



FACT SHEET

Brownfield Cleanup Program

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Site Name: Former Mill No. 2

March 2012

DEC Site #: C932150

Site Address: 4001 PACKARD ROAD, Niagara Falls, NY 14303

Interim Remedial Measures Report Alternatives Analysis Report No Further Action Decision Document – 45 Day Comment Period March 27, 2012 through May 10, 2012

Action has been completed to address the contamination related to Former Mill No. 2 ("site") located at 4001 PACKARD ROAD, Niagara Falls, Niagara County under New York State's Brownfield Cleanup Program. Please see the map for the site location. Interim Remedial Measures (IRMs) to remove site related contaminants have been completed and an Alternatives Analysis Report (AAR) has been submitted indicating that No Further Action is required. The NYSDEC has prepared a No Further Action Decision Document (DD) that indicates cleanup requirements have been achieved that fully protects public health and the environment for the proposed site use.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

The cleanup activities were performed by Greenpac Mill, LLC. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC or Department).

Highlights of the IRM/AA Report

The IRM/AA Report includes:

- 1) The cleanup activities completed;
- 2) Certification that cleanup requirements have been achieved for the site; and
- 3) Evaluates remedial alternatives to achieve the site goals to meet the site use requirements

Next Steps

NYSDEC is accepting written comments about the No Further Action Decision Document for 45 days, from March 23, 2012 through May 7, 2012. The proposed decision document is available for public 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. As part of the BCP cleanup process, Greenpac Mill, LLC will be preparing and filing an Environmental Easement (EE) and Site Management Plan (SMP) that restricts the future site use to industrial and restricts the use of groundwater. A Final Engineering Report will be submitted that fully describes the investigations and remedial work performed at the site. A Certificate of Completion is expected to be issued by the NYSDEC by June 30 2012 that approves the FER.

Background

Location: The Former Mill #2 site, now known as Greenpac Mill Partnership, LLC is a facility located at 4001 Packard Road, Niagara Falls, Niagara County. The Greenpac Mill Site which includes the Former Mill #2, Northern Extension and

CSX ROW is approximately 17.9 acres. The site is bounded by the active Norampac facility to the north, open land owned by PASNY to the west, Royal Avenue to the south and industrial land along 47th street to the east. The site is adjacent to the Frontier Chemical Royal Ave inactive hazardous waste site #932110.

Site Features: The site is the location of a former paper mill and the majority of the surface area at the completion of the redevelopment will be covered by buildings and/or paving.

Current Zoning/Use: Current zoning and future use will remain industrial.

Historical Use(s): The Former Mill #2 area buildings encompassed approximately 661,980 square feet and historically housed paper manufacturing, finishing, and packaging operations of completed goods. The Former Mill #2 buildings consisted of several interconnected two story or five story concrete and masonry buildings which were constructed during various time frames, with the earliest being 1923 and the latest reported date of 1974. The former mill was taken out service several years ago and has fallen into disrepair to the extent that certain portions of structures had collapsed and others exhibit evidence of structural distress.

Based on existing reports, accounts and a pre-demolition asbestos survey, asbestos containing building materials were present in and on the building. Also, given the age of the facility it was suspected that PCBs may be present in those areas where electrical equipment had been located including the active transformer yard located near the northwest corner of the former mill. Based on the above the Department accepted the project into the Brownfield Clean-up Program on March 24, 2010. The boundaries of the project were later expanded to include the Northern Extension and the former CSX ROW property. RI and IRM work plans were approved for the Greenpac Mill site and investigation and remedial activities have been completed. During implementation of the IRM soil excavation work plan elevated levels of radiological waste was encountered. Addenda to the RI work plan and IRM Soil Excavation work plan were prepared and approved in December 2011 that addressed the radiologically contaminated waste. The RI report was submitted in January 2012 followed by the IRM/AA Report in March 2012. The site surveys and environmental easement are being prepared with an anticipated filing date in April 2012.

Site Geology/Hydro Geology: Soil below asphalt paved areas consists of fill material characterized by crushed stone or gravel, concrete, slag, and brick fragments intermixed with coarse to fine sand to a depth of approximately three feet. Underlying the veneer of fill material are apparent native soils which consist of tan to brown sandy silt. Below that strata and extending to depths of approximately 10.0 feet to 13.5 feet (where top of rock is encountered) is a reddish brown and sometimes pink silt with an appreciable percentage of clay; in some locations, trace to some sand was found intermixed with the clay. Top of ground water ranges from 4.5 feet to 6.5 feet below ground surface and migrate in a southerly direction.

FOR MORE INFORMATION

Where to Find Information

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

Project Related Questions Michael Hinton Department of Environmental Conservation Division of Environmental Remediation 270 Michigan Ave Buffalo, NY 14203-2915 716-851-7220 Region9@gw.dec.state.ny.us	Site-Related Health Questions Matthew Forcucci New York State Department of Health 584 Delaware Ave Buffalo, NY 14202-1295 716-847-4501 bee@health.state.ny.us
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Receive Site Fact Sheets by Email

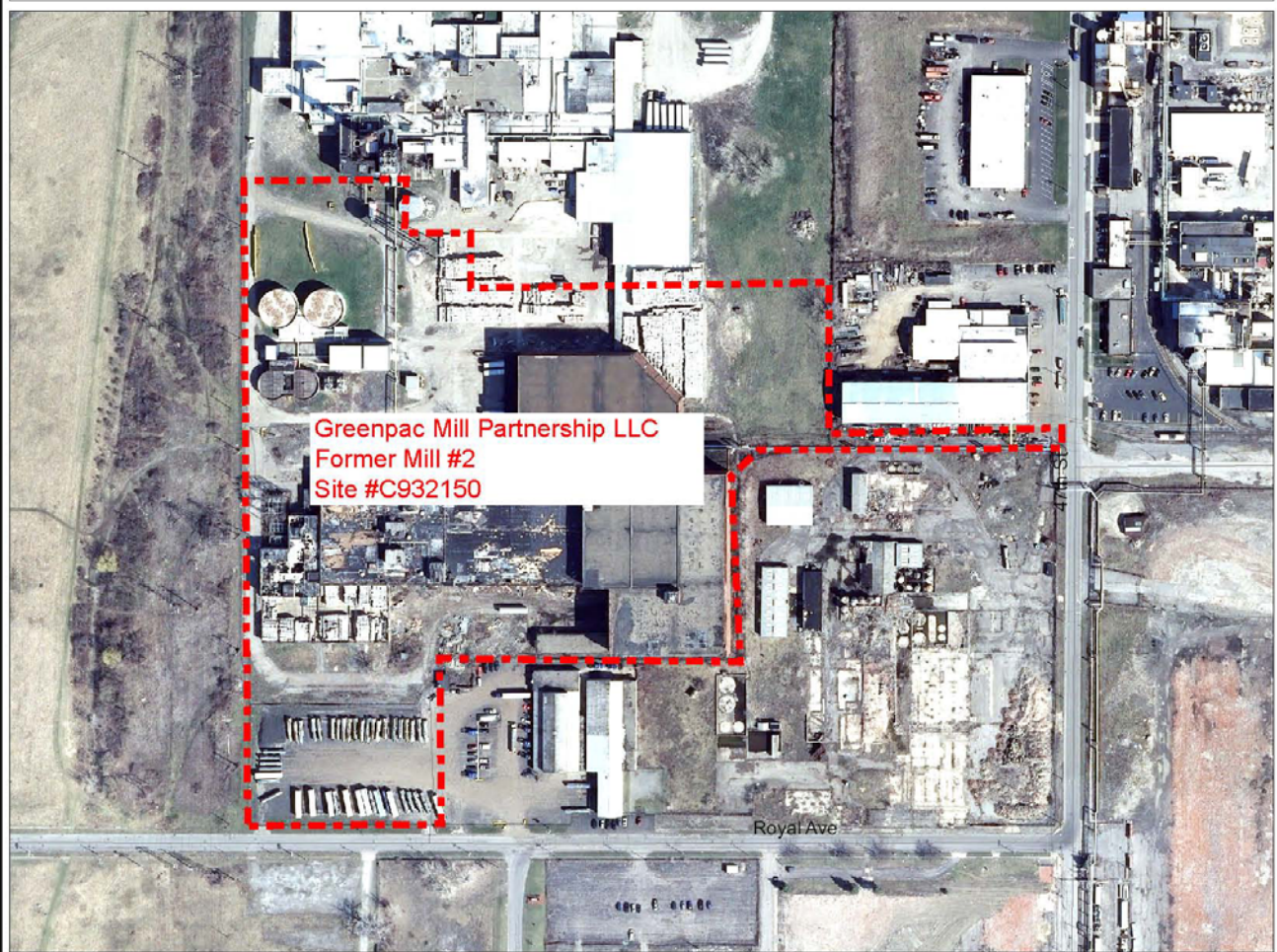
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better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



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NIAGARA COUNTY, NEW YORK
DEPARTMENT OF REAL PROPERTY SERVICES