Interim Remedial Measure

Work Plan

Demolition of Mill No. 2
Norampac
4001 Packard Road
Niagara Falls, New York

Site # C932150

Prepared by

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212

March 2010
Revised August 2010

Table of Contents

Figures

Appendices

THIS PAGE INTENTIONALLY LEFT BLANK

1.0 Introduction

This Interim Remedial Measure (IRM) Work Plan identifies the activities and tasks associated with the demolition of the former Mill No. 2 located upon the Norampac property, Niagara Falls, New York. The project is being conducted consistent with the New York State Brownfield Cleanup Program (BCP). Figure 1 shows the location of the facility and Figure 2 is an aerial photo of the site and Figure 3 is an aerial photo of the former mill to be demolished with an overlay of a historic layout plan.

This work plan has been developed based upon information that was available at the time of issuance and may be amended if other conditions become evident. An assessment of the buildings by a licensed professional engineer will be performed to determined if there are unsafe structural conditions that indicate certain buildings should be condemned. If condemnation occurs, asbestos-containing materials (ACMs) will be assumed to be present and will remain in place during demolition. Therefore, demolition of condemned buildings are considered asbestos projects and will be conducted consistent with New York State Department of Labor (NYSDOL) Industrial Code Rule 56-11.5 (Controlled Demolition with Asbestos in Place). The other remaining structures will be surveyed to determine the presence of ACM, and will be subjected to asbestos abatement as applicable. In addition, the other remaining structures will undergo removal of Universal Wastes, containers, as well as equipment and other devices which may contain oils, PCBs or mercury.

Appendices to this work plan include the following:

- Appendix A - Environmental Response Plan
- Appendix B - Health and Safety Plan (to be provided by the demolition contractor)
- Appendix C - Fugitive Dust Suppression (TAGM 4031) and Community Air Monitoring Program
- Appendix D - Citizen Participation Plan

2.0 Site Description and History

Former Mill No. 2 (as shown on Figure 1 and Figure 2) is located in a highly industrial urban area of Niagara Falls, New York. This former mill historically housed paper manufacturing, finishing, and packaging operations of finished goods. The facility consists of several

interconnected two story and 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 gross square footage of this facility is approximately 661,980. The mill was serviced by rail and evidence of the former rail lines is present along the north side and south side of the complex. The former mill was taken out of service several years ago and has fallen into disrepair to the point where certain areas have collapsed and others exhibit evidence of structural distress. Given the age of the structures, common construction / building materials and architectural coatings are likely to contain asbestos, lead, and PCBs.

3.0 Pre-Demolition Activities

3.1 Asbestos Survey

An asbestos containing building material (ACM) survey has been performed by AFI Environmental on the buildings scheduled for demolition. AFI performed the pre-demolition asbestos survey under contract with Mini Mill Technologies Inc. on the buildings associated with former Mill No. 2 and as such is familiar with construction techniques employed at the time those structures were erected. AFI assessed, the locations, quantities, friability and conditions of all types of installations within the sections of the affected building/structures relative to ACM, suspect miscellaneous ACM, Presumed ACM (PACM) or asbestos material contained therein as per Code Rule Subpart 56-5.

A component of the survey was the collection of samples for asbestos verification analysis according to current NYSDOL, New York State Department of Health (NYSDOH) United States Occupational Safety and Health Administration (OSHA) and United States Department of Environmental Protection Agency (USEPA) protocol. In cases where sample collection was limited or inaccessible, material was identified as Presumed Asbestos Containing Material (PACM) and listed as such in the survey report. As part of their services, AFI logged and prepared for shipment to the analytical laboratory, with proper chain-of-custody, the collected samples.

Sample Analysis Protocol

Analysis will be performed by a laboratory that meets the requirements of Code Rule 56-4.2, and the analysis will satisfy NYSDOH Environmental Laboratory Approval Program (ELAP) and federal requirements for the selected asbestos analysis methodology, including multi-layered sample analysis, to document non-asbestos containing materials.

Asbestos Survey Report

The report prepared by AFI included:

- List and identification of functional spaces
- List and identification of ACM homogeneous materials with analytical results, quantity, location, condition and friability
- Narrative with inspectors sampling approach and locations
- Chain of custody for samples
- Analytical results
- Inspectors certification
- Laboratory certification

One copy of that report will be submitted to the NYSDOL district office, the City of Niagara Falls Building Inspector, and to Norampac. Additionally, copies of that survey will be provided to the asbestos abatement and demolition contractors.

Asbestos Notifications and Site-Specific Variance(s)

Code Rule 56-11.5 requires each building/structure to be deemed a “large” asbestos project. A “large” project is an asbestos project involving the removal/disturbance/ handling of 160 square feet or more of ACM or 260 linear feet or more of ACM. Subsequent to the asbestos survey , NYSDOL Asbestos Control Bureau will be notified of each non-condemned building/structure found to contain “large” quantities of ACM.

Code Rule 56-3.4 requires the abatement contractor to submit separate notifications to the NYSDOL Asbestos Control Bureau for each building/structure deemed a “large” asbestos project. Such notice must be received at least ten calendar days prior to commencement of regulated work area(s) preparation and decontamination system enclosure. Notifications must be done using NYSDOL protocol. Separate notifications must be submitted for each period of up to twelve months during which work will be performed. The contractor will notify the NYSDOL of any postponement, cancellation, or changes to the completion dates of projects.

According to the NYSDOL, any person or firm subject to Code Rule 56 may petition the Department for a site-specific variance from limited provisions of the Code Rule on the grounds that there are practical difficulties or unnecessary hardship in carrying out those provisions. Variance applications must be approved by the Project Designer of record. Reportedly, portion(s) of the buildings/structures is asbestos contaminated. As such, a Site-Specific Variance will have to be submitted to address such situations.

Consistent with 40 CFR 61.145, Standard for Demolition and renovation, the USEPA will be notified of the intention to demolish former Mill No. 2 and associated structures.

3.2 Inventory of Universal Wastes, Containers, Equipment and Devices

The same firm conducting the pre-demolition asbestos survey (AFI Environmental) will obtain composite sample of building materials for laboratory analysis for TCLP lead and hexavalent chromium. AFI has also inventoried Universal Wastes, oil containing equipment, and containers, all of which will be removed as part of the building deconstruction process, unless structural and safety issues indicate otherwise. Additional sampling and laboratory analysis of these items will be conducted as needed for characterization to facilitate future management, containerization, and subsequent off-site disposal/recycling at a permitted facility. Items of interest include but are not limited to:

- 55-Gallon drums
- 5-Gallon pails
- Miscellaneous sacks (bags) of material
- Chemical transfer lines
- Plumbing system
- Drains, pits and sumps
- Pumps
- Electrical equipment
- Tanks, vessels, and vats
- Painted building elements
- Light ballast and fluorescent light tubes
- Thermostats, controllers, and other mercury-containing devices
- Refrigerant-containing equipment

For materials requiring sampling, a representative sampling strategy will be used, and composite samples representative of the suspect waste type will be collected. The locations and frequency of samples to be combined into composite samples will be determined in the field such that a representative sample of the waste type has been obtained. Sampling personnel will be familiar with sample collection protocols and waste management requirements. Sampling personnel will have undergone Hazard Communication training in accordance with 29 CFR Section 1910.1200 as well as being trained appropriately per asbestos survey firm's Health and Safety Plan.

The waste classification samples will be sent to laboratories accredited by the NYS Department of Health under the National Environmental Laboratory Accreditation Conference (NELAC) Institute, certified under 6 NYCRR Section 370.1(f), and qualified for waste classification analysis (e.g., TCLP and RCRA characteristics). Testing will determine waste classification and handling requirements (40 CFR 262.11). Other sampling and laboratory analysis may be required by the disposal facility prior to waste acceptance. The laboratory subcontracted to perform the analysis will also be certified through NELAC for the analytical parameters being analyzed.

All potentially hazardous waste will be managed as hazardous waste until analytics prove otherwise. If greater than 100 kg/month of hazardous waste is generated during the deconstruction process, the Contractor will comply with, among other things, 6 NYCRR 373-3.3(b).

If the results of waste characterization sampling and analysis dictate that waste material must be managed and disposed of as both asbestos and hazardous waste, both asbestos and hazardous waste management and disposal requirements will be met. If there are conflicts between the requirements for asbestos and hazardous waste that preclude compliance with both, then the hazardous waste requirements will dictate specific management and disposal requirements.

4.0 Contractor Submittals

4.1 Asbestos Abatement

As noted above, a pre-demolition asbestos survey that satisfies the requirements of NYSDOL Code Rule 56 will be performed. Given the age of the building and information presented in the BCP Application for this site, asbestos containing building materials are present. Those materials will be removed prior to demolition by a qualified asbestos abatement contractor except in those areas that have been condemned.. That contractor will be required to submit a site-specific asbestos abatement work plan that will include:

- Contractor's Asbestos Handling License.
- Contractor's employees' asbestos handling certificates.
- A staffing schedule stating number of workers per shift, name and number of supervisor(s) per shift, hours per shift, shifts per day, and total days to be worked.

- Abatement schedule (bar graph) indicating critical dates of the job.
- Work plan summary of method of asbestos removal consisting of a brief overall discussion of proposed asbestos removal methods and materials.
- Written description and plans (i.e., drawings) for the construction of decontamination enclosure systems (personnel and waste), asbestos work zones/areas, decontamination systems locations, proposed placement locations of negative air equipment, and other engineering controls.
- Written description of critical barriers to be used consistent with Code Rule 56.
- Plan for providing temporary power with ground fault circuit interrupter .
- Manufacturer's certifications that vacuums, ventilation equipment, and all other equipment required to contain airborne fibers conform to high efficiency particulate absorbing filtration standards.
- Security and Contingency Plans.
- Written proof of notifications to local emergency responders and hospital, NYSDOL, USEPA, and the City of Niagara Falls.
- Written respiratory protection program and record keeping requirements.
- Identification of all waste transporters and disposal facilities including all relevant permits.

4.2 Demolition Plan of Operations

This Demolition Plan of Operations will be prepared by the demolition contractor and will include:

- Detailed outline of intended demolition, shoring, utility disconnection, protection of adjoining buildings, surface features, infrastructure as well as other related building demolition procedures. The demolition plan will not relieve the Contractor of complete responsibility for the successful performance of the work in accordance with all applicable federal, state, and local codes and restrictions.
- Identification of the proposed location of major demolition equipment and waste staging areas.
- Description of waste segregation, characterization, analytical laboratories to be used as needed for waste characterization, recycling/disposal facilities including permits, and waste transporters, including permits, schedule, and critical sequencing.

4.3 Site specific health and safety plan

This submittal will be prepared by the demolition contractor who will be in control of the site during deconstruction activities. This submittal will consist of several elements including:

- Fire safety and pre-fire plan in accordance with Fire Code of New York State Chapters 4,5 and 14 .
- Proof of general fire prevention and fire extinguisher training for those individuals engaging in hot work and fire watch operations.
- Required OSHA Documentation and Training Plans. At a minimum, the following information for the Contractor should be onsite in a labeled binder:
  - Health and Safety Plan meeting relevant requirements of 29 CFR 1910.120 (HAZWOPER)
  - Proof that the Contractor's workers have been trained in accordance with 29 CFR 1910.120 including medical surveillance provisions.
  - Asbestos compliance plan for construction.
  - Electrical safety plan for construction.
  - Fall protection plan in construction.
  - Lead and hexavalent chromium exposure plan in construction.
  - Lockout/tagout plan.
  - Confined space identification and entry plan.
  - Personal protective equipment and respiratory protection plans.
  - Safety and health program for construction.
  - Scaffolding safety for construction.
  - Site safety plan for construction.
  - Steel erection plan for construction.
  - Welding and cutting safety program.

4.4 Pre-Cleaning of Structures and Building Elements

As noted earlier in this work plan, an inventory of Universal Wastes, containers, equipment, and devices, supplemented by appropriate sampling and waste characterization analysis, will be performed. That information will be provided to the demolition contractor who will be required to remove all items, as well as others that may be discovered during the work, from the structures that are not condemned. Additionally, due to deterioration of the interior areas, it is suspected that loose and peeling paint is present on a variety of horizontal and vertical surfaces. Those

surfaces where such loose and peeling paint is present will be pre-cleaned by the demolition contractor, unless structural or safety concerns indicate otherwise. That debris will be containerized and characterized for proper transport to a permitted disposal facility.

As part of the demolition contractor's responsibilities, a *Building Pre-Cleaning Plan of Operations* which contains the following information will be prepared.

- A complete description of sequencing, phasing, and methods of the work to ensure the proper removal, characterization, and disposal of all wastes
- Identification of all waste transporters and waste disposal/recycling facilities to be used.
- Proof that all required permits, disposal facilities, and arrangements for transportation and disposal of wastes have been addressed and obtained.
- Copies of Part 364 transporter permits, and appropriate documentation and permits for each disposal facility to be utilized.
- Description of the management system that accounts for wastes removed from the buildings prior to demolition
- Procedures to provide all waste characterization laboratory results, draft waste profiles, draft bills-of-lading, and draft hazardous waste manifests to Norampac and MiniMill Technologies, Inc. for review prior to shipping the wastes.

4.5 Fugitive Dust Suppression Plan and Community Air Monitoring Program

The demolition contractor will prepare a *Fugitive Dust Suppression Plan* coupled with a *Community Air Monitoring Program*. Elements of this submittal will be consistent with NYSDEC TAGM 4031 - *Fugitive Dust Suppression and Particulate Monitoring Program* and the NYSDOH *Generic Community Air Monitoring Plan* as shown in Appendix C. The elements of this submittal will include:

- Description of dust suppression techniques to be employed during site activities including demolition and earthwork.
- Description of particulate monitoring techniques and frequency, instrumentation and analytical methods.
- Location of monitoring points.
- Record keeping of meteorological data.
- Action levels, corrective actions, and stop work levels.
- Quality Assurance / Quality Control Plan.

- Identification of the qualified professional who prepared the plan.

5.0 Demolition and Related Site Work

5.1 Underground Utilities

Prior to initiating demolition work, all underground utilities affected by the project will be identified by the demolition contractor retained directly by Norampac or MiniMill Technologies, Inc. As appropriate, certain utilities will need to be protected and remain active while others will be shutdown / de-energized, terminated, and/or removed.

5.2 Site Security

The demolition contractor will erect a suitable fence to prohibit entry by unauthorized personnel. Also, Norampac has a closed circuit video surveillance system that is capable of viewing the area adjacent to the former Mill No. 2. That surveillance system is monitored on a regular basis.

5.3 Stormwater Management

Both the City of Niagara Falls and Niagara Falls Water Board were contacted relative to stormwater permit requirements and each concurred that no stormwater permit is required for demolition activities, as the site is served by a combined sanitary/stormwater sewer system. However, conventional measures to control the entry of sediment into stormwater drop inlets and similar type receiving structures will be implemented and maintained by the demolition contractor during the work.

5.4 Asbestos Abatement Air Monitoring and Inspection

During the controlled demolition and asbestos abatement activities, the owner will retain an independent third party laboratory to perform project air monitoring and analysis (for background, abatement/demolition, and/or clearance air sampling) consistent with Code Rule 56-4. Additionally, the owner will retain an independent NYSDOL Certified Project Monitor to perform a final clearance visual inspection consistent with Coder Rule 56-9. The project monitor visual inspection for completeness of abatement and completeness of cleanup will be performed consistent with ASTM Standard E-1368 “Standard Practice for Visual Inspection of Asbestos Abatement Projects.”

5.5 Fugitive Dust Suppression and Community Air Monitoring Program

Fugitive dust suppression practices will be implemented by the demolition contractor. Additionally, the demolition contractor will retain a qualified professional to perform the Community Air Monitoring Program.

5.6 Waste Staging

A designated area will be established at the site for the storage of potential industrial solid wastes. The area will be situated such that runoff from the space will not be directed toward surface waters or immediately adjacent properties. The area will bermed and lined to reduce the potential for infiltration of waste compounds to groundwater. The storage areas will be covered with polyethylene or other waterproof material capable of directing incident precipitation off the staging area. The storage area will be secured and inspected weekly for signs of leakage or runoff from within the bermed area. .

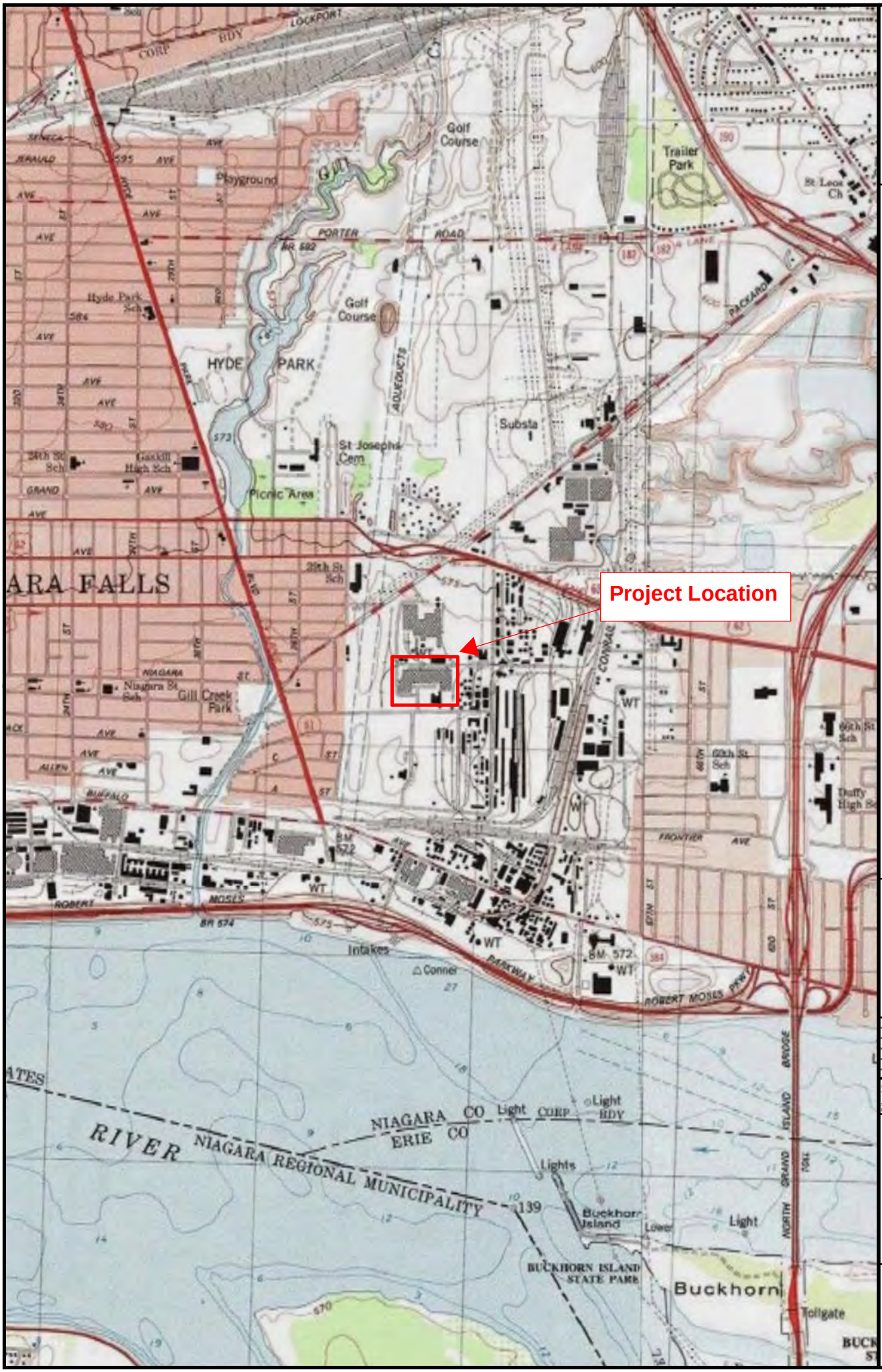
Regulations contained in 6 NYCRR 360-1.7(b) state that solid waste transfer and storage facilities located at an industrial site used exclusively for the management of solid waste generated at that location are exempt from the regulations. In this case, the storage of solid waste at the facility would not require a Part 360 permit provided the wastes were generated on site. Should the waste be determined to be hazardous as defined previously, the storage of these materials would be subject to the applicable provisions of 6 NYCRR Parts 370-373 and 40 CFR 260-265. Should greater than 100 kilograms of hazardous waste be generated or stored at the site in any month, the generator must apply for a USEPA hazardous waste generator's I.D. number. However, the accumulation of hazardous waste on-site prior to disposal may take place for up to 90 days without a NYSDEC permit, provided that the waste is held in containers and the generator complies with the applicable provisions of 6 NYCRR 373-1.1(d).

6.0 Reporting and Notification Requirements

As further described in the Environmental Response Plan shown in Appendix A ,variations in the type of waste materials that may be discovered during demolition and site work activities and, the nature of the spill or discharge which may have caused the release of waste can affect the specific applicable legal requirements for notification of regulatory agencies. Due to the nature of the work being conducted, discovery of wastes generally involves uncovering evidence of a pre-existing condition where the nature of the substance and the actual quantity are unknown. This further complicates the decision as to whether or not an incident is

reportable. As such, the discovery of previously unknown wastes or evidence of a release will be reported promptly to Norampac and their on-site representative and in some cases legal counsel for advice and an opinion regarding reporting requirements and appropriate response actions. Additionally the discovery of any petroleum wastes encountered during demolition will be reported to NYSDEC Region 9 Project Manager or the NYSDEC Central Office Hotline in the absence of regional staff.

FIGURES



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

N

0 500 1,000 2,000
Feet

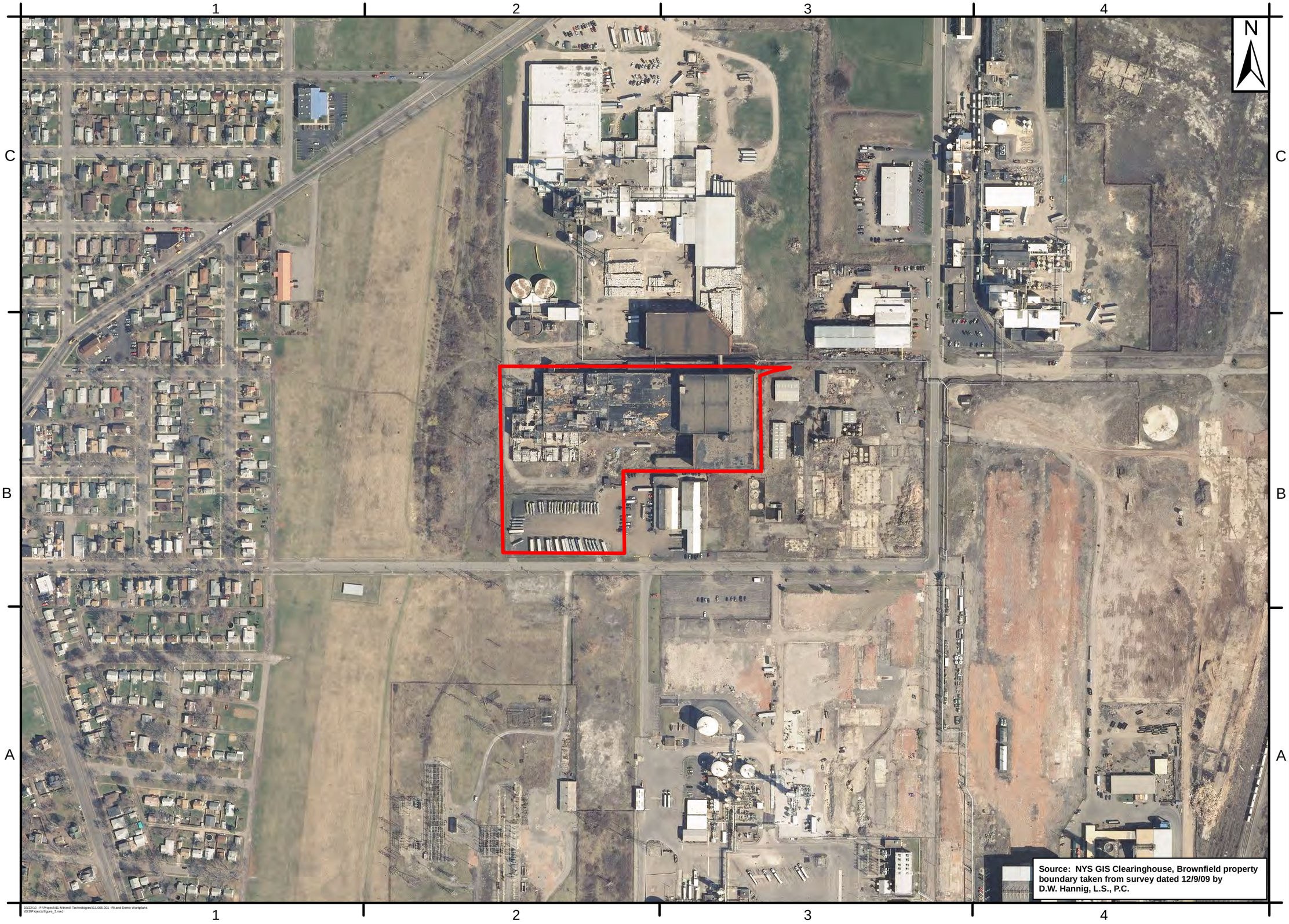
PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

03/22/10 - F:\Project\11-Minimill Technologies\11.005.001 -RI and Demo Workplans\GIS\Projects\figure_3.mxd

Source: ESRI USA_Topo_Maps
http://services.arcgisonline.com/arcgis/services

Site Location Map

Figure 1



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Legend

Approximate Brownfield Property Boundary

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

0 100 200
Feet

PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

Property Map

Figure 2

03/22/10 - F:\Projects\01-Minimill Technologies\011.005.001 -RI and Demo Workplans\GIS\Projects\figure_2.mxd

Source: Image from NYS GIS Clearinghouse, Plant layout from Plant Layout drawing for Kimberly Clark Corporation, Drawing No. F-54000-D dated 1964

03/22/10 - F:\Projects\III-Minimill Technologies\III.005.001 -RI and Demo Work plans\GIS\Projects\figure_3.mxd

C&S COMPANIES®
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

0 25 50 100 Feet

PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

Historic Site Plan

Figure 3

APPENDIX A

ENVIRONEMNTAL RESPONSE PLAN

Environmental Response Plan

Demolition of Mill No. 2
Norampac

4001 Packard Road
Niagara Falls, New York

Site # C932150

Prepared by

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212

March 2010
Revised August 2010

TABLE OF CONTENTS

Section 1 - Introduction

This Environmental Response Plan (ERP) has been prepared to outline procedures to be followed when identifying, classifying or handling waste that is encountered or generated by removal of building contents, demolition, site preparation, excavation, and other activities associated with the deconstruction and subsequent redevelopment of the property on which former Mill No.2 located, 4001 Packard Road, Niagara Falls, New York. Included in the plan are the reporting and record keeping procedures to be utilized. All Contractors and their Subcontractors need to be informed of this Plan. Coordination of activities between Contractors (including sub-contractors) and NYSDEC Region 9 is essential.

1.1 General

This Environmental Response Plan (ERP) has been prepared by C&S Engineers, Inc. (C&S) for the demolition of former Mill No.2 located at 4001 Packard Road. This ERP addresses the means to characterize and manage construction/demolition debris, unknown building contents, soil, and abandoned utilities, which may be encountered during demolition, excavation and other elements of construction work at this site.

The ERP outlines procedures to be followed when identifying, classifying or handling waste that is discovered or generated by demolition, site preparation, excavation, and other construction activities associated with this project. Included in the plan are the reporting and record keeping practices to be utilized.

Section 2 - Site Background

2.1 Site Description and History

Mill No. 2 was a paper manufacturing facility that began operations in the 1920's and ceased production in the 1970's or 1980s. The facility consists of several interconnected buildings, the earliest of which was constructed in 1923 and the last erected in approximately 1974. Historically the paper making industry would have used a variety of chemicals and solvents not only to remove ink from paper, but also during the day to day maintenance and operation of the equipment. Given the timeframe of operation no records pertaining to waste management practices have been found.

As noted on the historical documents presented in the BCP Application for this site, a variety of equipment and support operations occurred within former Mill #2 including electrical transformers,

"Electrical and Maintenance Shops", "Spray Booth" and the use of "Oil Bath Filters" Additionally, historic equipment layout drawings show the location of wastewater conveyance lines.

Subsurface explorations performed at the exterior of abandoned Mill No. 2, document the presence of site wide urban soils or industrial fill which exhibit evidence of ash, cinders, coal, slag as well as brick and concrete. However, the nature of soils beneath the floor slab of former Mill No. 2 have yet to be characterized and will be subject of a separate Remedial Investigation.

Section 3 - Waste Identification Procedures

3.1 Waste Classification

Demolition activities to be completed during the project will generate waste which will require proper handling procedures for reuse or disposal. Wastes from this project can typically be classified into several categories based on definitions included within 6 NYCRR Part 360 and 6 NYCRR Part 371. These categories include:

- Exempt Construction/Demolition Debris (C&D)
- Construction/Demolition Debris
- Industrial Solid Waste
- Hazardous Solid Waste

These categories are briefly described below, are based on New York State regulations and local New York State Department of Environmental Conservation (NYSDEC) guidance documents.

Exempt Construction/Demolition Debris (C&D)

This material includes recognizable, uncontaminated concrete and concrete products, asphalt pavement, brick, glass, soil and rock.

Construction/Demolition Debris

This material is defined as uncontaminated solid waste resulting from construction, remodeling, repair and demolition of structures and roads. Such waste includes but is not limited to bricks, concrete and other masonry materials, soil, rock, wood, wall coverings, plaster, drywall, plumbing fixtures, non-asbestos insulation, roofing shingles, asphaltic pavement, glass, plastic, electrical wiring and metals incidental to the above. Specifically excluded from this category are the following types of materials: asbestos waste, garbage, corrugated container board, electrical fixtures containing hazardous liquids such

as fluorescent light ballasts or transformers, carpeting, furniture, appliances, tires, drums and containers and fuel tanks.

Industrial Solid Waste

Waste materials not included in the above definition or those specifically excluded such as tires, appliances, drums and fuel tanks would be considered industrial or commercial solid waste. These wastes may be further categorized as hazardous or non-hazardous waste.

Hazardous Solid Waste

Hazardous wastes are those included in 40 CFR Part 261, *Identification and Listing of Hazardous Waste* and the corresponding New York State regulations if they meet any of the following three conditions:

- The waste exhibits any of the four characteristics of a hazardous waste: ignitability, corrosivity; reactivity; or toxicity or
- The waste is specifically listed as being hazardous in one of the tables in the regulations and has not been excluded, or
- The waste is a mixture of a listed hazardous waste (No. 2, above) and a non-hazardous waste.

Designation of a material as a listed hazardous waste or mixture containing a listed hazardous waste may require information regarding the origin and/or previous usage of the material with the possible exception of PCB containing wastes within New York State. Wastes containing PCBs at a concentration over 50 mg/kg (ppm) is characterized as a "hazardous waste" in New York State.

3.2 Waste Classification Procedures

This plan has been prepared to include procedures for the identification of previously unknown wastes uncovered as a result of demolition and excavation activities at the site. A primary goal of these procedures will be to identify wastes which are hazardous in accordance with 40 CFR 261 and 6 NYCRR 371 for which handling and disposal will be the responsibility of the Contractor.

Notification

The initial responsibility for identifying wastes on site will be with the personnel performing demolition, earthwork and other construction activities. During routine activities, spoil materials generated are normally expected to be classified as construction/demolition debris and presumed to be non-hazardous unless other information indicates otherwise. The Contractor should be familiar with these types of materials and will handle them in accordance with their standard operating procedures. When

construction personnel encounter materials which do not meet the definition of C&D material or which the Contractor believes could potentially be considered petroleum contaminated or a hazardous waste, an evaluation must be performed. At this point the Contractor should cease work in the area and notify the on-site representative as required by their Contract.

The Waste Notification Form contained in Attachment A of this plan should be utilized by the on- site representative in documenting each event. The health and safety of the Contractor's personnel on-site shall be the responsibility of the Contractor and is not addressed as part of this plan.

Initial Response

Upon notification, the on-site representative will assign an event number for the occurrence which should be entered at the upper right corner of the reporting form. The form will then be forwarded to the project environmental professional who will then visit the site to observe the waste materials. Based on a visual inspection and a review of other available information, a determination will be made as to whether the material can be considered C&D debris or industrial solid waste. The inspection will include the following:

The material will be inspected visually to determine if its physical characteristics are consistent with the definition of construction/demolition debris under 6 NYCRR Part 360.

The material will also be inspected to determine if there is apparent evidence of contamination. This will include the presence of visual contamination including staining, oily substances or the presence of apparent contaminants of unknown composition or origin or the presence of unusual odors.

If possible, the materials will then be field screened for the presence of volatile organic vapors utilizing a photoionization detector (PID) with a 10.0 eV lamp, or higher, utilizing the following procedure. A small quantity of sample will be placed within a polyethylene bag or a small jar with an aluminum foil cover and lid. The sample will be allowed to equilibrate for several minutes. Following the holding time, the probe of the PID will be inserted through the polyethylene or foil into the headspace of the container and the peak reading will be noted. Readings on the PID greater than 5 ppm over background will typically be considered indicative of volatile organic contamination.

Based on the information available, an opinion will be formulated by the project environmental professional regarding the classification of the material in question. This response will typically cover two cases.

1. The material physically resembles construction/demolition debris, does not appear to be contaminated based on preliminary screening and could be considered a C&D debris waste.
2. The material appears to be contaminated and/or may potentially be a hazardous or non-hazardous industrial waste.

Should Case A occur, further investigation and response will cease and the Contractor will be promptly notified. Should Case B occur, further waste characterization will take place.

In addition to the internal notification requirements discussed previously, federal and state regulations may also require notification and reporting to various regulatory agencies. These requirements are outlined in Section 5 of this document.

Waste Characterization

Once the waste materials have been designated as a potential industrial waste, further characterization must be completed. For recognizable non-C&D wastes (such as carpeting, tires, or corrugated containers) which do not appear to be contaminated, a determination may be made without laboratory analysis that the material fits the description of non-hazardous industrial/commercial solid waste. For potential wastes of unknown characteristics or origin, the area will be taped off and further activities in the immediate vicinity will be postponed until consultation with the on-site representative, project environmental professional and contractor has taken place.

In order to determine whether the waste material is a hazardous waste by toxicity characteristic or a PCB waste, the following analyses will be considered:

Analysis Designation	Analysis Characteristic	Method
A	Ignitability	SW-846 Method 1010
B	Corrosivity	SW-846 Method 1110
C	Reactivity	SW-846 Method 9010, Method 9030
D	Toxicity Characteristic Leaching Procedure	SW-846 Method 1311
E	PCB	USEPA SW-846 Method 8082

The choice of analyses to be performed will be based upon available information regarding the probable nature of the substance and its physical characteristics. Where appropriate, analytical testing requirements designated by a disposal site for waste profiles should also be included.

Given the somewhat involved procedures and relatively lengthy turnaround times for completion of the Toxicity Characteristic Leaching Procedure (TCLP) analyses, along with the variable requirements for

disposal site waste profiles, it may be necessary to run certain total analyses prior to the hazardous waste analyses in order to promptly characterize the type of material encountered or to meet disposal site profiling requirements.

These analyses will again be a function of the available information regarding the physical characteristics of the substance but may include the following:

Analysis Designation	Parameter	Method
F	Total Solids	USEPA Method 160.3
G	pH	SW-846 Method 9045
H	Volatile Organics	SW-846 Method 8260
I	Semivolatile Organics	SW-846 Method 8270
J	Total Petroleum Hydrocarbons	NYSDOH 310-13
K	Petroleum Fingerprint Scan	NYSDOH 310-13
L	Total Lead	SW-846 Method 7421
M	Total Organic Halogens (TOX)	SW-846 Method 9020

Where the waste encountered is believed to result from a discharge of petroleum, analyses for STARS volatile organics and STARS semivolatile (B/N) organics as well as PCB and total lead and tetraethyl lead would be considered appropriate in accordance with guidance documents for the investigation of petroleum spills published by NYSDEC.

Appropriate sampling and analytical testing requirements will be determined by the project environmental professional. A list of appropriate samples and analyses will then be forwarded to the laboratory along with a schedule for completion of the sampling and analytical services. Field sampling and analytical services will be provided by the site owner.

Where the contamination appears to be contained and can be removed and managed in discrete quantities, construction can potentially resume after only a short-term interruption. In these cases, analysis for hazardous waste characteristics can proceed directly as the extended turnaround time will significantly affect the demolition schedule.

Where wastes are uncontained and the potential exists for extended remedial efforts, priority should be placed on rapid characterization of the waste and completion of relatively short term analyses. This will expedite formulation of a remedial response plan and quicker containment or removal of the waste by a remedial contractor thereby minimizing delays in construction schedules. Potential hazardous waste and non-hazardous industrial waste shall be placed in designated site containment areas.

Site Characterization

If the discovery of wastes occurs in an area that has not been adequately characterized through previous site investigation activities, a work plan to assess the nature and extent of the contamination will be prepared. This work plan will reiterate the process defined herein for waste characterization and will then further define the recommended testing and investigation tasks to adequately define the extent of the impacted areas

Contaminated groundwater

When potentially contaminated waters are encountered, the notification and response procedures previously described in Section 3 will be followed. Options for handling the waters will be a function of the quantity encountered, the nature of the contaminant and the options for disposal of the wastes.

3.3 Specific Waste Procedures

This plan has been prepared to include procedures for the identification of wastes uncovered as a result of demolition, excavation and site redevelopment activities at this site. The following are specific wastes which are suspected to be encountered. These are presented along with a brief description of the approach to managing these materials.

Asbestos Containing Materials (ACMs)

The presence of ACM on existing underground utilities which may be encountered during earthwork invokes Occupational Safety & Health Administration (OSHA) requirements on employee training and awareness. In addition, any commercial disturbance, handling, or removal of ACM in New York State must be performed by a certified asbestos handler who is employed by a licensed asbestos abatement firm in accordance with the New York State Department of Labor (NYSDOL) requirements. Furthermore, United States Environmental Protection Agency (USEPA) and NYSDEC regulate fugitive asbestos containing particulate, which may be released to the atmosphere during a removal project. Disposal of friable ACM is restricted by the NYSDEC and requires special procedures in designated landfill areas; land-filling of non-friable ACM is not regulated as a special waste by the NYSDEC but some landfills (and incinerators) exclude these types of materials.

Contaminated Soil

In the event evidence of soil impacted by chlorinated solvent, petroleum or PCB-contaminated soil is discovered at the construction site, the procedures outlined previously in this document shall be followed. With regard to management of contaminated soil, the nature and concentration of contaminants will

dictate to which permitted facility the waste will be disposed of, an on-site treatment program is approved by NYSDEC.

Section 4 - Waste Staging

4.1 Immediate Response Actions

Should an immediate clean-up or removal response be required to reduce the likelihood of further waste migration or to allow completion of a crucial construction task, a response plan will be formulated based on conversations between the site owner, project environmental professional, NYSDEC Region 9 and the site Contractor. In accordance with 6 NYCRR 613.8, the New York State Spill Hotline (1-800-457-7362) must be contacted within two hours of the discovery if it involves a release of petroleum. Some of the available options for response actions include:

- Application of sorbents for liquid wastes.
- Pumping and containerizing of liquid or semi-solid wastes.
- Excavation and containerizing of solid wastes.

Wastes which have been contained shall remain on-site in a designated staging area until properly characterized for disposal by USEPA approved methods. Storage of wastes on or at the proposed construction site should be in accordance with accepted practice for temporary staging of wastes and as described in Section 4.3 of this document.

Based on the effectiveness of the short-term removal and containment procedure and the results of analytical testing, a decision will be made by the parties identified above regarding continuation of the immediate response operations in the vicinity of the waste.

4.2 Follow-Up Response Actions

Following completion of the initial containment or removal efforts, an assessment will be made regarding the effectiveness of the response. Where the initial response involves containment only, a schedule will be prepared by the Contractor within 24 hours of completion of the immediate response to address further response plans including waste removal. Where the initial or follow-up response involves removal of the waste, follow-up site inspection will be utilized to evaluate the effectiveness of the removal action. This work will involve inspection of the area by the project environmental professional for visual evidence of residual contamination or unusual odors. This will be followed by field screening of the area and/or the soils within the excavation for volatile organic vapors with a PID equipped with a 10.0 eV or higher lamp.

PID headspace analysis of soils from within the excavation will be completed and recorded. Based on a review of the analytical results and comparison with applicable regulatory thresholds or derived clean-up criteria, a determination will be made by the project environmental professional as to the completeness of the removal action or the need for further response. This will also be discussed with representatives of NYSDEC Region 9.

In cases where the waste involves a reportable discharge of petroleum, documentation of the immediate response action and notification of NYSDEC Spill Response will be required in accordance with the procedures in Section 4.1.

The goal of these response efforts will be the removal of the primary waste material and associated contaminated soil and/or groundwater within the defined limits of work. Investigation, assessment and remediation of potential secondary impacts of the waste including restoration of site groundwater quality, analysis of migration pathways or remediation of areas outside of the defined areas of work are beyond the scope of this plan.

4.3 Waste Storage and Disposal

Waste Storage

Industrial wastes which have been removed from the point of generation shall remain on or at the sites of origin, where practicable, until properly characterized. Wastes removed by the Contractor will be contained so as to prevent a release to the environment.

In the event industrial solid wastes are encountered, a designated storage/staging area for these wastes will be established at the construction site. The area should be situated such that runoff from the space will not be directed toward surface waters or immediately adjacent properties. The Contractor will be responsible for constructing the storage/staging area which will be bermed and lined to reduce the potential for infiltration of waste compounds to groundwater. Liner material shall be a minimum of two layers of 10 mil polyethylene sheeting.

The storage areas will be covered with 10 mil polyethylene sheeting to direct incident precipitation off the waste pile. The storage area will be secured by the Contractor and inspected weekly by the on-site representative for signs of leakage or runoff from within the bermed area. Photos will be taken by the on-site representative to document storage area conditions. A Waste Storage Area Inspection Form is included in Attachment B of this plan.

Regulations contained in 6 NYCRR 360-1.7(b) state that solid waste transfer and storage facilities located at an industrial site used exclusively for the management of solid waste generated at that location are exempt from the regulations. In this case, the storage of solid waste at the facility would not require a Part 360 permit provided the wastes were generated on site.

Should the waste be determined to be hazardous as defined previously, the storage of these materials would be subject to the applicable provisions of 6 NYCRR Parts 370-373 and 40 CFR Part5s 260-265.

Should greater than 100 kilograms of hazardous waste be generated or stored at the site in any month, the generator must apply for a USEPA hazardous waste generator's I.D. number. However, the accumulation of hazardous waste on-site prior to disposal may take place for up to 90 days without a NYSDEC permit, provided that the waste is held in containers and the generator complies with the applicable provisions of 6 NYCRR 373-1.1(d).

Waste Disposal

In accordance with the requirements of 6 NYCRR Part 360, disposal of C&D materials within New York State must be at a facility authorized to accept C&D wastes pursuant to Part 360 regulations or to a NYSDEC or court issued order. In the case of C&D debris, certain materials may be disposed of at facilities which are exempt from the Part 360 regulations. These materials commonly known as "exempt C&D" include only clearly recognizable uncontaminated concrete, asphalt pavement, brick, soil or stone. These may be placed on exempt fill sites provided that operations are undertaken only between the hours of sunrise and sunset and no fee or other form of consideration is required for the privilege of using the site for disposal purposes or may be utilized as fill on site .

Although the determination of what constitutes "uncontaminated" material as applied to C&D waste is undefined within the Part 360 regulations, this site is in the Brownfield Cleanup Program (BCP) as defined by ECL, Article 27, Title 14 and as such site activities, including the re-use of on-site soils, are subject to NYSDEC DER-10/Technical Guidance for Site Investigation and Remediation effective June 18,2010 . DER-10 Paragraph 5.4(e) allows for re-use of onsite soil provided that laboratory analysis of samples demonstrate compliance with "Standards, Criteria and Guidance" (SCGS) shown in Table 5.4(e)4 entitled "Reuse of Soil [for Paragraph 5.4(e)4]" . Soil at the site which has the potential to be re-used or transported to an unrestricted use site will be sampled and submitted to an a laboratory for analysis consistent with DER-10. Once the analytical data is received it will be evaluated with regard to the provisions of DER-10 Paragraph 5.4(e):

As discussed in Section 3 of this plan, waste generated on site, which does not meet the definition of construction/demolition debris and are not eligible for re-use on site, will be classified as industrial waste. Disposal of non-hazardous industrial waste within New York State must be at a facility authorized by the State for acceptance of industrial waste pursuant to Part 360 or which accepts this waste pursuant to a NYSDEC or Court issued order.

For wastes that are determined to be hazardous, a variety of options exist for disposal as well as a number of specific restrictions depending on the waste characteristics. Disposal of hazardous waste spoil materials generated from pre-existing conditions encountered during construction of this facility will be handled on a case-by-case basis and must be approved by the site owner.

Section 5 - Reporting and Recordkeeping

5.1 Reporting and Notification Requirements

Variations in the type of waste materials discovered and the nature of the spill or discharge which may have caused the release of waste can affect the specific applicable legal requirements for notification of regulatory agencies. Some general requirements for reporting of spills are outlined below.

Notification is required under several laws and regulations. Under Article 12 of New York State's Navigation Law, "Any person responsible for causing a discharge (of petroleum) shall immediately notify the department . . . but in no case later than two hours after the discharge."

Handling and Storage of Petroleum regulations (6 NYCRR 613.8) state that, "Any person with knowledge of a spill, leak or discharge of petroleum must report the incident to the department within (2) two hours of discovery."

Chemical Bulk Storage regulations (6 NYCRR 595.2) require, "any person who is the owner of, or in actual or constructive possession or control of . . . or any agent or employee thereof, or any person in a contractual relationship therewith . . . who has knowledge of a release", to report the release of a reportable quantity of a hazardous substance, or, under certain conditions, the release of a lesser quantity of a hazardous substance within two hours.

The Environmental Conservation Law (Article 17, Section 1743) requires, "Any person who is the owner of or in actual possession or control of more than one thousand, one hundred gallons, in bulk, of any liquid, including petroleum, which if released, discharged or spilled would or would be likely to, pollute

the lands or waters of the state including the groundwaters thereof shall, as soon as he has knowledge of the release . . . immediately notify the department."

"Notify the department" refers to notifying the Department of Environmental Conservation through its Spill Hotline: 1-800-424-7362. In some instances, spills must also be reported to the National Response Center: 1-800-424-8802.

Due to the nature of the work being conducted, discovery of wastes is anticipated to generally involve uncovering evidence of a pre-existing condition where the nature of the substance and the actual quantity are unknown. This further complicates the decision as to whether or not an incident is reportable. Discovery of these wastes must be reported promptly to the on-site representative.

Following consultation between the on-site representative and the project environmental professional reporting requirements will be determined and an appropriate response completed. Copies of all records, notifications and related documents prepared by the Contractor shall be forwarded promptly to the attention of the on-site representative.

TABLE 1

Waste Response Contact Persons

In the event of discovery of industrial waste which the Contractor believes may potentially be contaminated waste, the Contractor shall notify the on-site representative.

ATTACHMENT A

WASTE NOTIFICATION FORM

BCP Site C932150
NIAGARA FALLS, NEW YORK
WASTE NOTIFICATION FORM

1. Date:_____ Event No._____

2. Time of Discovery:_____

3. Name of Person Who Discovered Waste:_____

4. Method of Discovery:_____

5. Name of Person Reporting:_____

6. Description of Waste:

   a. Physical Characteristics _____liquid _____solid _____semi-solid (sludge)

   Brief Description:

   b. Estimated Quantity of Waste (based on visual observation):_____

   c. Color:_____

   d. Odor (describe if noticeable odor was present):_____

   _____

7. Location of Waste:_____

   _____

8. Response Action Taken Prior to Notification:_____

   _____

   _____

9. Persons Notified:_____

   _____

ATTACHMENT B

WASTE STORAGE AREA INSPECTION FORM

BCP Site C932150
NIAGARA FALLS, NEW YORK
WASTE STORAGE AREA INSPECTION FORM

Inspector Name:_____ Weather Conditions:_____

Date of Inspection:_____ Temperature:_____

Time of Inspection:_____

	Yes	**No**
Is area secured and are signs posted?	____	____
Are all wastes within containment area covered with polyethylene?	____	____
Is there any visual evidence of surface staining or discoloration originating from the containment area?	____	____
Are exposed liner and cover surfaces in good condition?	____	____
Is there any visual evidence of vandalism, tampering or any other deteriorating condition?	____	____
Does visual inspection indicate repair work is required? (Explain.)	____	____
Were photographs taken? If yes, by whom?	____	____
Indicate photo log numbers.	____	____

Remarks/Comments: _____

_____

_____

_____

_____

_____

_____

_____

APPENDIX B

HEALTH & SAFETY PLAN
(TO BE PROVIDED BY THE DEMOLITION CONTRACTOR)

APPENDIX C

FUGITIVE DUST SUPPRESSION (TAGM 4031) AND COMMUNITY AIR MONITORING PROGRAM

NEW YORK STATE
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

Fugitive Dust Suppression and Particulate Monitoring Program (TAGM - 4031)

Issuing Authority: Michael J. O'Toole, Jr.

Title: Director, Division of Environmental Remediation

Date Issued: Oct 27, 1989

1. Introduction

Fugitive dust suppression, particulate monitoring, and subsequent action levels for such must be used and applied consistently during remedial activities at hazardous waste sites. This guidance provides a basis for developing and implementing a fugitive dust suppression and particulate monitoring program as an element of a hazardous waste site's health and safety program.

2. Background

Fugitive dust is particulate matter--a generic term for a broad class of chemically and physically diverse substances that exist as discrete particles, liquid droplets or solids, over a wide range of sizes--which becomes airborne and contributes to air quality as a nuisance and threat to human health and the environment.

On July 1, 1987, the United States Environmental Protection Agency (USEPA) revised the ambient air quality standard for particulates so as to reflect direct impact on human health by setting the standard for particulate matter less than ten microns in diameter (PM_{10}); this involves fugitive dust whether contaminated or not. Based upon an examination of air quality composition, respiratory tract deposition, and health effects, PM_{10} is considered conservative for the primary standard--that requisite to protect public health with an adequate margin of safety. The primary standards are 150 ug/m^3 over a 24-hour averaging time and 50 ug/m^3 over an annual averaging time. Both of these standards are to be averaged arithmetically.

There exists real-time monitoring equipment available to measure PM_{10} and capable of integrating over a period of six seconds to ten hours. Combined with an adequate fugitive dust suppression program, such equipment will aid in preventing the off-site migration of contaminated soil. It will also protect both on-site personnel from exposure to high levels of dust and the public around the site from any exposure to any dust. While specifically intended for the protection of on-site personnel as well as the public, this program is not meant to

replace long-term monitoring which may be required given the contaminants inherent to the site and its air quality.

3. Guidance

A program for suppressing fugitive dust and monitoring particulate matter at hazardous waste sites can be developed without placing an undue burden on remedial activities while still being protective of health and environment. Since the responsibility for implementing this program ultimately will fall on the party performing the work, these procedures must be incorporated into appropriate work plans. The following fugitive dust suppression and particulate monitoring program will be employed at hazardous waste sites during construction and other activities which warrant its use:

1. Reasonable fugitive dust suppression techniques must be employed during all site activities which may generate fugitive dust.
2. Particulate monitoring must be employed during the handling of waste or contaminated soil or when activities on site may generate fugitive dust from exposed waste or contaminated soil. Such activities shall also include the excavation, grading, or placement of clean fill, and control measures therefore should be considered.
3. Particulate monitoring must be performed using real-time particulate monitors and shall monitor particulate matter less than ten microns (PM_{10}) with the following minimum performance standards:
   Object to be measured: Dust, Mists, Aerosols
   Size range: <0.1 to 10 microns
   Sensitivity: 0.001 mg/m^3
   Range: 0.001 to 10 mg/m^3
   Overall Accuracy: ±10% as compared to gravimetric analysis of stearic acid or reference dust

   Operating Conditions:
   Temperature: 0 to 40°C
   Humidity: 10 to 99% Relative Humidity

   Power: Battery operated with a minimum capacity of eight hours continuous operation

   Automatic alarms are suggested.

   Particulate levels will be monitored immediately downwind at the working site and integrated over a period not to exceed 15 minutes. Consequently, instrumentation shall

require necessary averaging hardware to accomplish this task; the P-5 Digital Dust Indicator as manufactured by MDA Scientific, Inc. or similar is appropriate.

4. In order to ensure the validity of the fugitive dust measurements performed, there must be appropriate Quality Assurance/Quality Control (QA/QC). It is the responsibility of the entity operating the equipment to adequately supplement QA/QC Plans to include the following critical features: periodic instrument calibration, operator training, daily instrument performance (span) checks, and a record keeping plan.
5. The action level will be established at 150 ug/m^3 over the integrated period not to exceed 15 minutes. While conservative, this short-term interval will provide a real-time assessment of on-site air quality to assure both health and safety. If particulate levels are detected in excess of 150 ug/m^3, the upwind background level must be measured immediately using the same portable monitor. If the working site particulate measurement is greater than 100 ug/m^3 above the background level, additional dust suppression techniques must be implemented to reduce the generation of fugitive dust and corrective action taken to protect site personnel and reduce the potential for contaminant migration. Corrective measures may include increasing the level of personal protection for on-site personnel and implementing additional dust suppression techniques (see Paragraph 7). Should the action level of 150 ug/m^3 be exceeded, the Division of Air Resources must be notified in writing within five working days; the notification shall include a description of the control measures implemented to prevent further exceedences.
6. It must be recognized that the generation of dust from waste or contaminated soil that migrates off-site, has the potential for transporting contaminants off-site. There may be situations when dust is being generated and leaving the site and the monitoring equipment does not measure PM_{10} at or above the action level. Since this situation has the potential to migrate contaminants off-site, it is unacceptable. While it is not practical to quantify total suspended particulates on a real-time basis, it is appropriate to rely on visual observation. If dust is observed leaving the working site, additional dust suppression techniques must be employed. Activities that have a high dusting potential--such as solidification and treatment involving materials like kiln dust and lime--will require the need for special measures to be considered.
7. The following techniques have been shown to be effective for the controlling of the generation and migration of dust during construction activities:
    1. Applying water on haul roads.
    2. Wetting equipment and excavation faces.

3. Spraying water on buckets during excavation and dumping.
4. Hauling materials in properly tarped or watertight containers.
5. Restricting vehicle speeds to 10 mph.
6. Covering excavated areas and material after excavation activity ceases.
7. Reducing the excavation size and/or number of excavations.

Experience has shown that utilizing the above-mentioned dust suppression techniques, within reason as not to create excess water which would result in unacceptable wet conditions, the chance of exceeding the 150 ug/m^3 action level at hazardous waste site remediations is remote. Using atomizing sprays will prevent overly wet conditions, conserve water, and provide an effective means of suppressing the fugitive dust.

8. If the dust suppression techniques being utilized at the site do not lower particulates to an acceptable level (that is, below 150 ug/m^3 and no visible dust), work must be suspended until appropriate corrective measures are approved to remedy the situation. Also, the evaluation of weather conditions will be necessary for proper fugitive dust control--when extreme wind conditions make dust control ineffective, as a last resort remedial actions may need to be suspended.

There may be situations that require fugitive dust suppression and particulate monitoring requirements with action levels more stringent than those provided above. Under some circumstances, the contaminant concentration and/or toxicity may require appropriate toxics monitoring to protect site personnel and the public. Additional integrated sampling and chemical analysis of the dust may also be in order. This must be evaluated when a health and safety plan is developed and when appropriate suppression and monitoring requirements are established for protection of health and the environment.

New York State Department of Health
Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical-specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all <u>ground intrusive</u> activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well bailing/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a **continuous** basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored **continuously** at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

June 20, 2000

P:\Bureau\Common\CommunityAirMonitoringPlan (CAMP)\GCAMPR1.DOC

APPENDIX D

CITIZEN PARTICIPATION PLAN

New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Norampac Industries, Former Mill No. 2

Site # C932150
4001 Packard Road
City of Niagara Falls
Niagara County, New York

March 2010
Revised August 2010

CONTENTS

* * * * *

Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's remedial process.

Applicant: Norampac Industries, Inc. ("Applicant")
Site Name: Former Mill No.2 ("site")
Site Number: C932150
Site Address: 4001 Packard Road, City of Niagara Falls
Site County: Niagara

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (clean up) and redevelop brownfields. A brownfield is any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal and financial burdens on a community. If the brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants accepted into the BCP as they conduct brownfield site remedial activities. The BCP contains strict investigation and remediation (cleanup) requirements, ensuring that cleanups protect public health and the environment based on the intended use of the brownfield site. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at: www.dec.state.ny.us/website/der/bcp

2. Citizen Participation Plan Overview

A Citizen Participation (CP) Plan provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation (cleanup) of a site under the BCP.

This CP Plan has been developed for the site under the BCP. Appendix D contains a map locating the site. NYSDEC is committed to informing and involving the public concerning the investigation and remediation (cleanup) of the site. This CP Plan describes the public information and involvement program that will be carried out with assistance from the Applicant.

Appendix A of this CP Plan identifies NYSDEC project contact(s) to whom the public may address questions or request information about the site's remedial program. The locations of the site's document repositories also are identified in Appendix A. The document repositories provide convenient access to important project documents for public review and comment.

Appendix B contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield site contact list includes, at a minimum:

- Chief executive officer and zoning board of each county, city, town and village in which the site is located;

- Residents on and/or adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on and/or adjacent to the site for purposes of posting and/or dissemination at the facility; and
- Document repositories and their contacts.

The brownfield site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project, including notifications of upcoming remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A.

Appendix C identifies the CP activities that have been and will be conducted during the site's remedial program.

The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of an Applicant's efforts, under State oversight, to investigate and, if appropriate, remediate (clean up) a brownfield site.

- Ensure open communication between the public and project staff throughout a brownfield site's remedial process.

- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a brownfield site's investigation and remediation (cleanup).

This CP Plan may be revised due to changes in major issues of public concern or in the nature and scope of remedial activities. Modifications may include additions to the site contact list, updates to major issues of concern to the public, and changes in planned citizen participation activities. The public is encouraged to discuss its ideas and suggestions about the citizen participation program with the project contact(s) listed in Appendix A.

3. Site Information

Site Description

The project site referred to as Former Mill No. 2 (as shown on Figures 1, 2 and 3 Refer to Appendix D) is located on approximately 10.3 acres and has a street address of 4001 Packard Road. The site is within a highly industrialized urban area of Niagara Falls, Niagara County, New York. Adjoining properties include: the active paper mill operated by Norampac Industries, Inc. to the north; "Franks Vacuum Service and the former Frontier Chemical Site to the south and west; National Grid

(Niagara Mohawk) and New York Power Authority right- of- way to the east. Further to the northeast of the site are other commercial properties and a little league baseball diamond.

Site History

This former mill, encompassing approximately 661,980 square feet ,historically housed paper manufacturing , finishing and packaging operations of completed goods. The former mill consists of several interconnected two story and 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 point where certain areas have collapsed and while others exhibit evidence of structural distress.

Given the age of construction, asbestos containing building materials are present in and on the building. Also, PCBs may be present in those areas where electrical equipment had been located including the active transformer yard located in the vicinity of the northwest corner of the former mill.

Relative to historical operations, the use of hazardous substances and petroleum products would have been common. The types of products apparently used at the site included solvents for de-inking (which reportedly occurred on the first floor of Building 14), bleaches, caustics and mineral spirits. Additionally, Building 15 was the location of a "Maintenance Shop" where it is suspected that similar products were used. Building 15 is also the location where a tire fire occurred. A fire of that nature, (which caused obvious structural damage such as cracking and heaving of the concrete floor and ceiling) in a location where unknown containers may have been present, has the potential to be a source area of underlying contaminants in the subsurface.

Based upon information gathered during the preparation of the BCP Application for this site other contaminants which may be in soil or ground water include volatile organic compounds, semi-volatile organic compounds, metals and pesticides.

Environmental History

The following investigative/assessment reports pertaining to the site have been prepared:

- Draft Phase I Environmental Site Assessment Report- 4001 Packard Road- Mill No. 2 Niagara Falls, New York, dated March 2008. Prepared consistent with ASTM E-1527-05 by LaBella Associates, P.C., Rochester, New York.

    - The report documents the findings of a Phase I Environmental Site Assessment and identified several suspect Recognized Environmental Conditions which appeared to warrant further investigation and included:

        - Use of various chemical and petroleum products.

        - Evidence of staining.

- Various process equipment, conveyors as well as an underground hydraulic oil reservoir.

- Electrical transformers

- Rail lines, spurs and sidings on along the north and south side of former Mill No. 2

- Preliminary Subsurface Site Assessment Summary- 4001 Packard Road-Mill No. 2, Niagara Falls, New York, dated August 2008. Prepared by LaBella Associates, P.C., Rochester, New York.

  - Subsequent to the Phase I Environmental Site Assessment Report, a subsurface investigation to obtain soil and groundwater samples was completed. That work consisted of 19 soil borings and 4 groundwater monitoring wells.
  - Laboratory analysis of samples revealed that specific metals, volatile organic compounds and semivolatile organic compounds were found in soil at concentrations that exceeded clean-up objectives to protect groundwater. Also, volatile organic compounds were detected in groundwater at concentrations above NYSDEC guidance/standards

- Summary of Condition of "Abandoned Mill 2" Buildings as Relative to Asbestos Containing Materials @ 4001 Packard Road, Niagara Falls, New York 14303, dated August 8, 2008. Prepared by AFI Environmental.

  - This report provided a general identification of those building materials that are suspect to contain asbestos.

- Draft Environmental Subsurface Investigation-4001 Packard Road Mill No. 2, Niagara Falls, New York, dated December 2009. Prepared by C&S Engineers, Inc., Syracuse, New York.

  - Six soil borings were made as part of a preliminary building foundation investigation. The analytical laboratory results for soil samples were compared to NYSDEC Sub-part 375-6 Remedial Program Soil Cleanup Objectives for the Protection of Public Health for Industrial Use. For the most part, the analytical results did not exceed the Part 375 soil cleanup objectives for industrial use.

Those reports were made a part of the BCP Application for this site.

The site has not been determined to be a significant threat to public health and/or the environment.

4. Remedial Process

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants.

The Applicant in its Application proposes that the site will be used for restricted purposes.

To achieve this goal, the Applicant will conduct remedial activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement provides the responsibilities of each party in conducting a remedial program at the site.

If the Applicant conducts a remedial investigation (RI) of the site, it will be performed with NYSDEC oversight, and with the following goals:

1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;

2) Identify the source(s) of the contamination;

3) Assess the impact of the contamination on public health and/or the environment; and

4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation (cleanup) is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC determines whether the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is a "significant threat," a qualifying community group may apply for a TAG. The purpose of a TAG is to provide funds to the qualifying community group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public would have the opportunity to review and comment on the remediation (cleanup) proposal. The site contact list would be sent a fact sheet that describes the Remedial Work Plan and announces a 45-day public comment period. NYSDEC would factor this input into its decision to approve, reject or modify the Remedial Work Plan.

Approval of the Remedial Work Plan by NYSDEC would allow the Applicant to design and construct the alternative selected to remediate (clean up) the site. The site contact list would receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a Remedial Action Report that certifies that remediation (cleanup) activities have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use for the site. The site contact list would receive a fact sheet that announces the completion of remedial activities and the review of the Remedial Action Report.

NYSDEC would then issue the Applicant a Certificate of Completion. This Certificate states that remediation (cleanup) goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. If the Applicant used institutional controls or engineering controls to achieve remedial objectives, the site contact list would receive a fact sheet discussing such controls.

An institutional control is a non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management at or pertaining to a brownfield site. An example of an institutional control is an environmental easement.

An engineering control is a physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination. Examples include caps and vapor barriers.

Site management will be conducted by the Applicant as required with appropriate NYSDEC oversight.

Activities required to be conducted to inform and involve the public during the site's remedial process are introduced in Section 5 and identified in the chart in Appendix C.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are included in Appendix C: Summary of Citizen Participation Activities. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities seek to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Proposed Remedial Work Plan.

The CP Plan for the site may be revised based on changes in the site's remedial program or major issues of public concern.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed.

6. Major Issue of Public Concern

This section of the CP Plan identifies major issues of public concern as they relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

At this juncture the public has not identified major concerns with the project. However, issues which are commonly concerns with demolition and site work activities include:

- Dust
- Noise
- Health Risks
- Site Security
- Truck Traffic
- Traffic Disruptions

Mitigation of those concerns will be, in part, a responsibility of the contractor performing the work. As described in the Interim Remedial Measure (IRM) Work Plan for the demolition of former Mill No.2, the demolition contractor has specific obligations and will be required to prepare the following plans for implementation during the project:

Site-Specific Asbestos Abatement Work Plan

Prior to demolition, New York State Department of Labor Code Rule 56 requires that asbestos be removed from a building prior to demolition. This work plan to be prepared by the asbestos abatement contractor will include:

- Contractor's Asbestos Handling License and Contractor's employees' asbestos handling certificates.
- Abatement schedule (bar graph) indicating critical dates of the job.
- Work plan summary of method of asbestos removal consisting of a brief overall discussion of proposed asbestos removal methods and materials.
- Written description and plans (i.e., drawings) for the construction of decontamination enclosure systems (personnel and waste), asbestos work zones/areas, decontamination systems locations, proposed placement locations of negative air equipment, and other engineering controls.
- Written description of critical barriers to be used consistent with New York State Department of Labor Code Rule 6.
- Manufacturer's certifications that vacuums, ventilation equipment, and all other equipment required to contain airborne fibers conform to high efficiency particulate absorbing filtration standards.

- Security and Contingency Plans.
- Written proof of notifications to local emergency responders and hospital, New York State Department of Labor, United States Environmental Protection Agency, and the City of Niagara Falls.
- Written respiratory protection program and record keeping requirements for employees.
- Identification of all waste transporters and disposal facilities including all relevant permits.

Demolition Plan of Operations

The Plan of Operation will include a detailed outline of intended demolition, shoring, utility disconnection, protection of adjoining buildings, surface features, infrastructure as well as other related building demolition procedures. The demolition plan will not relieve the Contractor of complete responsibility for the successful performance of the work in accordance with all applicable federal, state, and local codes and restrictions. This plan will also identify the proposed location of major demolition equipment, waste staging areas, waste segregation and characterization procedures.

Building Pre-Cleaning Plan of Operations

Within the building there is abandoned machinery, electrical devices and containers all of which will be removed prior to demolition. This document will include a description of sequencing, phasing, and methods of the work to ensure the proper removal, characterization, and disposal of all wastes within the buildings.

Fire Safety and Pre-fire Plan prepared in accordance with Fire Code of New York State Chapter 4 Emergency Planning and Preparedness; Chapter 5 Fire Service Features and Chapter 14 Fire Safety during Construction and Demolition.

Fugitive Dust Suppression Plan and Community Air Monitoring Program

This submittal by the contractor will be prepared consistent with New York State Department of Environmental Conservation Technical and Administrative Guidance Memorandum (TAGM) 4031 entitled "*Fugitive Dust Suppression and Particulate Monitoring Program"* and New York State Department of Health (NYSDOH) "*Generic Community Air Monitoring Plan"*. The elements of this submittal will include:

- Description of dust suppression techniques to be employed during site activities including demolition and earthwork.
- Description of particulate monitoring techniques and frequency, instrumentation and analytical methods including the name of the professional performing this monitoring.
- Location of monitoring points and record keeping of meteorological data.
- Action levels, corrective actions, and stop work levels.
- Quality Assurance/Quality Control Plan.

In addition to the contractor's responsibilities listed above, Norampac will retain an independent third party laboratory to perform project air monitoring and analysis during the controlled demolition and asbestos abatement activities consistent with New York State Department of Labor (NYSDOL) Code Rule 56-4. Norampac will also retain an independent NYSDOL Certified Project Monitor to

perform a final clearance and visual inspection consistent with Code Rule 56-9 and ASTM Standard E-1368 “Standard Practice for Visual Inspection of Asbestos Abatement Projects.”

Site Security

The demolition contractor will erect a suitable fence to prohibit entry by unauthorized personnel. Also, Norampac has a closed circuit video surveillance system that is capable of viewing the area adjacent to the former Mill No. 2. That surveillance system is monitored on a regular basis.

Traffic

Since the project site adjoins the active Mill No.1 operated by Norampac, the routing and use of vehicles associated with demolition and other site activities will be coordinated with Norampac facility operations.

In the event major concerns are expressed, future communication will be issued to stakeholders.

Appendix A – Project Contacts and Document Repositories

Project Contacts

For information about the site's remedial program, the public may contact the following NYSDEC project contacts:

Michael Hinton, P.E.
Project Manager
NYSDEC Region 9
Division of Environmental Remediation
270 Michigan Avenue
(716)851-7220

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Niagara Falls Public Library
Earl W. Brydges Building
1425 Main Street
Niagara Falls, New York, 14305
Phone: (716) 286-4894
Hours: Mon,Tues,Wed 9AM-9PM
Thurs,Fri,Sat 9AM-5PM
Closed Sunday

NYSDEC Region 9 Office
270 Michigan Avenue
Attn: Michael Hinton, P.E.
Phone: (716)851-7220
Hours: Monday –Friday 8:30AM-4:30PM
(call for appointment)

Appendix B – Brownfield Site Contact List

1. *Chief Executive Officer and City Administrator of each County, City, Town and Village in which the Site is located.*

   a. City of Niagara Falls

   Office of the Mayor
   Mayor Paul A. Dyster
   City Hall
   745 Main Street
   PO Box 69
   Niagara Falls, NY 14302
   (716) 286-4310

   Office of City Administrator
   Ms. Donna D. Owens
   City Hall
   745 Main Street
   PO Box 69
   Niagara Falls, NY 14302
   (716) 286-4320

   Department of Code Enforcement
   Mr. Guy A. Bax-Director/Zoning
   City Hall
   745 Main Street, Room 306
   PO Box 69
   Niagara Falls, NY 14302
   (716)286-4450

   b. Niagara County

   Greg Lewis, County Manager
   2nd Floor Philo J. Brooks County Office Building
   59 Park Avenue
   Lockport, NY 14049
   (716)439-7006

2. *Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site*

   a. Residents, Owners and Occupants of the Site

   Niagara County IDA

Vantage Center
6311 Inducon Corporate Drive
Sanborn, NY 14132
(716) 278-8769

b. Residents, Owners and Occupants of Adjacent Properties

National Vacuum Corp
408 47th Street
Niagara Falls, NY 14304
(866) 773-1167

Midtown Little League, Inc.
4700 Niagara Falls Boulevard
Niagara Falls, NY 14304
(716) 285-1994

Niagara Mohawk Power Corp.
300 Erie Boulevard
Syracuse, NY 13202
(315) 424-1511

3. *Local News Media from which the community typically obtains information*

Niagara Gazette (Newspaper)
310 Niagara Street
PO Box 540
Niagara Falls, NY 14302
(716) 282-2311

WKSE – 98.5 FM (Radio)
401 City Avenue, Suite 809
Bala CYNWYD, PA 19004

WJJL – 1440 AM (Radio)
920 Union Road
West Seneca, NY 14224
(716) 674-9555

WGRZ – NBC (Channel 2)
259 Delaware Avenue
Buffalo, NY 14202
(716) 849-2222

WIVB – CBS (Channel 4)
2077 Elmwood Avenue
Buffalo, NY 14207
(716) 874-4410

WKBK – ABC (Channel 7)
7 Broadcast Plaza
Buffalo, NY 14202
(716) 845-6100

WUTV – FOX (Channel 29)
699 Hertel Avenue, Suite 100
Buffalo, NY 14207

4. *Public Water Supplier which services the area*

Niagara Falls Water Board
PO Box 1114
Buffalo, NY 14240

5. *Any person who has requested to be placed on the contact list*

None Identified to Date

6. *The administrator of any school or day care facility located on or near the property*

None Identified

7. *The location of a document repository for the project*

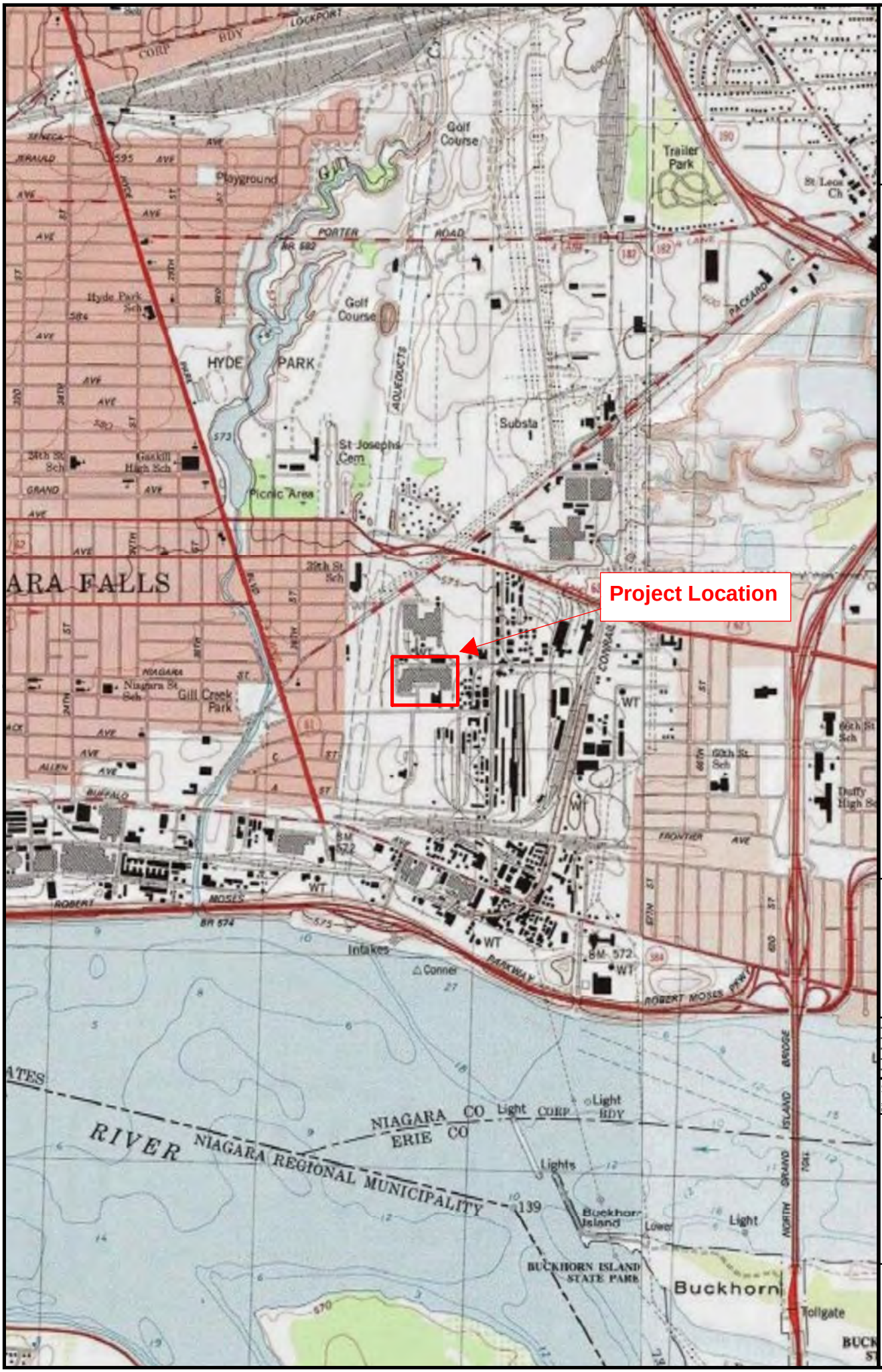
Niagara Falls Public Library
Earl W. Bridges Building
1425 Main Street
Niagara Falls, NY 14305

Appendix C – Identification of Citizen Participation Activities

Required Citizen Participation Activity	CP activity(ies) occur at this point	Date Completed
Application Process:		
• Prepare brownfield site contact list (BSCL) • Establish document repositories • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period • Publish above ENB content in local newspaper • Mail above ENB content to BSCL	At time of preparation of application to participate in BCP When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.	BCP Application Jan.28, 2010 Niagara Gazette Feb.11,2010 ENB Published Feb.17, 2010 BCP Application placed at Niagara Falls Public Library Feb.16,2010 Public Notice Mailed Feb.16,2010
After Execution of Brownfield Site Cleanup Agreement:		
• Prepare citizen participation (CP) plan	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution	Draft CPP submitted as part of Draft IRM Work Plan for Demolition of Former Mill #2 March 26, 2010. Conditional Approval by NYSDEC June 14, 2010. CPP revised to incorporate NYSDEC Comments August 2010
After Remedial Investigation (RI) Work Plan Received:		
• Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.	Draft RI Work Plan submitted to NYSDEC April 2010. Conditional Approval by NYSDEC June 30, 2010.
After RI Completion:		
• Mail fact sheet to BSCL describing results of RI	Before NYSDEC approves RI Report	
After Remedial Work Plan (RWP) Received:		
• Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by public)	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.	
After Approval of RWP:		
• Mail fact sheet to BSCL summarizing upcoming remedial construction	Before the start of remedial construction	
After Remedial Action Completed:		
• Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC)	At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of COC	

APPENDIX D

SITE LOCATION MAPS



C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

N

0 500 1,000 2,000
Feet

PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

03/22/10 - F:\Project\11-Minimill Technologies\11.005.001 -RI and Demo Workplans\GIS\Projects\figure_3.mxd

Source: ESRI USA_Topo_Maps
http://services.arcgisonline.com/arcgis/services

Appendix D
Site Location Map

Figure 1

1 2 3 4

C B A

N

Source: NYS GIS Clearinghouse, Brownfield property boundary taken from survey dated 12/9/09 by D.W. Hannig, L.S., P.C.

03/22/10 - F:\Projects\911 Ahlstrom Technologies\911.005.001 -RI and Demo Workplans\GIS\Projects\fig\ure_2.mxd

C&S COMPANIES®
C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Legend

Approximate Brownfield Property Boundary

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

0 100 200 Feet

PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

Appendix D
Property Map

Figure 2

03/22/10 - F:\Projects\t1-Minimill Technologies\t11.005.001 -RI and Demo Work plans\GIS\Projects\figure_3.mxd

C&S Engineers, Inc.
499 Col. Eileen Collins Blvd.
Syracuse, New York 13212
Phone: 315-455-2000
Fax: 315-455-9667
www.cscos.com

Interim Remedial Measure Work Plan
Demolition Mill No. 2, site ID # C932150
Norampac Industries
4001 Packard Road
Niagara Falls, New York

0 25 50 100 Feet

PROJECT NO:	III.005.001.110
DATE:	March 22, 2010
SCALE:	AS SHOWN
DRAWN BY:	WNR
DESIGNED BY:	WNR
CHECKED BY:	SV

Appendix D
Historic Site Plan

Figure 3