

# Community Participation Plan



**Brownfield Remediation Property**

**2020 River Road**

**Wheatfield, NY**



**MAY 2023**

*Though this project has been funded wholly or in part, by the United States Environmental Protection Agency (EPA), the contents of this document do not necessarily reflect the views and policies of the EPA.*

**Project Sponsor:** Town of Wheatfield

**Site Name:** River Road

**Site Address:** 2020 River Road, Town of Wheatfield

**Site County:** Niagara, NY

## **SUMMARY**

The Community Participation Plan (CPP) provides information on how the public will be kept informed during the environmental remediation of the property at 2020 River Road in the Town of Wheatfield (the "Site"). The purpose of the CPP is to outline the planned communication strategy and to provide the public with points of contact for the project.

## **A. Property Information**

The Site is an irregular shaped and is comprised of four tax parcels, approximately 4.59 acres in size, and is located south of River Road and north of the Niagara River. The Brzezinski Landfill is to the east. The Site is vacant, wooded, and undeveloped. It has been the location of illegal dumping and contains a variety of fill materials.







The Town of Wheatfield (the “Town”) is the current owner of the Site having acquired it on 12/29/2006. Proposed redevelopment is open space / public park, tying into the Niagara Falls Greenway Trail, which is part of the Great Lakes Seaway Trail National Scenic Byway Corridor.

## B. Environmental History

The Site has been the subject of several environmental assessments as summarized below:

- *Phase I Report*, Conestoga-Rovers & Associates (October 2006): Several Recognized Environmental Conditions (RECs) were identified that included 1) historic site use of up to 10.5 feet of fill covering portions of the site. The fill material consists of ash, cinder, brick, coal, foundry sand, and slag with heavy metals, Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOC) constituents; and 2) surrounding properties, namely the Brzezinski Landfill, which was a disposal facility and is contaminated with chlorinated solvents.

- *Phase II Report*, LaBella Associates, PC (July 2013): Samples collected from eight soil borings and four monitoring wells indicated that fill material is present across the majority of the Site at depths ranging from four to ten feet; metals (primarily lead and chromium) were detected in concentrations above Unrestricted Use SCO; and while some pesticides, VOCs and SVOCs were detected, they do not appear to be of significance at the site.
- *Phase II Report*, Leader Consulting Services (November 2020): Soil samples collected from surface, subsurface, and test pits were consistent with the previous Phase II effort. Metal contamination was determined to be present at concentrations above Restricted – Residential Use SCOs that will require remediation prior to development as a public park.

## C. Remediation

To address the contamination issues at the Site, the Town applied for and successfully secured a \$425,000 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 Town to perform the necessary remediation activities. Niagara County will be using programmatic funding to conduct community engagement, develop a remedial action workplan letter, identify permits, and provide owners representative oversight activities for the Town's remediation effort. Once drafted, the remedial action workplan letter will be available for review and comment at the Niagara County Center for Economic Development website at: <https://www.niagaracountybusiness.com/brownfields>.

All necessary safety and protection measures will be taken during the remediation to ensure that nearby residences and businesses are not negatively impacted by the project. When the work is complete, information will be compiled into a Site Management Plan and a Final Engineering Report. Copies of the documents will be available for review and comment at the Niagara County Center for Economic Development website at: <https://www.niagaracountybusiness.com/brownfields>.

The site is adjacent to several residential properties which front the Niagara River. Moreover, the Site also fronts the Niagara River, a sensitive environment. As such, any soil remediation conducted will require dust suppressant activities, soil erosion sediment control measures, and other monitoring and mitigation efforts that may be subject state and local permit requirements. 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 anticipated:

1. Draft / final work plans and reports will be available for public review and comment through the information repository (see below) and on the Niagara County Center for Economic Development website at: <https://www.niagaracountybusiness.com/brownfields>.
2. On April 19, 2023, the project was presented to the public at the Niagara County Brownfield Development Corporation meeting.

3. A stakeholder committee will be formed and meet throughout the project and will include representatives from the following groups: Buffalo Niagara Waterkeepers, NYS Department of Environmental Conservation, New York State Parks Department, Town of Wheatfield, Niagara River Greenway Commission, and Niagara County. The committee will help guide the proposed remediation within the context of the park development and regional trail development.
4. A separate, targeted meeting to engage the Site's four adjacent property owners will be held to present project information and address any concerns that the property owners may have.
5. Prior to soil remediation, a general public meeting will be held to discuss the proposed cleanup plan.
6. One week prior to beginning remediation, a flyer will be distributed to the adjacent property owners. The flyer will include information on the environmental history of the site, the remediation activities planned, timing of the remediation, and contact information if anyone has any questions during the project.
7. When remediation is completed, a fact sheet will be distributed to the site contact list (see below) providing a summary of project activities.
8. 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:

Amy E. Fisk, AICP  
Brownfield Program Manager, Niagara County Dept. of Econ. Dev.  
President, Niagara County Brownfield Development Corporation  
6311 Inducon Corporate Drive  
Sanborn, New York 14132  
(716) 278-8754  
[amy.fisk@niagaracounty.com](mailto:amy.fisk@niagaracounty.com)

The Information Repository for the project is located at the Niagara County Center for Economic Development website at: <https://www.niagaracountybusiness.com/brownfields>

## **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:

- Supervisor Don MacSwan, Town of Wheatfield;
- Town of Wheatfield Council members;
- Niagara County Legislators representing the Town of Wheatfield;
- Residents, owners, and occupants of the properties adjacent to the site;
- Stakeholder Committee
- Any person who has requested to be placed on the site contact list.