



FACT SHEET

State Superfund
Program

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

Site Name: Tract II Highland Ave
DEC Site #: 932136
Site Address: 3001 Highland Avenue; Niagara Falls, NY 14305

September 2012

Tract II Update: Cleanup Action to Begin at State Superfund Site, Public Availability Session Announced: 10/2/12 at 6:30 p.m.

Tract II By the Numbers:

Superfund Numbers:

18.06 acres – size of site

6,000 cubic yards – building materials (concrete & brick) generated during demolition of structures

68,000 cubic yards – contaminated dirt material to be treated

\$6 million – cost of remedial work

Availability Session: Tuesday, 10/2/2012 at 6:30 – 8:30 p.m. Doris Jones Resource Center

DEC invites you to a Town Hall Meeting to discuss the cleanup activities at the site. Drop in any time during the session to ask questions, view posters, and discuss the upcoming site activities.

Clean-up work is about to begin that will address the contamination related to Tract II Highland Ave (“site”) located at 3001 Highland Avenue, Niagara Falls, Niagara County, under New York State's State Superfund Program. Please see **Site Location** for the map of the property.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Documents related to the cleanup of this site can be found at the locations identified below under **Where to Find Information**. The cleanup activities will be performed by Brightfields Corporation, the developer for both the adjoining Tract I Highland Ave. brownfield site and the Tract II site, in cooperation with Honeywell International Inc.

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Excavation of contaminated waste and fill materials from the eastern portion of the site;
- Removal of debris and other waste, unsuitable for treatment off-site for disposal;
- On-site treatment, via solidification/stabilization, of excavated waste and fill materials which exceed characteristic hazardous waste criteria;
- Consolidation of the treated soil on site and covered beneath a 1 foot soil cover pavement, or buildings in the commercial areas and 2 foot cover in the recreational areas.

Radioactive slag, commonly used as a sub-base beneath roadways and parking lots throughout Niagara Falls, was also identified on the Tract II property. New York State Department of Health (DOH) has determined that that slag poses no public health risk and DEC regulations require that the material be disposed of properly, if exposed during construction activities.

Next Steps - Demolition Work to Begin in October

Beginning this October, Brightfields will begin demolition of portions of the former Power City Warehouse located on the Tract I as well as other dilapidated buildings on Tract II. The demolition work will extend into 2013 and will include the underground garage structure located on Tract II. Prior to any demolition work, a fence will be installed around the perimeter of the property, the site will be cleared of debris, and any hazardous substances in the structures will be removed and properly disposed of offsite at an approved facility. Following demolition of the site structures, excavation, screening and treatment of the site soil/fill will commence. Following soil treatment the soil cover will be placed in the required areas and site redevelopment will commence with the park construction and installation of utilities to support the commercial redevelopment areas.

Air Monitoring

Six real-time air monitoring stations will continually monitor dust and weather during demolition and cleanup activities. These monitors will contain alarms to indicate if dust is exceeding limits set by governmental regulatory agencies. In the event any limit is exceeded, work will immediately cease, a thorough evaluation will be performed, and corrective measures will be taken prior to work resuming.

Tract II Site Timeline:

1903 to 1911

Carter Crume Co. and Motor Battery Corp.

1911 to 1928

American Sales Book Co. and Motor Battery Corp

1928 to 1942

American Sales Book Co. and US Light & Heat Corp.

1942 to 1944

American Sales Book Co. and Autolite Corp.

1944 to 1953

Moore Corporation and Autolite Corp.

1953 to 1966

Moore Corporation and Electric Autolite Corp. (Later Prestolite Corp.)

1966 to 1967

Orchard Properties

1967 to 1972

Niagara Falls Industrial Center

1972 to 1982

City of Niagara Falls

1982 to 1984

Power City Distribution

1984 to 2012

City of Niagara Falls

2012

Brightfields Corporation

2012 – 2013

October: demolition of warehouse and underground garage begins

2013

Spring: Begin soil treatment and site remediation

All air monitoring results will be posted for public review at the site on Highland Avenue and at the project document depository at the **Doris Jones Family Resource Center**.

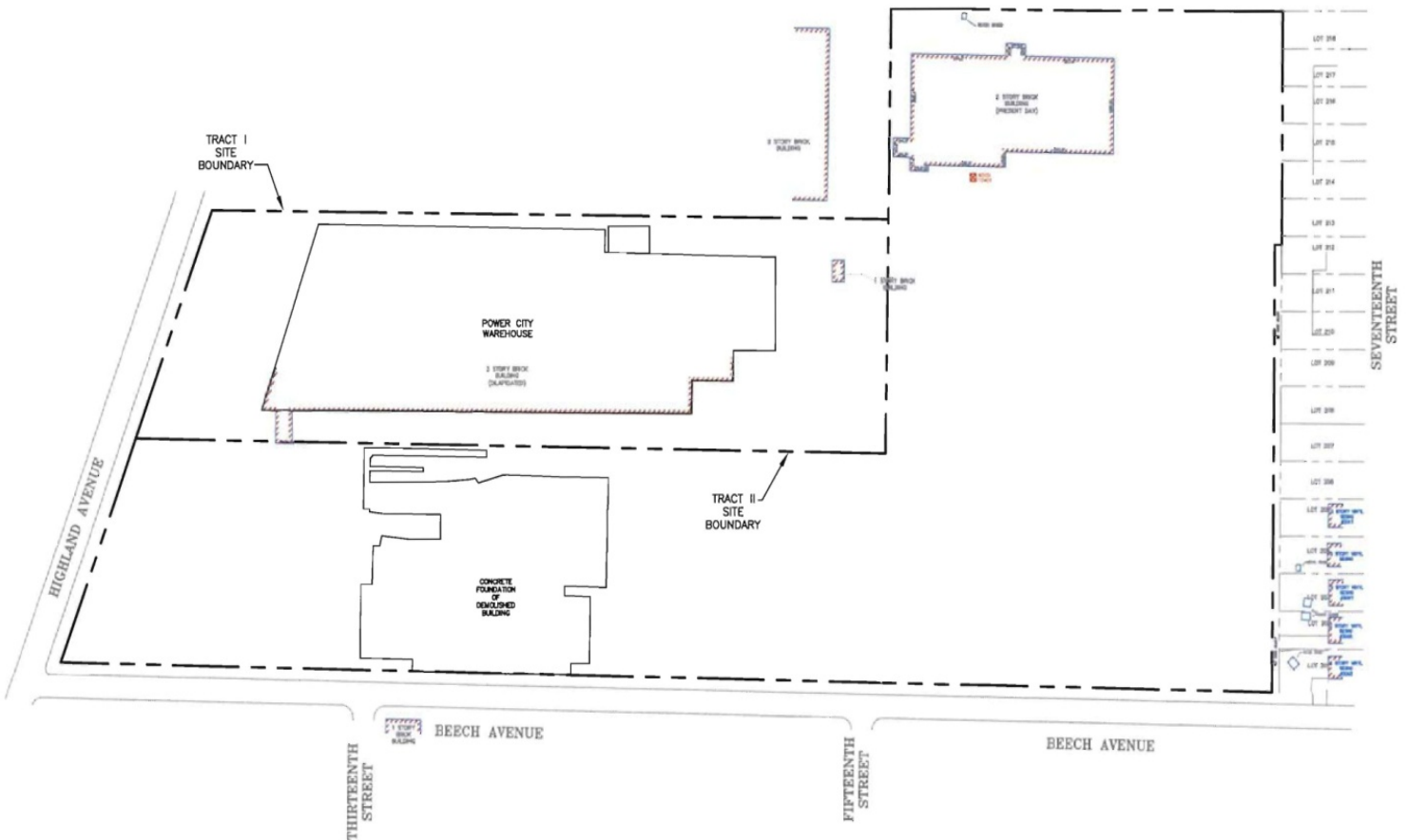
Final Report

After completion of the cleanup, Honeywell will prepare a Final Engineering Report. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved. DEC will keep the public informed throughout the cleanup of the site.

Additional Details

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/52435.html> and <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?ProgNo=932136>.

Site Map



Where to Find Information

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>. Public interest in this project is valued and appreciated. Project documents are available at the following locations to help the public stay informed: People & Possibilities web site at: www.cleantract2.com and at:

NYS DEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

Doris Jones Family Resource Center
3001 9th Street
Niagara Falls, NY 14305

Who to Contact

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

Project Related Questions:

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

Site-Related Health Questions:

Matthew Forcucci
NYS DOH
584 Delaware Ave
Buffalo, NY 14202-1295
716-847-4501
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Project Related Questions:

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State Superfund Program

New York's SSF identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring. Visit: <http://www.dec.ny.gov/chemical/8439.html>.

DEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds. GE, the responsible party for this site, bore all costs for the investigation and remediation of the site.

For More Information

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.