
PERIODIC REVIEW REPORT
for the
3807 HIGHLAND AVENUE SITE
(SITE No. C932145)

NIAGARA FALLS, NEW YORK

June 2019

0170-019-001

Prepared for:

Globe Metallurgical, Inc.
1595 Sparling Road
PO Box 157
Beverly, Ohio 45715

Prepared By:



TurnKey Environmental Restoration, LLC
2558 Hamburg Turnpike, Suite 300
Buffalo, NY 14218
(716) 856-0635

PERIODIC REVIEW REPORT

3807 Highland Avenue Site

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1.0 INTRODUCTION

TurnKey Environmental Restoration, LLC (TurnKey), in association with Benchmark Environmental Engineering and Science, PLLC, has prepared this Periodic Review Report (PRR), on behalf of Globe Metallurgical, Inc. to summarize the post-remedial status of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) 3807 Highland Avenue Site (Site) (C932145).

This PRR has been prepared in accordance with the NYSDEC DER-10 *Technical Guidance for Site Investigation and Remediation* (May 2010) and the NYSDEC's Institutional and Engineering Controls (IC/EC) Certification Form has been completed for the Site (see Appendix A).

This PRR and the associated form have been completed for the post-remedial activities at the Site for the May 2, 2016 to May 2, 2019 reporting period.

1.1 Site Background

The 3807 Highland Avenue Site is located in the City of Niagara Falls, County of Niagara, New York (see Figure 1). The 22.25-acre BCP parcel is composed of 10 contiguous parcels as identified below.

- 3801 Highland Avenue - SBL No. 130.14-2-41
- 4002 Hyde Park – SBL No. 130.15-1-8
- 4024 Hyde Park – SBL No. 130.15-1-17
- 1725 Maple Avenue – SBL No. 130.15-1-13
- 1911 Maple Avenue – SBL No. 130.15-1-6
- 1925 Maple Avenue – SBL No. 130.15-1-16
- 1702 Massachusetts Avenue – SBL No. 130.15-1-12
- 1724 Massachusetts Avenue – SBL No. 130.15-1-11.1
- 1914 Massachusetts Avenue – SBL No. 130.15-1-15
- 1930 Massachusetts Avenue – SBL No. 130.15-1-7

The Site is bordered by College Avenue to the south, Highland Avenue to the west, Maple Avenue to the north, and Hyde Park to the east (see Figure 2).

1.2 Remedial History

Co-applicants Globe entered into a Brownfield Cleanup Agreement (BCA), (Index# B9-0793-08-11, Site #C932145) with the NYSDEC in September 2009 to investigate and remediate an approximate 22.25-acre BCP property located in the City of Niagara Falls, Niagara County, New York. Globe then completed the investigation and remediation of the Site under the supervision of the NYSDEC and NYSDOH.

The Remedial Investigation/Interim Remedial Measures (RI/IRM) Work Plan was approved by the NYSDEC on September 30, 2009. Remedial activities were performed at the Site between from October 6, 2009 and March 10, 2010.

The remedial program was successful in achieving the remedial objectives for the Site, and the Site Management Plan (SMP) and Final Engineering Report (FER) were approved by the Department in April 2010. The NYSDEC issued a Certificate of Completion (COC) for the Site on June 29, 2010.

1.3 Compliance

At the time of the Site inspection, the Site was compliant with the Department's approved SMP.

1.4 Recommendations

Based on the post-remedial status for the Site, TurnKey makes the following recommendation for the Site.

- Modification of the reporting period to once every five (5) years.

No other modifications are recommended at this time.

2.0 SITE OVERVIEW

The 3807 Highland Avenue Site is located in the City of Niagara Falls, Niagara County, New York and is an approximate 22.25 acre Site (see Figures 1 and 2). The Site is bordered by College Avenue to the south, Highland Avenue to the west, Maple Avenue to the north, and Hyde Park to the east.

As stated in the approved FER, the remedial activities were completed from November 11, 2009 through March 10, 2010, and included:

- Cleaning and removal of historic aboveground storage tanks (ASTs) and drums.
- Collection, removal, and recycling of electronic wastes (eWaste).
- Collection, removal and disposal of PCB-containing light ballasts and off-spec laboratory chemicals.
- Excavation and off-site disposal of non-hazardous soil/fill/debris.

Remedial activities were completed in March 2010. The FER and SMP for the Site were approved by the Department in April 2010. The Certificate of Completion (COC) was issued for the Site on June 29, 2010.

3.0 REMEDY PERFORMANCE

Site inspections have been completed since 2011. The Site inspection including a walk-over of the entire BCP Site to visually observe and document the use of the Site for Industrial Use, Site fencing and access control, restriction of groundwater use, and conformance with the Site Management Plan (SMP).

The site inspection indicates that the controls are in-place and functioning as intended in accordance with the SMP. The completed IC/EC Certification form and site photographs are included in Appendix A and Appendix B, respectively.

4.0 SITE MANAGEMENT PLAN

The 3807 Highland Avenue Site Site Management Plan (SMP) was approved by the NYSDEC in April 2010. The SMP provides a detailed description of all procedures required to manage remaining contamination at the Site after completion of the Remedial Action, including: (1) implementation and management of all Institutional and Engineering Controls; and, (2) performance of periodic inspections, certification of results, and submittal of Periodic Review Reports.

A brief description of these SMP components is presented below.

4.1 Institutional Control Plan

As a requirement of the SMP a series of Institutional Controls are required to (1) prevent future exposure to remaining contamination by controlling disturbances of the subsurface; (2) limit the use and development of the Site to industrial uses only; and, (3) prohibit the use of groundwater underlying the Site without treatment rendering it safe for the intended purpose.

4.1.1 Excavation Work Plan

The Excavation Work Plan, which is included within the approved-SMP for the Site, provides guidelines for the management of soil/fill material during any future intrusive activities. No intrusive activities were completed during the reporting period.

4.1.2 Site Land Use

The Site is an industrial operation and is in compliance with the Site's land use criteria (industrial use).

4.2 Site Inspection and Certification Program

The Site Inspection and Certification Program outlines the requirements for the Site, to certify and attest that the institutional controls and/or engineering controls employed at the Site are unchanged. The Certification primarily consist of a Site Inspection to complete the auto-generated NYSDEC Institutional and Engineering Controls (IC/EC) Certification Form. The site inspection will verify that the IC/ECs:

- Are in place and effective.
- Are performing as designed.

And that:

- Nothing has occurred that would impair the ability of the controls to protect the public health and environment.
- Nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.
- Access is available to the Site to evaluate continued maintenance of such controls.

Routine oversight and inspections were completed during this reporting period. The most recent inspection was completed on May 8, 2019. At the time of the inspection, the property was being used for industrial purpose. The Site includes production, storage, laboratory and office buildings, paved roadways/walkways, raw material storage areas, rail tracks, and parking areas. The Site is connected to municipal water supply, and no observable use of groundwater was noted during the site inspection. Access to the Site is controlled with 24-hr on-Site security personnel monitoring the Site and perimeter fencing.

The completed Site Management Periodic Review Report Notice – Institutional and Engineering Controls Certification Form is included in Appendix A. A photolog of the site inspection is included in Appendix B.

4.3 Engineering and Institutional Control Requirements and Compliance

As detailed in the Environmental Easements, several Institutional Controls (ICs) need to be maintained as a requirement of the BCA for the Site.

4.3.1 Institutional Controls

- Groundwater-Use Restriction – the use of groundwater for potable and non-potable purposes is prohibited, without treatment to render it safe for the intended purpose;

- Land-Use Restriction - the controlled property may be used for industrial use only; and,
- Implementation of the SMP.

4.3.2 Engineering Controls

- Fencing-Access Controls – the use and maintenance of fencing and security to restrict access to site.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions and recommendations are as follows:

- At the time of the site inspection, the Site was in compliance with the Site Management Plan.

Based on the post-remedial status for the Site, TurnKey makes the following recommendation for the Site.

- Modification of the reporting period to once every five (5) years.

No other modifications are recommended at this time.

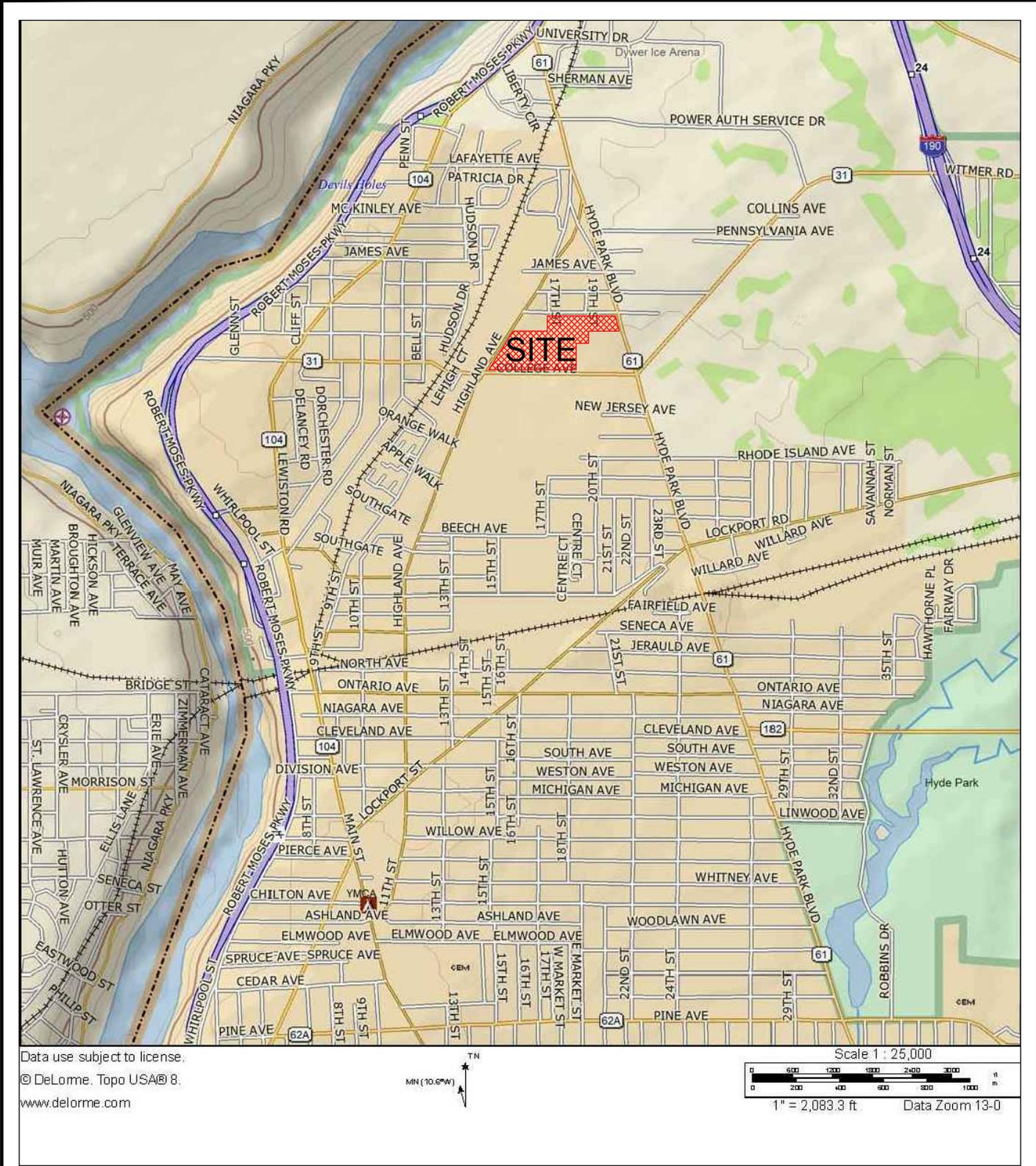
6.0 DECLARATION/LIMITATION

TurnKey Environmental Restoration, LLC in association with Benchmark Environmental Engineering and Science, PLLC, personnel conducted the annual site inspections for Brownfield Cleanup Program Site No. C932145, located in Niagara Falls, New York, according to generally accepted practices. This report complied with the scope of work provided to Globe by TurnKey Environmental Restoration, LLC.

This report has been prepared for the exclusive use of Globe. The contents of this report are limited to information provided by Globe and available at the time of the site inspections. The findings herein may be relied upon only at the discretion of Globe. Use of or reliance upon this report or its findings by any other person or entity is prohibited without written permission of TurnKey Environmental Restoration, LLC.

FIGURES

FIGURE 1




2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0835

PROJECT NO.: 0170-001-900
 DATE: MAY 2019
 DRAFTED BY: CMS

SITE LOCATION AND VICINITY MAP

PERIODIC REVIEW REPORT
 3807 HIGHLAND AVENUE SITE
 NIAGARA FALLS, NEW YORK
 PREPARED FOR
 GLOBE METALLURGICAL, INC.



BASE IMAGE PER GOOGLE

— BCP PROPERTY BOUNDARY (APPROXIMATE)

NOT TO SCALE



2558 HAMBURG TURNPIKE
 SUITE 300
 BUFFALO, NY 14218
 (716) 856-0635

SITE PLAN (AERIAL)

PERIODIC REVIEW REPORT
 3807 HIGHLAND AVENUE SITE
 NIAGARA FALLS, NEW YORK
 PREPARED FOR
 GLOBE METALLURGICAL, INC.

FIGURE 2

PROJECT NO.: 0170-001-900

DATE: MAY 2019

DRAFTED BY: CMS

APPENDIX A

INSTITUTIONAL CONTROLS CERTIFICATION FORM



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1
Site No.	C932145	
Site Name 3807 Highland Avenue Site		
Site Address: 3807 Highland Avenue Zip Code: 14305		
City/Town: Niagara Falls		
County: Niagara		
Site Acreage: 22.250		
Reporting Period: May 02, 2016 to May 02, 2019		
		YES NO
1.	Is the information above correct?	<input checked="" type="checkbox"/> <input type="checkbox"/>
	If NO, include handwritten above or on a separate sheet.	
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/> <input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/> <input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/> <input checked="" type="checkbox"/>
	If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.	
5.	Is the site currently undergoing development?	<input type="checkbox"/> <input checked="" type="checkbox"/>
Box 2		
		YES NO
6.	Is the current site use consistent with the use(s) listed below? Industrial	<input checked="" type="checkbox"/> <input type="checkbox"/>
7.	Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/> <input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.		
A Corrective Measures Work Plan must be submitted along with this form to address these issues.		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

Box 2A

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?

YES NO

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid?
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C932145

Box 3

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
130.14-2-41	Globe Metallurgical, Inc.	Site Management Plan Landuse Restriction IC/EC Plan Ground Water Use Restriction
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-11.1	Globe Metallurgical, Inc.	IC/EC Plan Ground Water Use Restriction Landuse Restriction Site Management Plan
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-12	Globe Metallurgical, Inc.	IC/EC Plan Ground Water Use Restriction Landuse Restriction Site Management Plan
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-13	Globe Metallurgical, Inc.	IC/EC Plan Ground Water Use Restriction Landuse Restriction Site Management Plan
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-15	Globe Metallurgical, Inc.	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-16	Globe Metallurgical, Inc.	IC/EC Plan Ground Water Use Restriction Landuse Restriction Site Management Plan
Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.		
130.15-1-17	Globe Metallurgical, Inc.	Ground Water Use Restriction Landuse Restriction Site Management Plan IC/EC Plan

Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.

130.15-1-6

Globe Metallurgical, Inc.

Ground Water Use Restriction
Landuse Restriction
Site Management Plan

IC/EC Plan

Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.

130.15-1-7

Globe Metallurgical, Inc.

IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.

130.15-1-8

Globe Metallurgical, Inc.

IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Site Management Plan

Environmental Easement submitted restricting use of groundwater and placing an Industrial use restriction on the property. Easement requires compliance with the Site Management Plan. Future intrusive activities and soil fill handling at the facility must be in accordance with the Excavation Work Plan found in the SMP.

Box 4

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
130.14-2-41	Fencing/Access Control
Fencing/Access Control.	
130.15-1-11.1	Fencing/Access Control
Fencing/Access Control.	
130.15-1-12	Fencing/Access Control
Fencing/Access Control.	
130.15-1-13	Fencing/Access Control
130.15-1-15	Fencing/Access Control
Fencing/Access Control.	
130.15-1-16	Fencing/Access Control
Fencing/Access Control.	
130.15-1-17	Fencing/Access Control
Fencing/Access Control.	
130.15-1-6	

<u>Parcel</u>	<u>Engineering Control</u>
Fencing/Access Control.	Fencing/Access Control
130.15-1-7	
Fencing/Access Control.	Fencing/Access Control
130.15-1-8	
Fencing/Access Control.	Fencing/Access Control

Box 5

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C932145

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Matthew Greene at 3807 Highland Ave, Niagara Falls, NY 14305
print name print business address

am certifying as Authorized representative (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

5-30-2019
Date

IC/EC CERTIFICATIONS

C932145

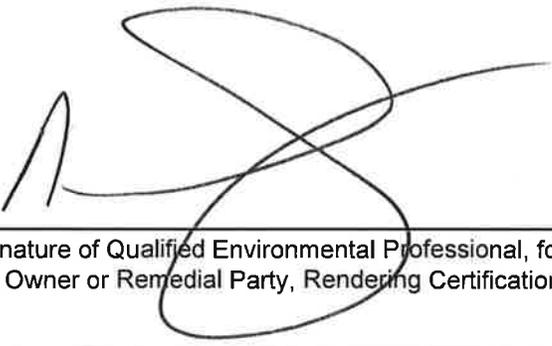
Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Mathew Munley at 2558 Hamburg Turnpike Buffalo NY 14218
print name print business address

am certifying as a Qualified Environmental Professional for the _____
(Owner or Remedial Party)


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

3 June 2019
Date

APPENDIX B

SITE PHOTOGRAPH LOG

SITE PHOTOGRAPHS

Photo 1:



Photo 2:



Photo 3:



Photo 4:



- Photo 1: Site Conditions – Entrance driveway (looking west)
Photo 2: Site Conditions – Upper materials storage (looking northwest)
Photo 3: Site Conditions – Security fencing along Maple (looking east)
Photo 4: Site Conditions – security fencing (looking west)

3807 Highland Avenue Site
Site No. C932145
Niagara Falls, New York



SITE PHOTOGRAPHS

Photo 5:

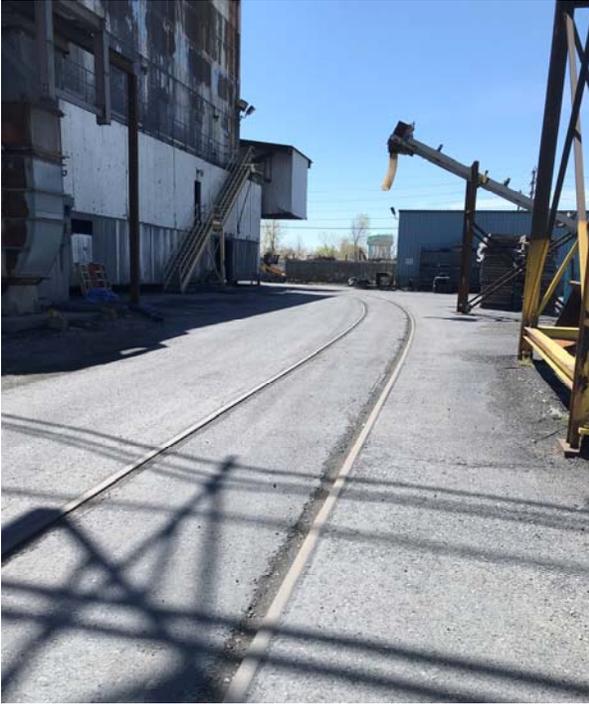


Photo 6:

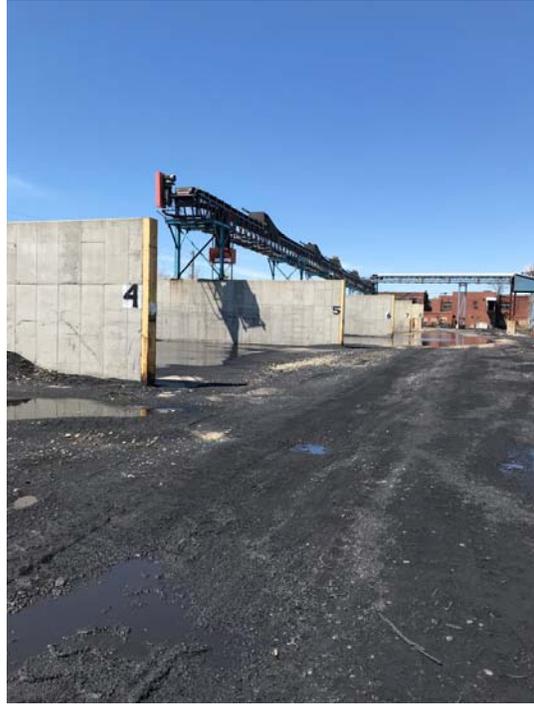


Photo 7:



Photo 8:



- Photo 5: Site Conditions – asphalt and rail line (looking southeast)
Photo 6: Site Conditions – concrete storage area walls (looking west)
Photo 7: Site Conditions – southern portion of the Site (looking west)
Photo 8: Site Conditions – subgrade rail unloading assembly (looking west)

3807 Highland Avenue Site
Site No. C932145
Niagara Falls, New York

