



# FACT SHEET

March 2007

## Record of Decision Finalizes Cleanup Plans for Youngstown Cold Storage Site



Fact Sheet - Record of Decision Availability

Site No. E932122

### INTRODUCTION

The New York State Department of Environmental Conservation (DEC), the New York state Department of Health (DOH) and the Village of Youngstown are pleased to announce that a cleanup plan has been finalized for the Youngstown Cold Storage site.

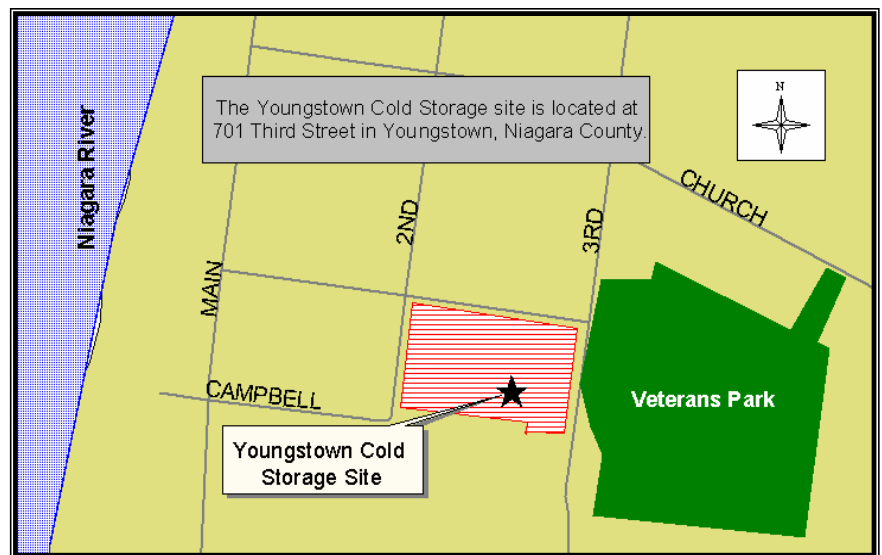
A public meeting was held on September 7, 2006 at the Youngstown Village Hall, during which DEC presented a proposed cleanup plan for the site. After seeking public comment on the proposed plan, DEC finalized the cleanup plan in a document called a Record of Decision (ROD). The ROD also summarizes site investigations and responses to comments from the public regarding the cleanup plan. The ROD and other documents related to the Youngstown Cold Storage site are available for your review at the locations identified on the back of this page.

Environmental investigation work at the Youngstown Cold Storage site was performed under the New York State 1996 Clean Water/Clean Air Bond Act "Environmental Restoration Program" (ERP). Through the ERP, DEC provides financial assistance to local governments for the investigation, cleanup and restoration of brownfields sites. A brownfield is a property that is typically unused, abandoned, or idle and is difficult to reuse or redevelop because of the presence of real or perceived environmental contamination.

### SITE BACKGROUND

The Youngstown Cold Storage site is located at 701 Third Street in Youngstown, Niagara County, just adjacent to Veteran's Park. (See map at right.) Properties surrounding the site are currently used for residential and recreational purposes.

The Youngstown Cold Storage site was first developed as early as 1910, and operated until 1996. Throughout this period, the property was primarily used for the storage, washing and packaging of locally grown apples. The site is currently occupied by three structures that include a deteriorating three-story stone warehouse building, a single story brick building (ice house), and a vacant house.



In addition, a spray wash area is present in the southeast corner of the property where the apples were reportedly washed prior to storage within the facility.

### DESCRIPTION OF SELECTED CLEANUP ACTIVITIES

As defined in the ROD, cleanup activities at the Youngstown Cold Storage will include:

- Excavating petroleum contaminated surface and subsurface soil/fill and disposing of it properly at an off-site location;
- Demolishing the spray wash structure and partially demolishing the warehouse building;
- Removing sediments in the valve pit and disposing of them off-site;
- Removing compressors and other PCB contaminated equipment and concrete, and disposing of them off-site;

- Removing contaminated sub-slab material from under the compressor room floor, and disposing of it off-site;
- Removing the aboveground storage tank and impacted soil, and disposing of them off-site; and
- Backfilling excavations and the valve pit with clean material.

The goal of remedial work is to clean up the site to levels suitable for residential use. More details about the selected cleanup plan can be found in the ROD, which is available for public review at the locations identified at the bottom of this page.

## **NEXT STEP**

At this point, it is difficult to predict a schedule for cleanup activities at the Youngstown Cold Storage site. Although DEC has finalized a cleanup plan for the site, the site is still privately owned and cleanup activities are unable to proceed until either:

- The Village of Youngstown obtains ownership of the property. The Village would then be eligible to receive reimbursement from New York State for up to 90% of eligible cleanup costs through the Environmental Restoration Program (ERP); or
- A future site developer obtains ownership of the property. Any future developer will be required to implement cleanup activities outlined in the ROD. A future site developer may be eligible for entry into New York State's Brownfield Cleanup Program, which would provide tax incentives to assist the developer with site cleanup.

## **WHO SHOULD I CALL IF I HAVE QUESTIONS ABOUT THE SITE?**

Should you have questions about the Youngstown Cold Storage site, please feel welcome to contact the representatives identified below:

### Site-Related Environmental Questions

Mr. Michael Hinton, P.E., Project Manager  
NYS Department of Environmental Conservation  
270 Michigan Avenue  
Buffalo, NY 14203  
(716) 851-7220

### Site-Related Health Questions

Mr. Matthew Forcucci, Public Health Specialist  
NYS Department of Health  
584 Delaware Avenue  
Buffalo, NY 14202  
(716) 847-4385

### Site-Related Project Questions

Mr. Fred Stephens  
Village of Youngstown  
Village Center  
240 Lockport Street  
P.O. Box 168  
Youngstown, NY 14174  
(716) 745-7721

## **LOCATIONS TO VIEW PROJECT-RELATED DOCUMENTS**

To keep you informed, DEC has established two locations at which you can view site-related project documents. These locations include:

Youngstown Free Library  
240 Lockport Street  
Youngstown, NY 14174  
(716) 745-3555  
(See reference desk.)

NYS Department of Environmental Conservation  
270 Michigan Avenue  
Buffalo, NY 14203  
(716) 851-7220  
(Please call for an appointment.)