



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 1501 College Ave

November 2012

DEC Site #: C932134

Site Address: 1501 College; Niagara Falls, NY 14303

College Ave Update: Interim Remedial Measures Report, Alternatives Analysis Report, No Further Action Decision Document – 45 Day Comment Period, November 8 to December 22, 2012



After remediation: west side entrance of site



Before remediation

College Ave By the Numbers:

**Brownfield
Numbers:**

45 days – length of
comment period
12.25 acres – area
of site

Action has been completed to address the contamination related to 1501 College Ave Site (“site”) located at 1501 College Ave, Niagara Falls, Niagara County under New York State's Brownfield Cleanup Program. Please see the map for the site location. Interim Remedial Measures (IRMs) to remove site related contaminants have been completed and an Alternatives Analysis Report (AAR) has been submitted indicating that No Further Action is required. DEC has prepared a No Further Action Decision Document (DD) that indicates cleanup requirements have been achieved that fully protects public health and the environment for the proposed site use.

The cleanup activities were performed by Santarosa leasing (“applicant”) with oversight provided by DEC.

Highlights of the IRM/AA Report

The RI/IRM/AA Report includes:

1. Results of the remedial investigation;
2. The cleanup activities completed;
3. Certification that cleanup requirements have been achieved for the site; and
4. Evaluates remedial alternatives to achieve the site goals to meet the site use requirements.



After remediation: south east corner of site



Before remediation

Next Steps

DEC is accepting written comments about the No Further Action Decision Document for 45 days, from November 8 through December 22, 2012. The proposed decision document is available for public review at the locations identified below under **Where to Find Information**. Please submit comments to the project manager listed under Project Related Questions in the **Who to Contact** area below. As part of the BCP cleanup process, Santarosa Leasing will be preparing and filing an Environmental Easement (EE) and Site Management Plan (SMP) that restricts the future site use to industrial and restricts the use of groundwater. A Final Engineering Report (FER) will be submitted that fully describes the investigations and remedial work performed at the site. A Certificate of Completion is expected to be issued by the DEC by December 31, 2012 that approves the FER.

Background

Location

This 12.25 acre BCP site is located in the north end of the City of Niagara Falls. It is situated in a generally industrialized area with nearby multi-family housing. The BCP site is bounded by College Avenue to the north, with a private access road along the western property boundary, and vacant industrial-use properties to the east and south. Industrial and commercial buildings are present to the north, south, and west of the site, with residential properties located approximately 500 feet to the southwest.

Site Features

This site consists of the majority of the former Union Carbide facility located at 1501 College Avenue, Niagara Falls, Niagara County. It once consisted of several large abandoned manufacturing buildings and had been the site of illegal vehicle stripping and dumping. The abandoned manufacturing buildings have been removed and a cover system constructed over the site through the performance of an interim remedial measure under a brownfield cleanup agreement.

History

Union Carbide operated the site as a manufacturing facility from 1910-1986. Products that were manufactured included specialty machined graphite, carbon liners, cathode blocks, and furnace electrodes. After 1986, the site was operated by Niagara Vest Corporation. This site is also

College Ave Site Timeline:

1910 – 1986

Union Carbide operated site as a manufacturing facility

1986

Site operated by Niagara Vest Corporation

2008

January: RI/AAR work plan approved
April: IRM work plan submitted
June: IRM work plan approved

2009 – 2011

May: IRM/RI field work

2012

September: RI/IRM/AA Report submitted
October: No Further Action Decision Document begins

adjacent to the Hazorb site - which had an EPA removal action performed in 2003 to dispose of asbestos building materials (PCB concentrations up to 56,000 ppm).

The project site is located within a Federal Renewal Community Zone, a New York State Empire Zone, a New York State Environmental Zone, and is in a highly distressed area as defined under New York State General Municipal Law. The intended future use of this site is for industrial purposes.

A Remedial Investigation/Alternatives Analysis Report (RI/AAR) work plan was submitted with the BCP application. The site is being managed as a single operable unit. Known and suspected contaminants are Petroleum, SVOCs, Metals, and PCBs which are impacting soils. The RI/AAR work plan was approved on January 4, 2008.

An Interim Remedial Measures (IRM) Work Plan was submitted in April 2008, and was approved in June 2008. The applicant delayed the start of the IRM and RI/AAR activities due to funding and business plan issues. In May 2009, some preliminary IRM field work began with selected demolition of some site buildings.

The RI field work began in September 2010, and was substantially complete by October 2010. The most significant IRM field work began in December 2010.

The RI/IRM/AA Report was submitted on September 17, 2012. A final site IRM inspection was performed on October 12, 2012 where the IRM work was determined to be substantially complete. The Site Management Plan (SMP) and Final Engineering Report (FER) are expected to be submitted by November 1, 2012.

A No Further Action Decision Document describing the work done on the site was prepared and a 45 day public comment period was begun on October 22, 2012.

Websites

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/68496.html> and <http://www.dec.ny.gov/cfm/xtapps/dereexternal/haz/details.cfm?pageid=3&progno=C932134>.



Before remediation



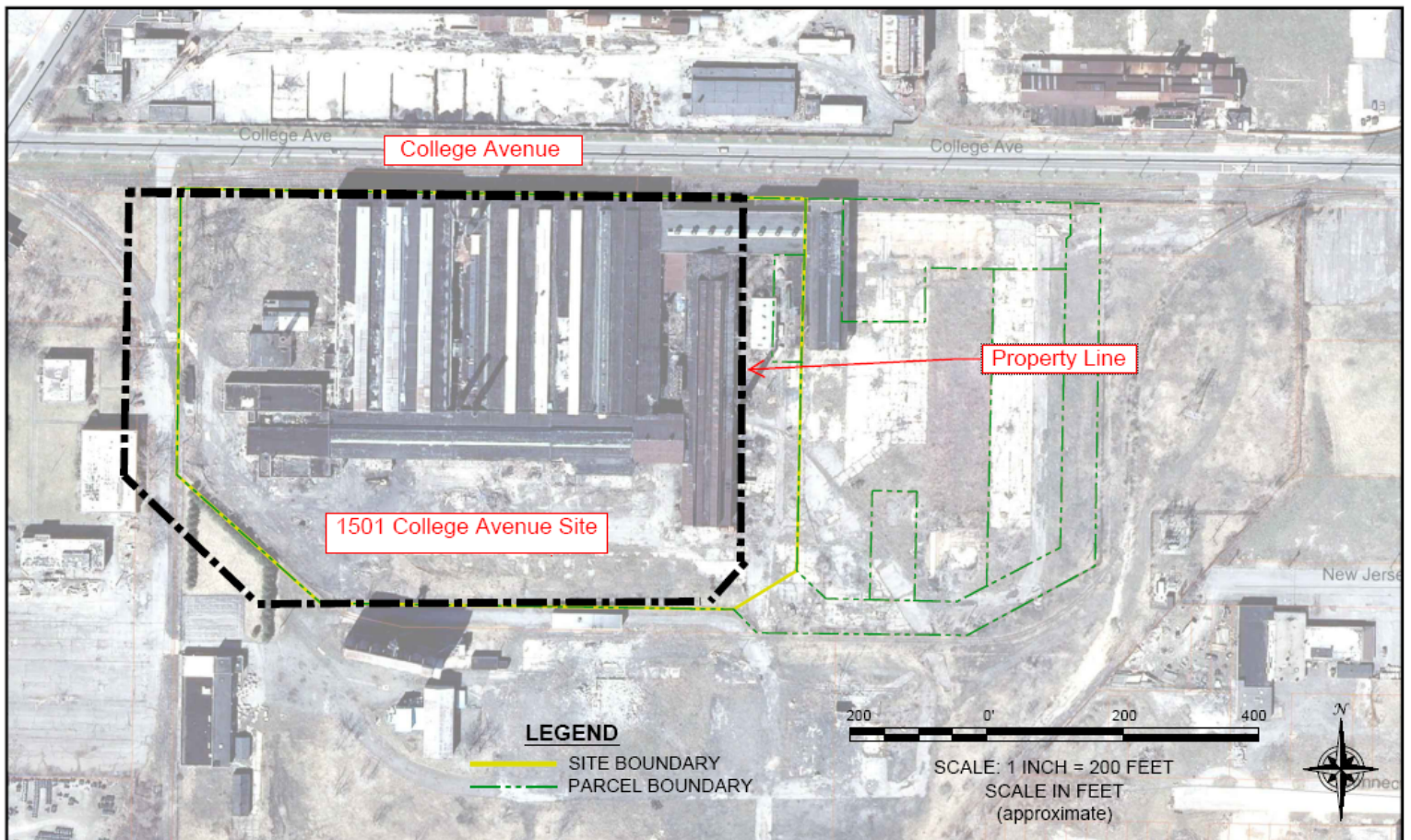
Before remediation

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>.

Site Location



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0835

SITE PLAN (AERIAL) (PRE-DEMOLITION) RI/AA/IRM REPORT

1501 COLLEGE AVENUE SITE
NIAGARA FALLS, NEW YORK
PREPARED FOR
SANTAROSA HOLDINGS, INC.

PROJECT NO.: 0140-001-105

DATE: AUGUST 2012

DRAFTED BY: JCT

FIGURE 2

Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following locations to help the public stay informed. For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>.

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
716-285-5374

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
region9@gw.dec.state.ny.us

Site-Related Health Questions:

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

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.