



MARINO SCRAP YARD

LOCATION: Rochester, PA

SIZE: 3 acres

FEATURES: Riverfront, Industrial Accessibility

OWNER: The Borough of Rochester

CURRENT USE: None (Vacant Land)

PAST USE: Scrap Yard

CONTAMINANTS: Heavy Metals (Cadmium & Lead), PCBs, Oil

TOTAL ACTUAL COST: n/a

TIMELINE

1900s This site is used as a scrap yard.

1924 Marino & Son opens a second-hand store on the site.

1993 Nine municipalities, including Rochester Borough, adopt the Beaver County Riverfront Development Program.

1998 The scrap yard ceases operation.

1999 The land is donated to the Borough of Rochester.

2002 PENNDOT reconstructs Railroad Street.

HISTORY

In the early 1900s, this area was used as a junk yard. In 1924, Marino & Son opened a second-hand store on the site, but eventually took over the entire area and built a scrap yard with a crusher, disposing mill slag and scrap metals. They transformed the second-hand store into offices and storage space. The scrap yard ceased operation in 1998.

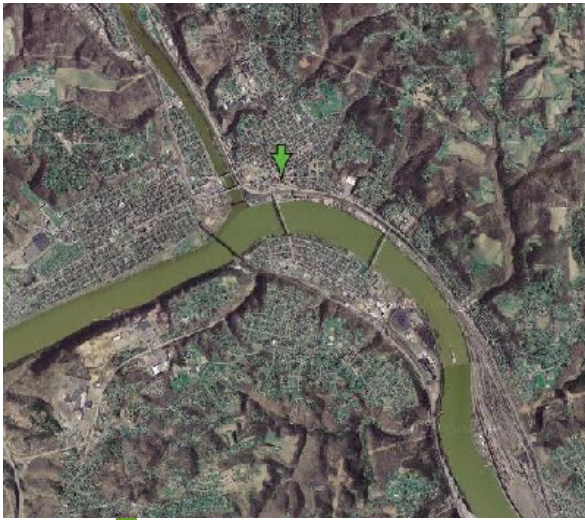
TOPOGRAPHY

The three-acre Marino Scrap Yard is located between the Ohio River and Railroad Street in the Borough of Rochester in Beaver County. There is no pedestrian accessibility to the river, and the bank to the Ohio River is steep; however, the site has excellent boat access to the Ohio River and its tributary, the Beaver River. It also has access to major freight lines, making it ideal for industrial use. Three major state roads intersect nearby – 65, 68, and 51. Public transportation is deficient in the area.

MARKET CONDITIONS

The area would be most easily redeveloped as industrial land - it is nearby a concrete supplier and various commercial properties; the site has excellent access by truck, boat, and rail; and Act II legislation in Pennsylvania would permit a less costly remediation of the site for an industrial use. However, the Beaver County Corporation for Economic Development (BCCED) has plans to develop this site as a recreational area as part of the Beaver County Riverfront Development Program.





Picture courtesy of Google Maps

SITE ASSEMBLY AND CONTROL

The scrap yard ceased operations in 1998, and the property was donated to the Borough of Rochester the following year.

ENVIRONMENTAL PROBLEMS

Civil & Environmental Consultants, Inc. (CEC) found high levels of heavy metals such as cadmium and lead, and polychlorinated biphenyls (PCBs) in soil on the site. They also found free-product oil floating on the groundwater. The contamination is most severe on the surface, but even soil samples that were 12 feet below the surface contained high level concentration of the contaminants. Besides the oil, no problems were found with the groundwater.



- The contaminant levels are so high that it is unacceptable to dig into the existing soil on the site. Since the site is below the flood plain, some contaminated soil eroded into the river.
- It is estimated that more than 570 cubic yards of contaminated soil will need to be removed from the site and moved to a disposal site in Ohio and the site will need to be capped for future development.
- This area has been cleaned according to site-specific standards. This program developed by the state allows the remediator to consider exposure and risk factors to establish cleanup levels appropriate for the intended use of the site.

SOCIAL/COMMUNITY INFRASTRUCTURE

- Under the Pennsylvania Municipalities Code, Act 247 of 1968, a community wishing to establish a local planning agency can form a planning commission, a planning department, or both. Beaver County has chosen to operate a planning commission.
- The Beaver County Planning Commission is responsible for preparing a comprehensive plan and keeping a record of all its actions for the site's development.

PHYSICAL INFRASTRUCTURE

- There is no public transportation to the site and none is planned. Car access is limited to a ramp that comes off of a major intersection in the Borough of Rochester. Pedestrians would find it hazardous to travel to the area since there are no sidewalks on the ramp or the street leading to the site.
- The street leading to the site is a half mile of narrow, potholed road that allows only one truck to pass at a time. Plans have been made to resurface the road; however, expansion would be difficult since it is bordered by an active rail line on one side and properties on the other.



Some water/sewer lines have been updated. Since the storm-water discharge pipe was excavated as part of the cleanup, the DEP saved Rochester \$240,000 and gave it a head start on the elimination of its Combined Sewer Overflow problem.

COSTS & ECONOMIC INFRASTRUCTURE

The BCCED has taken on the responsibility of coordinating, planning, funding, and negotiating the terms for the assessment of environmental

conditions and the subsequent remediation work to be performed. BCCED is a 501 C (6) non-profit corporation whose economic development mission includes the pursuit of government grant resources, loan investments, and real estate development projects.

Using Pennsylvania's Department of Community and Economic Development (DCED) Industrial Sites Reuse Program, BCCED obtained \$122,662 to help fund the environmental assessment for the site. The estimated cost to complete the investigation at the site is \$500,000.

Rochester also received a \$171,000 state grant in use towards developing the riverfront as a recreational area.



CURRENT STATUS AND LESSONS LEARNED

Rochester Borough acquired ownership of the Marino site without understanding the potential liability of a brownfield site. Their failure to take the appropriate steps in analyzing the potential risks has delayed the redevelopment of the site. Funding for environmental assessments was available for use before their actual ownership of the site. Had the site been fully investigated, these funds may have been used. Prior environmental reports could potentially leverage remuneration for at least some portion of the cleanup. However, Rochester negotiated free transfer and the deed without a Phase I environmental assessment.

The Beaver County YMCA planned to use the site to construct a new facility and to expand the riverfront development; however, plans were changed when an environmental assessment revealed high levels of contamination in the solids and groundwater.

Currently the site is undergoing a possible change from scrap yard to shopping area. Officials in Rochester hope that the long-vacant property can become an area similar to Pittsburgh's Strip District.

ECONOMIC/COMMUNITY IMPACT

BCCED plans to turn this site into a recreational area as part of the Beaver County Riverfront Development Program. They have already done this along the Beaver River, which is mostly recreational with a boat launch and a marina/restaurant complex.

Once this area finds a new commercial use, it is expected to revitalize the area.



Case Study Completed Summer 2007

Sources:

"Case Study: Marino Brothers Scrapyard, Pennsylvania Brownfields Site." Environmental Protection Agency. <[www.kvmm.hu/szakmai/karmentes/egyeb/us_epa/22_Marino%20Brothers%20CS\[1\].pdf](http://www.kvmm.hu/szakmai/karmentes/egyeb/us_epa/22_Marino%20Brothers%20CS[1].pdf)>

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