

COMMUNITY PARTICIPATION PLAN



**Brownfield Remediation Project
13 West Main Street
City of Lockport**



March 2021

Though this project has been funded wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

Project Sponsor: **Greater Lockport Development Corporation**

Site Name: **13 West Main Street, City of Lockport**

Site Address: **13 West Main Street, City of Lockport**

Site County: **Niagara, NY**

Summary

The Citizen Participation Plan (CPP) provides information on how the public will be kept informed during the remediation of 13 West Main Street in the City of Lockport. The purpose of this CPP is to outline the planned communication strategy and to provide the public with points of contact for the project.

A. Property Information

13 West Main Street is in downtown Lockport adjacent to City Hall. An approximate 17,870-square foot, one and two-story masonry building with a partial basement occupies the full 0.3 acres site. Until 2001, the building was previously used as a bowling alley, bar, various retail stores, restaurant/clubs and storage. The property is currently vacant. The Greater Lockport Development Corporation (GLDC) acquired the property to aid in site redevelopment.

B. Environmental History:

A Phase II Environmental Site Assessment (ESA) conducted in May 2020 identified an above ground storage in the basement, soil vapor intrusion issues and asbestos throughout the building. Since contamination was found at the site it is classified as a brownfield property.



A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. At the time the building was constructed, asbestos was an acceptable building material and storage tanks were a common heating source.

C. Remediation:

To address contamination issues at the site, the GLDC applied for and successfully secured a \$300,000 grant from the Niagara County Brownfield Cleanup Revolving Loan Fund Program (BCRLF). The BCRLF is managed by the Niagara County Brownfield Development Corporation and is funded through competitively awarded grants from the United States Environmental Protection Agency (USEPA).

Grant funds are being used by the GLDC to develop remediation plans, perform asbestos abatement, conduct air monitoring, address soil vapor intrusion issues, and properly close the above ground storage tank in the basement. Once drafted, remediation plans will be available for review and comment at the City of Lockport Department of Community Development.

Asbestos is located within the building and will be abated in accordance with NYS regulations. As part of the asbestos abatement, all necessary safety and protection measures will be taken to ensure that nearby residences and businesses are not negatively impacted by the project. In accordance with NYS Industrial Code Rule (ICR) 56 regulations for asbestos abatement, third-party air monitoring will be conducted by NYS licensed and certified technicians throughout the abatement process. All asbestos work will be contained to within the site building and no impact to neighboring properties is expected.

A contractor will clean and close the 5,000-gallon above ground storage tank that is located in a cement block vault within the basement of the building. To ensure clean indoor air, a sub-slab depressurization system will be installed that complies with NYS Department of Health requirements.

When work is complete, information will be compiled into a Site Management Plan and Final Engineering Report. Copies of the documents will be available for review and comment at the City of Lockport Department of Community Development.

There are no major issues of public concern related to the remediation of this site. All of the work will occur inside the existing building and there are no potential impacts on the public water supply, community activities, or health of the surrounding community.

All remediation work will be done in full compliance with applicable state and federal regulations which ensures protection of public health and the environment.

D. Community Involvement:

The following community involvement activities are completed or anticipated:

1. Because of restrictions imposed by COVID-19, in-person meetings are not feasible. As project information becomes available it will be shared electronically with the site contact list. Opportunities will be provided for questions and comments.
2. Draft work plans and reports will be available for public review and comment through the information repository (see below) and on the Niagara County brownfield program website at: <https://www.niagaracountybusiness.com/brownfields>.

3. One week prior to beginning remediation, a flyer will be distributed to the adjacent property owners. The flyer will include information on the remediation activities planned, timing of the remediation, and contact information if anyone has questions during the project.
4. When remediation is completed, a fact sheet will be distributed to the site contact list providing a summary of project activities.
5. The public is encouraged to contact the project spokesperson at any time during site remediation with questions, comments, or requests for information.

E. Spokesperson and Information Repository

The spokesperson for this project is Brian Smith, Director of Community Development for the City of Lockport, who may be contacted at City Hall, One Locks Plaza, Lockport, NY 14094, Phone: (716) 439-6688, Email: bsmith@lockportny.gov. The Information Repository for the project is located at the City of Lockport Department of Community Development in City Hall. To view project documents, please contact Brian Smith.

F. Site Contacts

The following site contact list will be used to distribute fact sheets (electronically when possible) that provide updates about the status of the project. The site contact list includes:

- Mayor Roman, City of Lockport;
- City of Lockport Common Council members;
- Greater Lockport Development Corporation Board members;
- Niagara County Legislators representing the City of Lockport;
- Residents, owners, and occupants of the properties adjacent to the site;
- Any person who has requested to be placed on the site contact list.