United States Environmental Protection Agency
Region II
POLLUTION REPORT

Date: Friday, May 25, 2012
From: Paul L. Kahn

To:
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Subject: SPECIAL #4 Demolition of Buildings
Stevens & Thompson Paper Company
192 County Route 53, Middle Falls, NY
Latitude: 43.1033000
Longitude: -73.5353000

POLREP No.:	23	**Site #:**	WJ
Reporting Period:		**D.O. #:**	0029
Start Date:	12/12/2005	**Response Authority:**	CERCLA
Mob Date:	12/12/2005	**Response Type:**	Time-Critical
Demob Date:	4/28/2006	**NPL Status:**	Non NPL
Completion Date:	5/24/2006	**Incident Category:**	Removal Action
CERCLIS ID #:	NYD002075737	**Contract #**	EP-W-04-054
RCRIS ID #:			

Site Description
The Site is a defunct tissue paper manufacturer aka paper converting) located in a rural area of Greenwich, NY, 20 miles east of Saratoga Springs, NY.

The company became defunct 2 years ago, had filed for liquidation bankruptcy, and the owner walked away from the property. The plant was purchased by St. Regis Investments, LLC, a company based in California. The original intent was to reopen the plant, but due to economic considerations the plant will be demolished and sold for residential development.

The Site occupies 27 acres in a rural/residential area, and is perched on the edge of a cliff over the Battenkill River. It has one large brick and wood, multi-level manufacturing consisting of a warehouse, two hydroelectric power plants, manufacturing areas, a lab, offices, and repair shops. There is a boiler house and an associated 20,000 gallon AST for waste oil. There are a number of small out-buildings used for vehicle and misc. equipment storage.

Security guard service was in-place from 8AM to 6PM, seven days a week, but was discontinued. The facility has limited access via a dirt road, however, the property is unfenced and the buildings are unlocked and unsecured.

Initially, this was an RP-lead removal action without an enforcement document. However, at a point in the removal activities the RP informed EPA that he did not have the funds to continue the removal action, and asked that EPA take over. After deliberating on the turn of events, and with a written site referral from the NYSDEC, EPA agreed to complete the removal action.

In connection with this proposed activity, the OSC and members of the US Coast Guard Atlantic Strike Team visited the Site on September 6, 2005 to conduct field sampling/testing on 10 drums of unknown chemicals staged at the Site. Test results revealed the presence of corrosive waste chemicals and flammable waste chemicals.

Current Activities
The property was sold and the new owner has begun demolishing the buildings. The owner has applied for Brownfield funding and has initiated a Phase 1 site assessment in preparation for future redevelopment of the site for undisclosed use.

On 5/24/2012 the OSC accompanied reps from the NYSDEC and the consultant, C. T. Male, on a walk through of the site. C.T. Male will be installing monitoring wells and selecting sampling locations for use in assessing the extent of contamination, if any.

Planned Removal Actions

None

Next Steps

Assist DEC and/or consultant on any questions that may arise regarding the EPA removal action.

Key Issues

None

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	$350,000.00	$320,000.00	$30,000.00	8.57%
RST/START	$2,000.00	$2,000.00	$0.00	0.00%
Intramural Costs				
USEPA - Direct (Region, HQ)	$0.00	$18,000.00	($18,000.00)	0.00%
Total Site Costs	$352,000.00	$340,000.00	$12,000.00	3.41%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.