

NF-036
104237 01

Formerly Utilized Sites Remedial Action Program (FUSRAP)

ADMINISTRATIVE RECORD

for
Niagara Falls Storage Site





Department of Energy

Oak Ridge Field Office
P.O. Box 2001
Oak Ridge, Tennessee 37831—

May 20, 1993

Mr. Paul R. Huber
Deputy Project Manager
FUSRAP Program
Bechtel National, Inc.
P. O. Box 350
Oak Ridge, Tennessee 37831-0350

Dear Mr. Huber:

DISPOSAL OF BUILDING NOS. 401A, 402, AND 416 AT NIAGARA FALLS STORAGE SITE, NY

Your request to dispose of subject on-site buildings by demolition has been reviewed and is approved by this office. Enclosed is the Findings document acknowledging that the facilities are in poor condition and have no salvage or commercial value. Also enclosed are an original and three copies of Form OR 4300.1 for each of the buildings. Upon completion of the demolition activities, please complete Part D and furnish the original of each OR 4300.1 to this office.

Thank you for your coordination of this real estate action. If you have any questions, please call me at 576-0977.

Sincerely,

A handwritten signature in cursive script that reads "Katy Kates".

Katy Kates
Realty Specialist

- 2 Enclosures
1. Findings (dupe)
2. OR 4300.1 (3) (trip)

cc: Ron Kirk, EW-93

FINDINGS

Disposal of Buildings 401A, 402 and 416
Niagara Falls Storage Site
Lewiston, New York

Pursuant to the provisions of Federal Property Management Regulations Subpart 101-47, Sections 501-4, 503-1, and 503-3, I hereby find that the subject facilities are in very poor condition and have no salvage or commercial value. I also find that because of their condition and lack of value, donation or other uses are not feasible; retention to post public notice is clearly not warranted for economical, health, and safety reasons. The facilities should be razed and disposed of by an approved and safe method.

Date: 5-20-93

Katy Kates
Katy Kates
Realty Specialist

Approved By:

Date: 5-20-93

Richard P. Nicholson
Richard P. Nicholson
Realty Officer

Form OR F 4300.1
(Rev. 1/91)OAK RIDGE OPERATIONS
REQUEST FOR AUTHORITY TO DISPOSE OF IMPROVEMENTS
LOCATED ON NONEXCESS LAND

PART A - TO BE COMPLETED BY ORIGINATING OFFICE

1. Location Niagara Falls Storage Site 1397 Fletcher Road Lewiston, NY2. Property No. and
Identification of
Improvements3. Acquisition
Cost4. Net Book
Value5. Sale Value
(As is -
Where is)6. Recommended
Disposal Action

a. Sale

b. Other

Building 401A
(1500 SF [±])

\$6500

\$0

Demolition

7. Description of Improvements and Justification for Disposal

See attached narrative.

8. Finding

9. Submitted by:

Signature

Ronald E. Kirk

Date

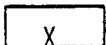
5-20-93

Title and Organization

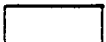
SITE MANAGER, FSRD

PART B - TO BE COMPLETED BY DOE RECOMMENDING OFFICIAL

1. Recommendation:



D O E requirements have been met with respect to utilization and method of disposal and approval is recommended.



Recommend advance approval subject to notations contained in PART B, item 2.

Signature

Katy Kates

Date

5-20-93

Katy Kates, Realty Specialist

2. a. Notations:

Form OR F 4300.1
(Rev. 1/91)OAK RIDGE OPERATIONS
REQUEST FOR AUTHORITY TO DISPOSE OF IMPROVEMENTS
LOCATED ON NONEXCESS LAND

PART A - TO BE COMPLETED BY ORIGINATING OFFICE

1. Location Niagara Falls Storage Site 1397 Fletcher Road Lewiston, NY

2. Property No. and Identification of Improvements	3. Acquisition Cost	4. Net Book Value	5. Sale Value (As is - Where is)	6. Recommended Disposal Action	
				a. Sale	b. Other
Building 402 (900 SF [±])	\$6500				Demolition

7. Description of Improvements and Justification for Disposal
See attached narrative.

8. Finding

9. Submitted by:

Signature

Ronald E. Kirk

Date

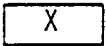
5-20-93

Title and Organization

Site Manager, PERD

PART B - TO BE COMPLETED BY DOE RECOMMENDING OFFICIAL

1. Recommendation:



DOE requirements have been met with respect to utilization and method of disposal and approval is recommended.



Recommend advance approval subject to notations contained in PART B, item 2.

Signature

Katy Kates

Date

5-20-93

Katy Kates, Realty Specialist

2. a. Notations:

Form OR F 4300.1
(Rev. 1/91)OAK RIDGE OPERATIONS
REQUEST FOR AUTHORITY TO DISPOSE OF IMPROVEMENTS
LOCATED ON NONEXCESS LAND

PART A - TO BE COMPLETED BY ORIGINATING OFFICE

1. Location Niagara Falls Storage Site 1397 Fletcher Road Lewiston, NY2. Property No. and
Identification of
Improvements3. Acquisition
Cost4. Net Book
Value5. Sale Value
(As is -
Where is)6. Recommended
Disposal Action

a. Sale

b. Other

Building 416
(100 SF \pm)

Unknown

Demolition

7. Description of Improvements and Justification for Disposal
See attached narrative.

8. Finding

9. Submitted by:

Signature

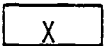
Ronald E. KihDate 5-20-93

Title and Organization

Site Manager, FSRD

PART B - TO BE COMPLETED BY DOE RECOMMENDING OFFICIAL

1. Recommendation:



D O E requirements have been met with respect to utilization and method of disposal and approval is recommended.



Recommend advance approval subject to notations contained in PART B, item 2.

Signature

Katy KatesDate 5-20-93

Katy Kates, Realty Specialist

2. a. Notations:

NIAGARA FALLS STORAGE SITE DEMOLITION OF FOUR ON-SITE STRUCTURES

The following document provides informational background on four (4) structures, located at the Department of Energy's (DOE) Niagara Falls Storage Site (NFSS), which have been designated for demolition. The data presented here will enable a New York State Division for Historic Preservation review in determining the appropriateness of the intended action in respect to National Historic Preservation Act (36 CFR Part 800) requirements.

Proposed action:

To facilitate the realignment of site security boundaries associated with a planned surplus of NFSS property (figure 1), DOE is proposing to demolish four (4) buildings. The buildings to be removed are 401A, 402, 416, and 429 (figure 2).

↑ Bldg 429 has been rehabbed and is now serviceable

General program information:

NFSS is located approximately 10 miles north of the City of Niagara Falls and lies within the Township of Lewiston, New York (figure 3). A DOE facility, it is operated under the Formerly Utilized Sites Remedial Action Program (FUSRAP). It is one of many sites in the United States that was used by the Manhattan Engineer District (MED) and its successor Atomic Energy Commission (AEC) for processing and storing uranium and thorium ores in conjunction with the nation's program to develop the first atomic bomb.

As a result of the MED/AEC operations and the nature of subsequent cleanup activities, trace amounts of radioactive materials remained at some of the sites. Most of the sites were decontaminated and released for other uses under the regulations in effect at the time operations ceased. Subsequently, as radiological guidelines became more stringent, a number of sites were found to have residual contamination exceeding the revised guidelines. To assess and further remediate these sites, the federal government initiated FUSRAP in 1974. NFSS was among those sites designated for additional remediation.

NFSS general historical summary:

NFSS and adjacent vicinity properties were part of the U. S. Army's 7500 acre Lake Ontario Ordnance Works (LOOW) constructed to be used for trinitrotoluene (TNT) production early in World War II. TNT production was never initiated and the LOOW was reassigned to the MED.

From 1944 to 1947, MED used the LOOW as a storage facility for uranium ore processing residues from a ceramics plant operated by Linde Air Products in Tonawanda, New York. By 1948, 6000 acres of the LOOW had been transferred or sold by the War Assets Administration, with ownership on the remaining 1500 acres given to the newly formed AEC. The AEC continued to use the site to store additional residues from the Linde plant, as well as residues from Mallinckrodt Chemical Works in St. Louis, Missouri, and other sources.

In addition to storage of uranium ore processing residues, the LOOW was used for interim storage of uranium metal billets manufactured at the Simonds Saw and Steel Company's plant in Lockport, New York. It was also used as a disposal site for radioactive material wastes from the Knolls Atomic Power Laboratory in Schenectady, New York; the University of Rochester in Rochester, New York; and the MED/AEC Middlesex Sampling Plant in Middlesex, New Jersey. Other probable sources of radioactive materials at the LOOW include the Harshaw Chemical Company in Cleveland, Ohio; Electromet in Niagara Falls, New York; Eldorado Mining and Refining, Ltd. in Port Hope, Ontario; Allegheny Ludlum Steel Company in Watervliet, New York; and Vitro Corporation of America in Grand Junction, Colorado.

On-site storage operations ceased by 1953, and an on-site steam plant was modified to separate nonradioactive isotopes of boron. The plant was in operation between 1953 and 1959 and again between 1965 and 1971. During the first period, a major cleanup of the site was performed consolidating soils and removing surface debris for shipping most of these waste to Oak Ridge, Tennessee. The remaining radioactively contaminated soils and residues were left at the site.

By 1968, most of the property acquired by the AEC had been disposed of through the General Services Administration as surplus, leaving 213 acres. In 1975, an additional 22 acres were transferred to the town of Lewiston, New York.

Since 1982, consistent with the purpose and mission of FUSRAP, a significant amount of remedial action has been conducted at the site and for its vicinity properties. As a result, the site is currently configured with a Waste Containment Structure (WCS) and is designated as a permanent storage site for radioactive residues and contaminated soil and rubble.

The site now covers approximately 191 acres and includes the WCS and 6 structures; buildings 401, 401A, 402, 403, 416, and 429.

Building specific history:

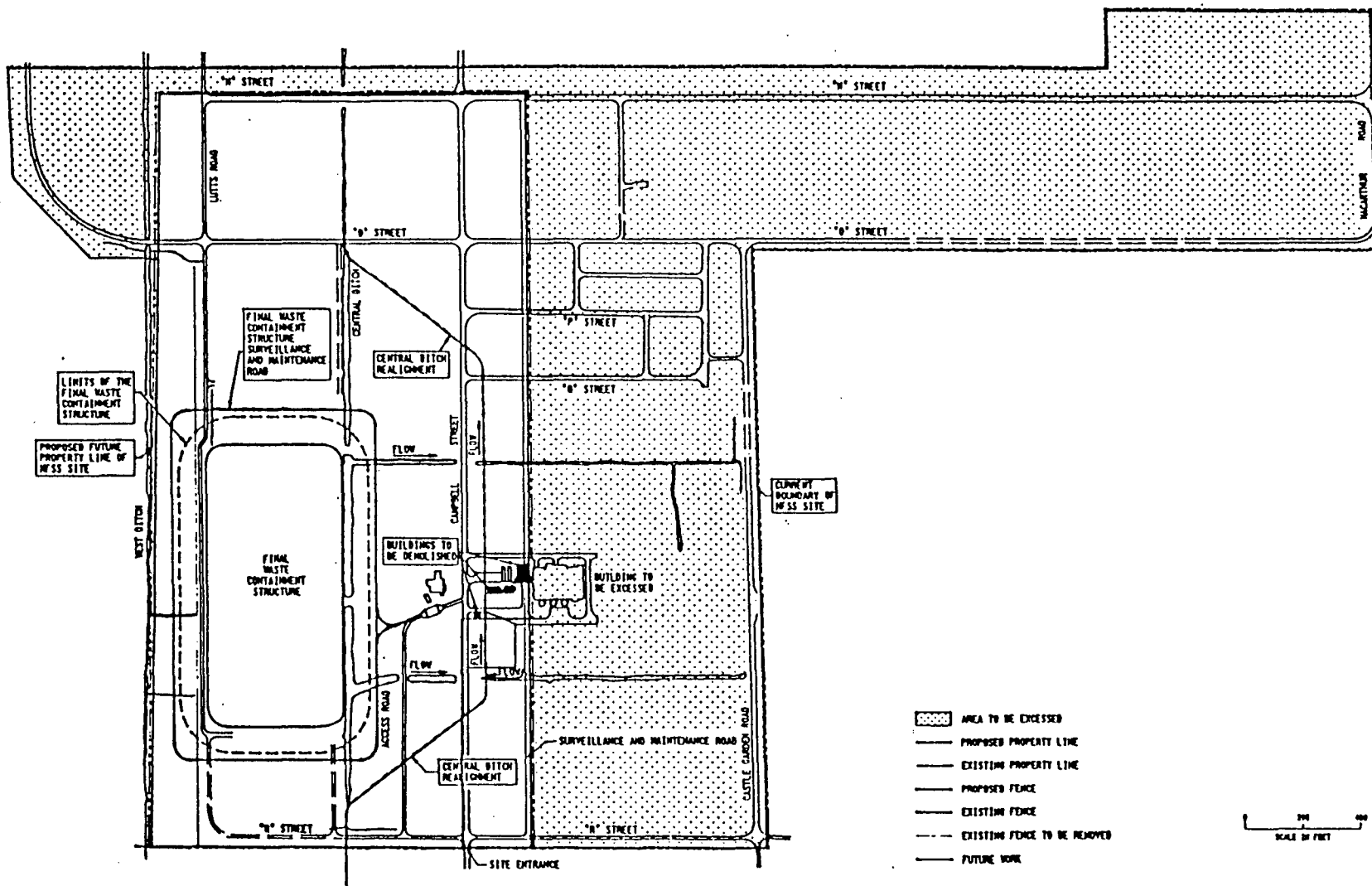
There is no apparent specific significance to the buildings as they relate to the overall history of the site. Research into the use of the structures shows that building 401A (figures 4 and 5) was a general office area which had a hall passage to the more prominent

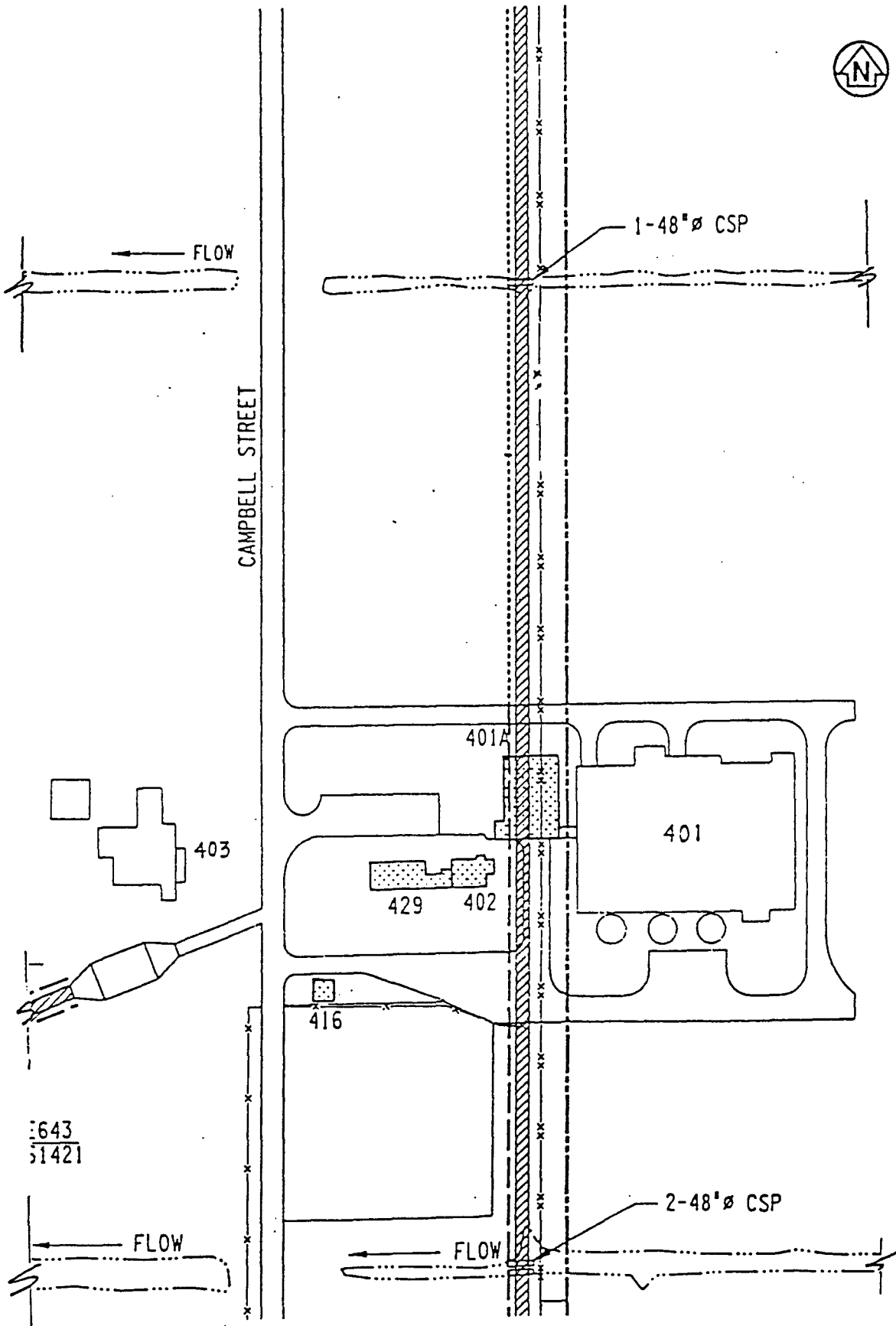
building 401. Contiguous buildings 402 and 429 (figure 6) were also used for office space and are believed to have been assigned to an accounting group. Building 416 (figure 5) was used as an access/egress point guard station. Buildings 401A, 402, and 429 are slab-on-grade, concrete block, and built up roof construction. Building 416 is also slab-on-grade and built up roof, but constructed of wood siding. Interior photos of the respective buildings are also shown in figures 5 and 6. Investigation of building materials, in preparation for demolition, has determined that all buildings are constructed with asbestos containing materials (ACM). The ACM is typically found in floor tile, transite wall siding, ceiling tile, pipe lagging, and roof tar paper. The demolition will include the proper removal and disposal of the ACM.

Summary:

A New York State Division of Historical Preservation assessment of the historical significance of four (4) buildings (401A, 402, 416 and 429) is being requested in accordance with 36 CFR Part 800 and in preparation for the planned demolition activities. The demolition is necessary to provide a clear pathway for the realignment of the central ditch, a new fence, and required security road. Once the new boundary line is in place, the federal government can then surplus approximately 136 acres of the property, including the site's most prominent structure, building 401. The surplus action will potentially return the property to public use via the General Services Administration, and will significantly reduce the government's cost for properly maintaining the balance of the site.

TRUE NORTH





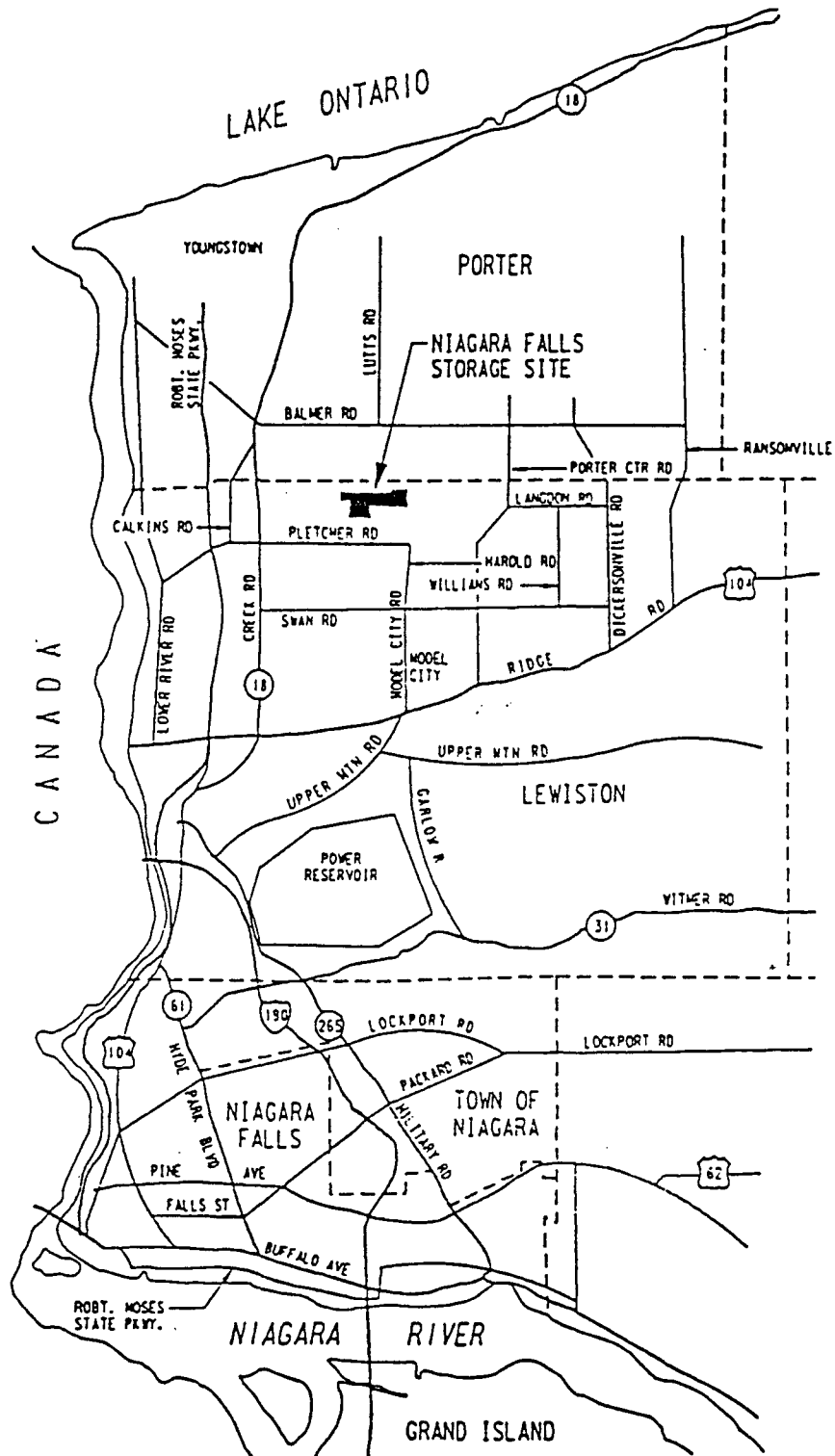
ORIGIN



GENERAL BUILDING ARRANGEMENT

NFSS Figure 2

TRUE NORTH



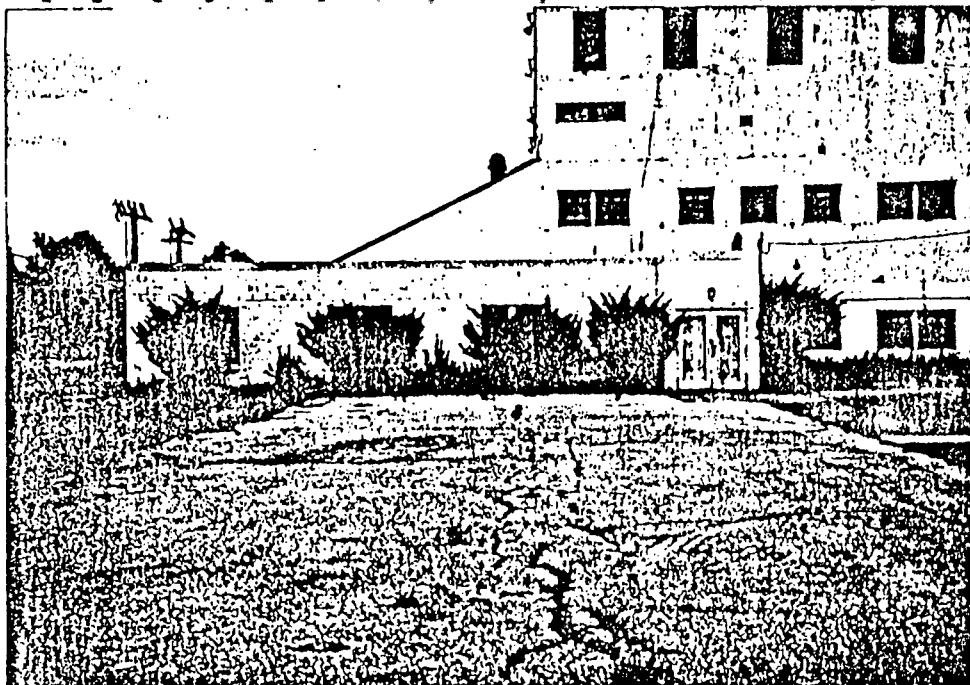
0 1 2
SCALE IN MILES

ORIGIN

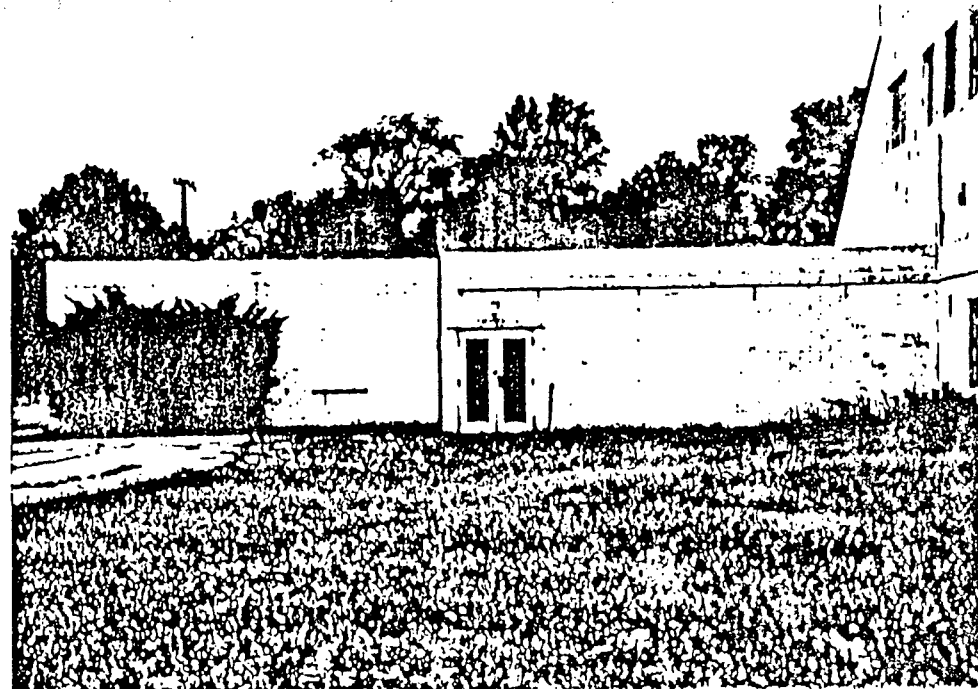


SITE LOCATION

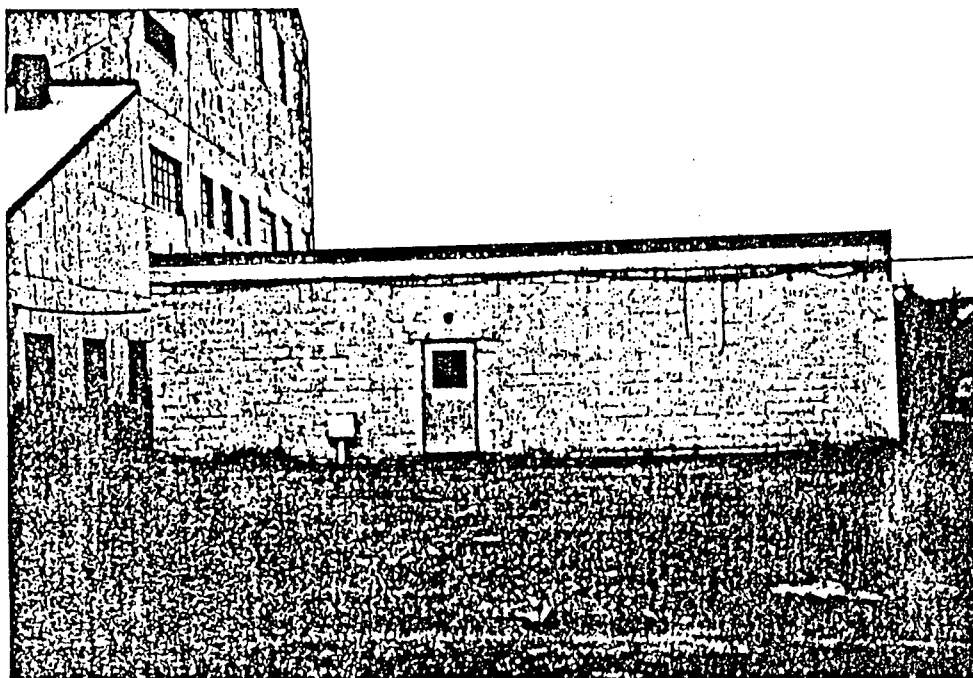
NFSS Figure 3



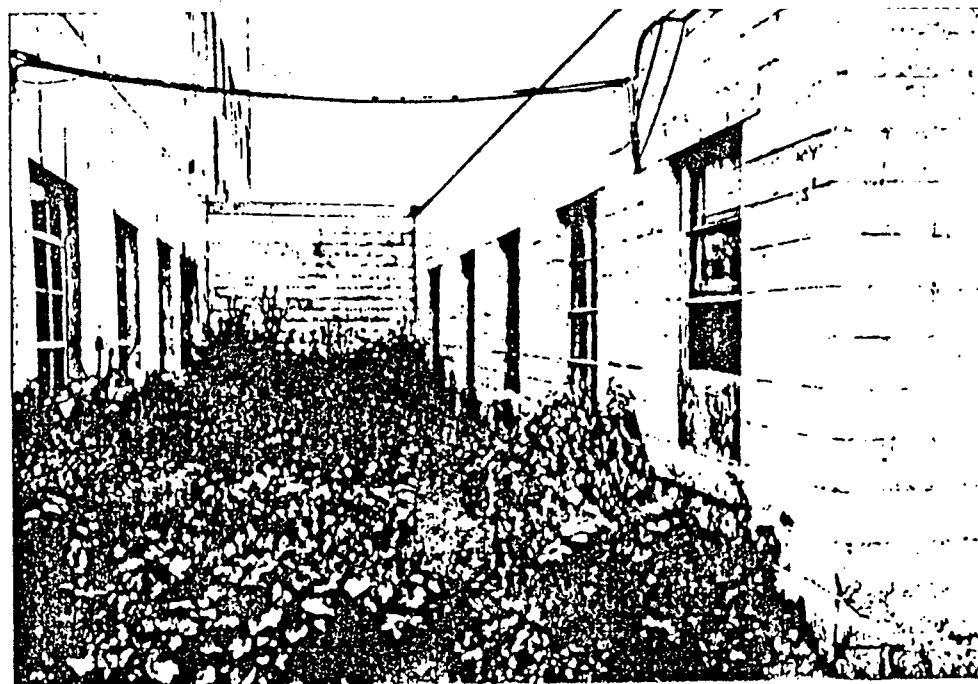
Building 401A — Looking east (Building 401 seen in background)



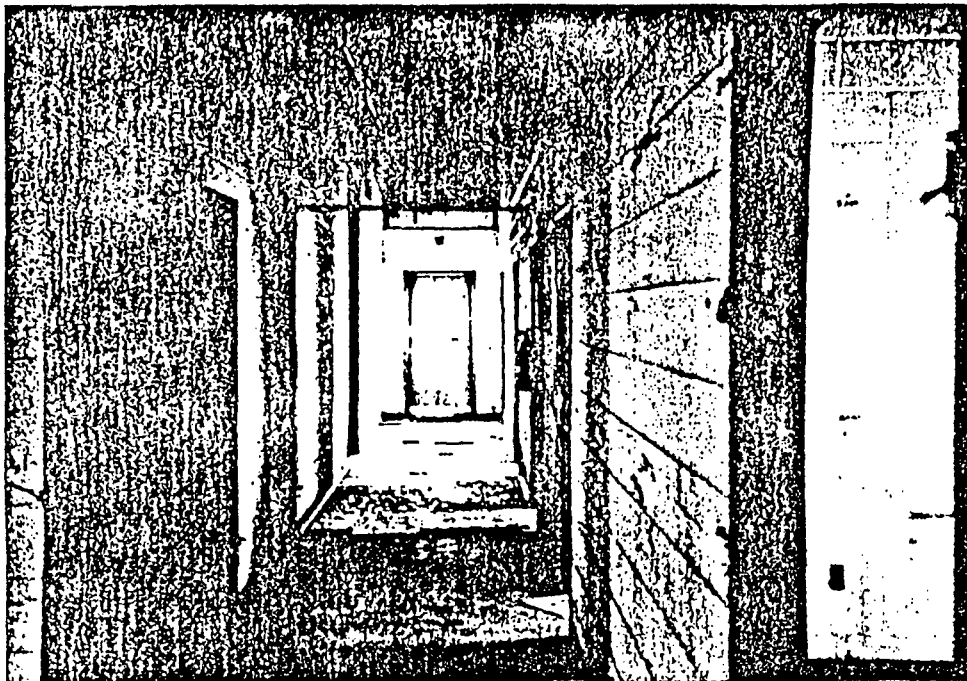
Building 401A — Looking north



Building 401A — Looking south



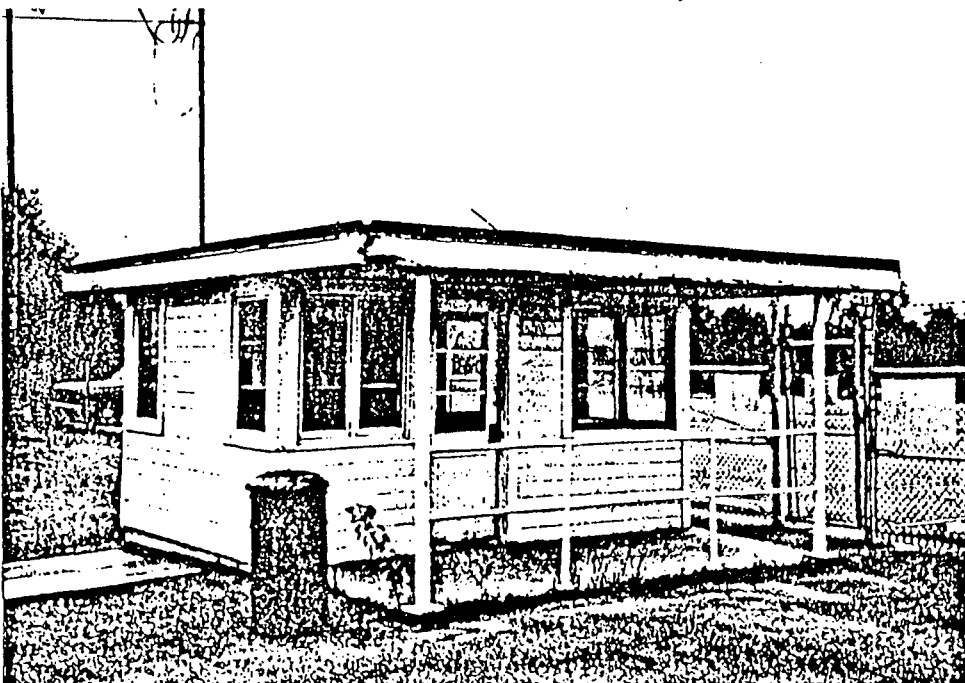
Building 401A — East face with access hall to Building 401



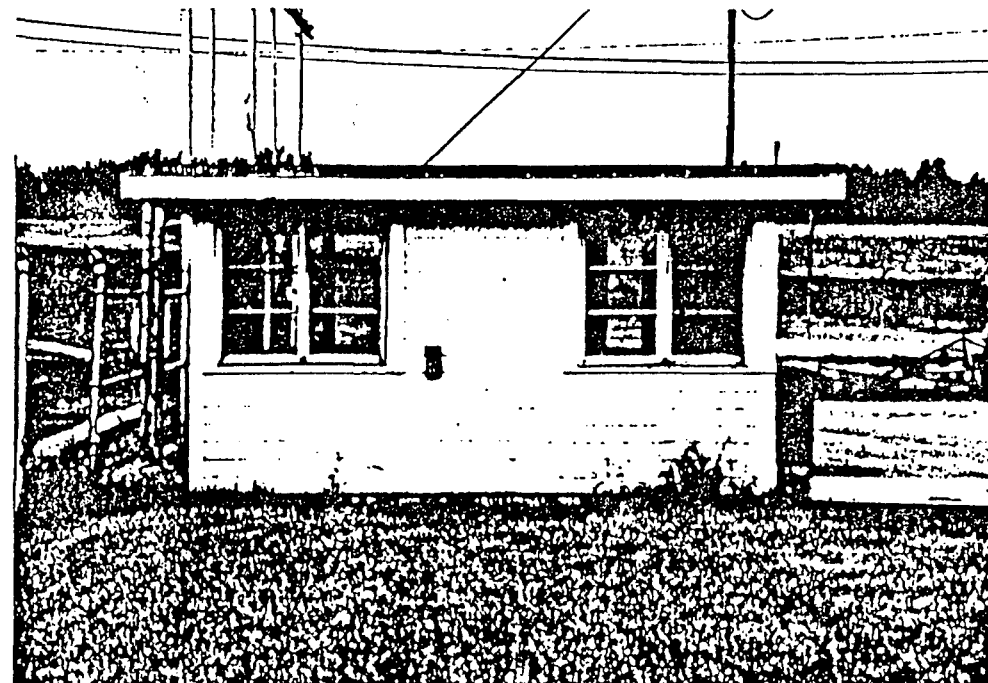
Building 401A — Typical interior view



Building 401A — Typical Interior



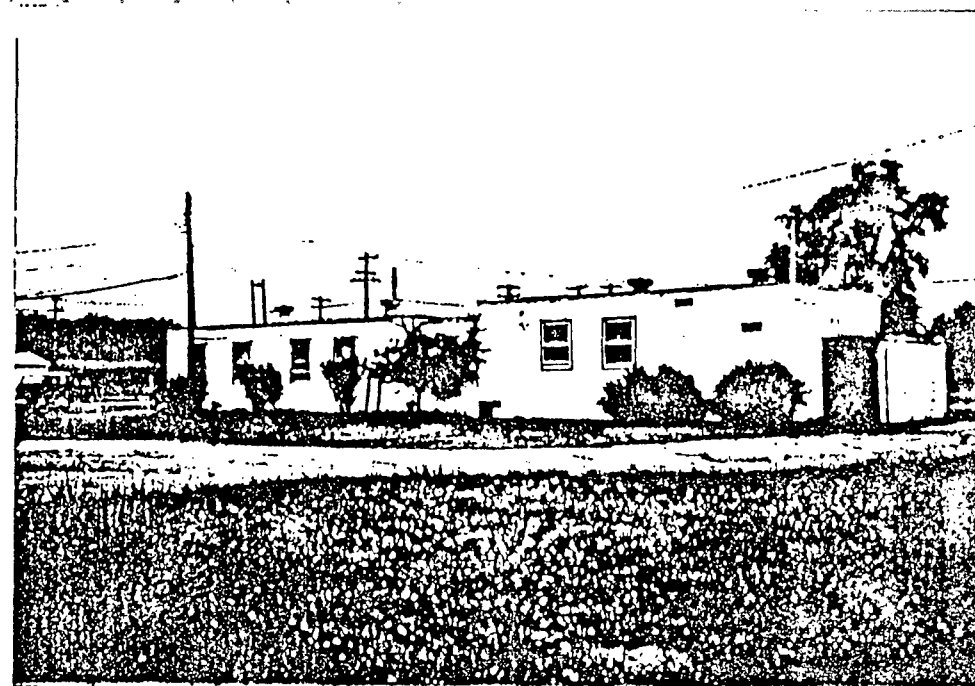
Building 416 — Looking east



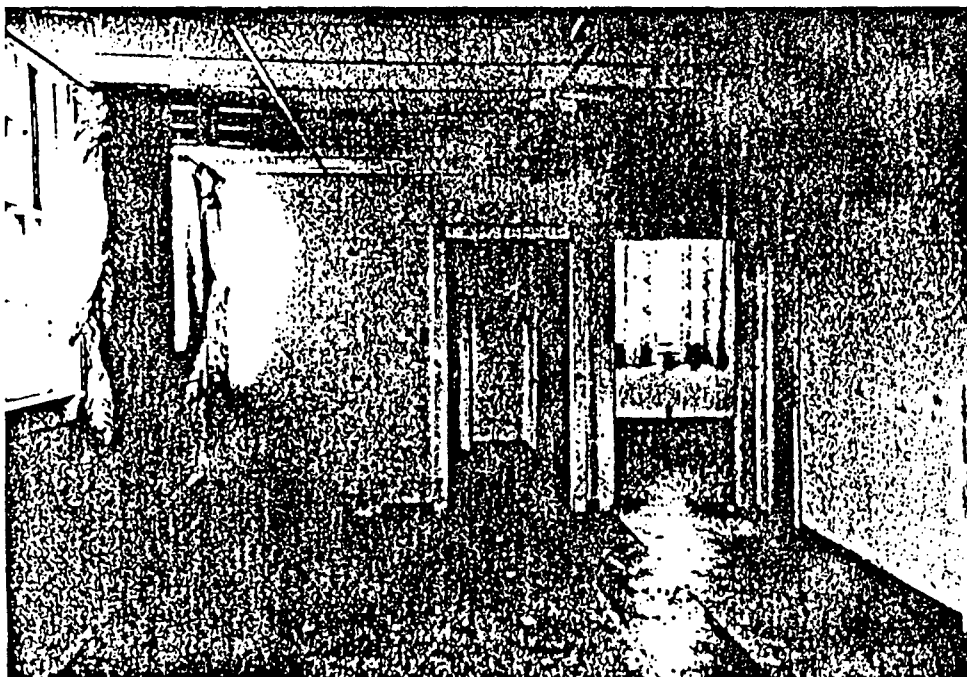
Building 416 — Looking west



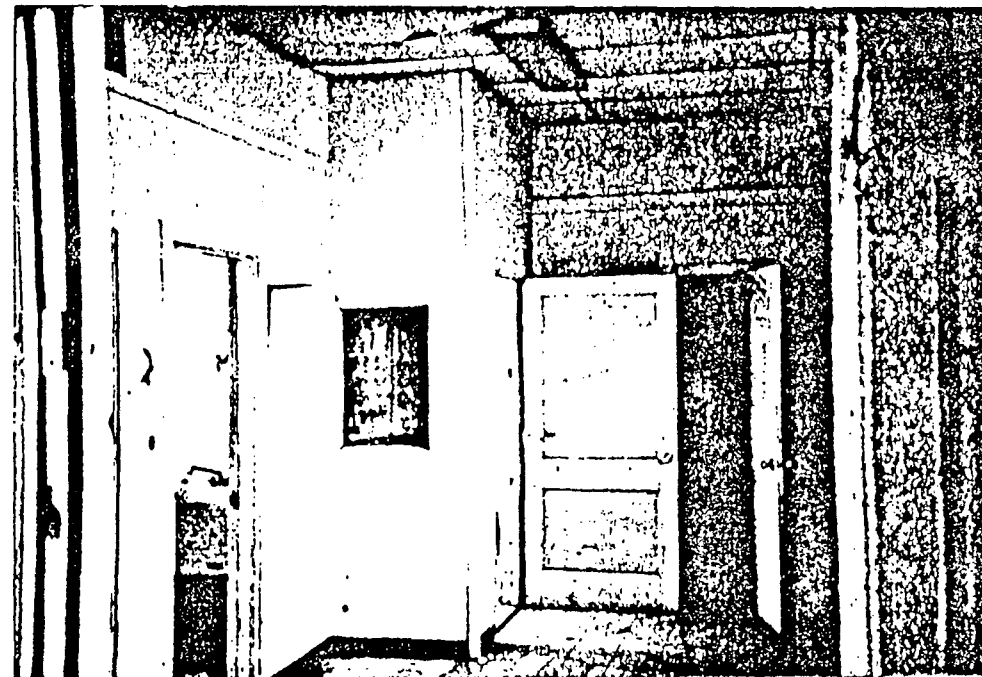
Contiguous Buildings 429 (left) and 402 — Looking south



Buildings 429 and 402 — Looking north



Typical Building 429 — Interior



Typical Building 402 — Interior

094672

DOE NIAGARA FALLS STORAGE SITE
Agency/Project Name

September 15, 1992
Date

Lewiston, Niagara County
MCD/County

92PR1786
Project Review Number

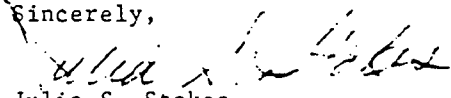
Dear Mr. Kirk:,

The New York State Historic Preservation Officer (SHPO) has reviewed the materials you submitted in accordance with the relevant implementing regulations. Based upon this review, it is the opinion of the SHPO that:

- ☒ your project will have no effect/impact on those characteristics of the property which would qualify it for inclusion in the National Register of Historic Places;
- ☐ there are no properties in the impact area
- ☐ there are no known archeological resources in the project impact area.

If you need any additional information, please contact the Project Review Unit of the Field Services Bureau at (518) 474-0479.

Sincerely,


Julia S. Stokes
Deputy Commissioner for
Historic Preservation

cc: