



FACT SHEET

Brownfield Cleanup Program

Receive site fact sheets by *email*. See "For More Information" to learn how.

Site Name: Former Mill #2

June 2012

DEC Site #: C932150

Site Address: 4400 Royal Avenue; Niagara Falls, NY 14303

Former Mill #2 Update: Cleanup Action Completed! *'No Further Action Decision' Document Finalized*



Before Remediation: Former Mill #2 Site



After: Former Mill #2 Site clean with redevelopment already under construction

Former Mill No. 2 *By the Numbers*

Brownfield Numbers:

\$16,234,557 – Cost of remedial work at site including investigation and Interim Remedial Measure (IRM)

135,839 tons – Amount of contaminated soil disposed at local permitted landfill facilities

67,827 tons – Amount of un-contaminated soil removed from the site for re-use

20,087 tons – Amount of radiologically-affected soil disposed at a permitted out of state facility

Cleaned Facility Numbers:

\$400 to 450 million – amount of redevelopment cost of new facility

450 – Amount of construction jobs created during redevelopment

105 – Amount of permanent jobs created at new facility (after construction)

Action has been completed to address the contamination related to Former Mill No. 2 ("site") located at 4400 Royal Avenue, Niagara Falls, Niagara County under New York State's Brownfield Cleanup Program (BCP). Please see the attached map below for the site location. The Proposed No Further Action Decision Document (NFADD) along with the Remedial Investigation Report and Alternatives Analysis/Interim Remedial Measures Report were the subject of a 45 day public comment period that concluded on May 10, 2012. No comments were received on these documents and the NFADD was signed on May 21, 2012.

The cleanup activities were performed by Greenpac Mill, LLC, with oversight provided by New York State Department of Environmental Conservation (DEC). A draft Final Engineering Report has been submitted to the DEC, and is currently under review.

Highlights of the draft Final Engineering Report

The Final Engineering Report has several goals:

- 1) Describe the cleanup activities completed;
- 2) Certify that cleanup requirements have been achieved or will be achieved for the site;
- 3) Describe any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier; and
- 4) Certify that a site management plan for any engineering controls used at the site has been approved by DEC.



During Remediation: Soil excavation at Former Mill #2 Site



During Remediation: Site backfilling at Former Mill #2 Site

Next Steps

DEC will complete its review and revise the Final Engineering Report as necessary. The Final Engineering Report will be made available to the public (see "Where to Find Information" below). With the issuance of the Certificate of Completion by the DEC, the applicant would be able to complete redevelopment of the site.

In addition, the applicant:

- ☛ would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- ☛ would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with DEC. A fact sheet will be sent to the site contact list when DEC issues a Certificate of Completion to the applicant.

Background

The Former Mill #2 site, now known as Greenpac Mill, LLC is a facility located at 4400 Royal Avenue, Niagara Falls, Niagara County. The Greenpac Mill Site which includes the Former Mill #2, Northern Extension and CSX ROW is approximately 18.52 acres. The site is bounded by the active Norampac facility to the north, open land owned by Power Authority State of New York (PASNY) to the west, Royal Avenue to the south and industrial land along 47th street to the east. The site is adjacent to the Frontier Chemical Royal Ave inactive hazardous waste site #932110.

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

Additional site details, including environmental and health assessment summaries, are available on DEC's website at:

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C932150> and at <http://www.dec.ny.gov/chemical/64084.html>.

Former Mill No. 2 Site Timeline

2010

April: BCA signed

Fall: Building demolition begins

2011

July: Remedial cleanup work begins with soil excavation

August: Radiologically-affected material discovered

December: Soil Excavation complete site backfilled

2012

February: Building Demolition complete

April: Remedial Investigation Approved

May: Alternatives Analysis and IRM Report approved

June: SMP approved, expect approval of FER and issuance of CoC by June 29, 2012

Where to Find Information

Project documents are available at the following location to help the public stay informed. For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>.

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

Who to Contact

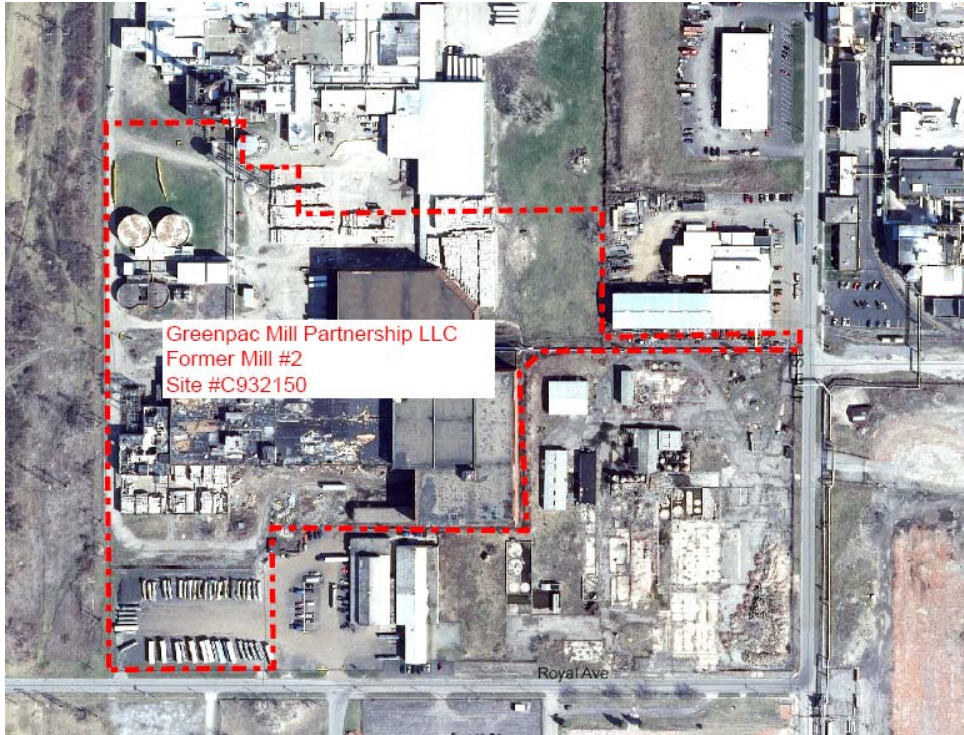
Comments and questions are always welcome and should be directed as follows:

Project Related Questions:

Michael Hinton
NYS DEC, Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
mjhinton@gw.dec.state.ny.us

Site-Related Health Questions:

Matthew Forcucci
NYS Department of Health
584 Delaware Ave
Buffalo, NY 14202-1295
716-847-4501
bee@health.state.ny.us



We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

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

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

