoff from the ash fill and/or the deposition of contaminated sediment from the Creek during flooding events. However, the data collected in previous investigations are not sufficient to determine the magnitude and extent of contamination or the scope and cost of remediation required to protect human health and the environment, and to allow for the subsequent beneficial reuse of the site.

INVESTIGATION & REMEDIAL ALTERNATIVES

The environmental study to be performed at the Former Flintkote Site is called a "Site Investigation/Remedial Alternatives Report" (SI/RAR). The Site Investigation (SI) will determine the nature and extent of contamination at the site, as well as potential threats to public health and the environment. As part of the SI, the buildings, and environmental media (e.g., soil, groundwater, etc.) will be sampled and tested.

Data collected during the SI will be utilized to develop options for cleaning up contamination associated with the site. The cleanup options will be identified and evaluated in the Remedial Alternatives Report (RAR), which is expected to be available in early 2004. Based on the SI/RAR, a plan for cleaning up site-related contaminants on and off the site will be proposed. Following consideration of public comments on the proposed cleanup plan and its alternatives, a remedy will be selected and implemented.



FOR MORE INFORMATION

Copies of the work plan describing the activities to be performed on the former Flintkote Site during the SI are available for your review at the locations listed below. You are encouraged to review the work plan, and to contact county and/or state representatives should you have any questions concerning the project.

The Site Investigation/Remedial Alternatives Report Work Plan and other site related documents are available for review at the following locations:

NYSDEC Region 9 Office
 270 Michigan Avenue
 Buffalo, New York 14203
 For an appointment contact:
 Glenn May at (716) 851-7220

Niagara County Department of
 Planning, Development & Tourism
 Vantage Center, Suite 1
 6311 Inducon Corporate Drive
 Sanborn, New York 14132
 (716) 278-8750

Lockport Public Library
 23 East Avenue
 Lockport, NY 14094
 (716) 433-5935

For additional information about:

Site Investigation:	Site-Related Health Concerns:	Site Redevelopment:
Glenn May NYSDEC 270 Michigan Avenue Buffalo, New York 14203 (716) 851-7220	Charlotte M. Bethoney Public Health Specialist II NYSDOH 547 River Street Troy, NY 12180 1-800-458-1158 ext. 27860	Amy Fisk Niagara County Department of Planning, Development and Tourism Vantage Center, Suite 1 6311 Inducon Corporate Drive Sanborn, New York 14132 (716) 278-8750