

# COMMUNITY PARTICIPATION PLAN



**Brownfield Remediation Project  
50 Elmwood Avenue  
City of Lockport, NY**



**January 2021**

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

Project Sponsor: **Greater Lockport Development Corporation**

Site Name: **50 Elmwood Avenue, City of Lockport**

Site Address: **50 Elmwood Avenue, 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 50 Elmwood Avenue 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**

The 2.17 acre property at 50 Elmwood Avenue in the City of Lockport is a vacant asphalt paved parking lot with no structures. Historically, portions of the site were developed with buildings associated with a foundry, residential dwellings, and a lumber yard. The site has been a parking lot since the early 1960s. The surrounding area is a mix of single and two-family homes. The property is owned by 210 Walnut Street LLC, a subsidiary of the Greater Lockport Development Corporation (GLDC).



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**B. Environmental History:**

Completion of a Phase I Environmental Site Assessment (ESA) in June 2018 revealed a few recognized environmental conditions that required further investigation. Completion of a Phase II ESA in May 2019 identified fill material containing concentrations of metals and semi-volatile organic compounds above NYS standards for restricted residential or park development. 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. A brownfield can pose environmental, legal, and financial burdens on a community but by addressing the environmental issues, the property can become an asset to the community.

**C. Remediation:**

To address soil contamination at the site, 210 Walnut Street LLC applied for and successfully secured a \$325,000 grant from the Niagara County Brownfield Cleanup Revolving Loan Fund Program (BCRLF). The BCRLF is managed by the Niagara County Brownfield Development Corporation (NCBDC) and is funded through competitively awarded grants from the United States Environmental Protection Agency (USEPA).

Grant funds are being used by 210 Walnut Street LLC to develop remediation plans, address soil contamination, and conduct air monitoring during remediation. Once drafted, remediation plans will be available for review and comment at the City of Lockport Department of Community Development and on the Niagara County brownfield program website at: <https://www.niagaracountybusiness.com/brownfields>.

It is anticipated that some soil will be removed and disposed off-site and replaced with clean fill. The exact scope of work for remediation will be determined based on the results of the remedial investigation.

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 and on the Niagara County brownfield program website at: <https://www.niagaracountybusiness.com/brownfields>.

There are no major issues of public concern related to the remediation of the site. The contamination at the site is considered to be low level 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. Project information was presented at multiple public meetings held in 2019 as part of the Lockport Downtown Redevelopment Initiative. Information was also provided at Lift Up Lockport community group meetings. No project concerns were expressed at these meetings.
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. 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.
4. One week prior to beginning site work, 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.
5. When remediation is completed, a fact sheet will be distributed to the site contact list providing a summary of project activities.
6. 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](mailto: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;
- Lift Up Lockport Community Group;
- 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.