

# Engineering Department



LOCKPORT MUNICIPAL BUILDING  
ONE LOCKS PLAZA  
LOCKPORT, N.Y. 14094  
Phone (716) 439-6758  
Fax (716) 439-6605

To:

Brian Sadowski
New York State Department of Environmental Conservation
Division of Environmental Remediation] Region 9 Michigan Ave Buffalo, NY 14203-2999

Date: July 25, 2011
Job No.
Re: Canal Street SMP
From: Norman Allen

*Norman Allen*

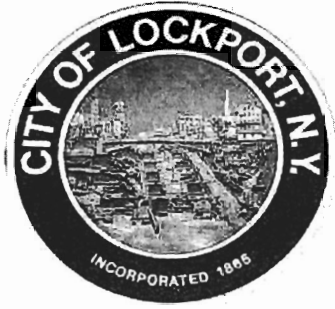
RECEIVED  
NYSDEC - REGION 9  
JUL 26 2011  
FOIL  
REL \_\_\_\_\_ UNREL \_\_\_\_\_

Enclosed Are:

Number of Copies	Drawing Number	Description
1		Annual Report for Site No. B00154
1		City of Lockport Building Permit for 57 Canal St.
1		Site Management Periodic Review Report

Please take action as indicated below:

- |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><input type="checkbox"/> Note and File</p> <p><input type="checkbox"/> Note and Return to Me</p> <p><input type="checkbox"/> Return with more Details</p> <p><input checked="" type="checkbox"/> For your Approval</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Investigate</p> | <p><input type="checkbox"/> Please Reply Promptly</p> <p><input type="checkbox"/> Take Appropriate Action</p> <p><input type="checkbox"/> Per your Request</p> <p><input type="checkbox"/> For your Signature</p> <p><input type="checkbox"/> For your Information</p> <p><input type="checkbox"/> Other _____</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# Engineering Department

LOCKPORT MUNICIPAL BUILDING  
ONE LOCKS PLAZA  
LOCKPORT, N.Y. 14094  
Ph. (716) 439-6750  
Fax (716) 439-6605

July 25, 2011

Mr. Brian Sadowski  
Division of Environmental Remediation  
270 Michigan Avenue  
Buffalo, New York 14203-2999

SUBJECT: Richmond Avenue Project (Canal Street) Annual Report  
Site No. B00154

RECEIVED  
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FOIL  
REL UNREL

Dear Mr. Sadowski:

As per the requirements of the Institutional and Environmental Controls for the above referenced Project I hereby offer this report for your review.

All Institutional / Environmental Controls are in place pursuant to the NYSDEC Record of Decision with no known violations.

There has been no disturbance of any soils at the subject site. There has been interior renovations to 57 Canal Street for a tenant fit out. Please see attached building permit.

In closing, I certify that the institutional controls put in place are unchanged and nothing has occurred that would impair the ability of the control to protect public health or the environment or constitute a violation or failure to comply with any operation and maintenance or soil management plan.

Sincerely,

Norman D. Allen  
Director of Engineering

CITY OF LOCKPORT, NEW YORK  
DEPARTMENT OF BUILDING INSPECTION

BUILDING PERMIT

FEE: \$938.00 CHECK NO. \_\_\_\_\_

PERMIT NO.: 2011-0101

DATE: 3/22/2011

LOCATION: 57 Canal St, LOCKPORT, NEW YORK 14094

WARD: 1

ZONE: B2

PERMISSION IS HEREBY GRANTED TO City Of Lockport TO remodel interior of second and third floor per plans provided, to contain all necessary emergency lighting and fire alarm systems, new framing for office spaces, new electrical, insulation where required, and alteration of the existing sprinkler system AT THE ABOVE LOCATION.

Contractor	Abbott Ceiling & Wall Inc.	667-1350
Owner	City Of Lockport	
Contractor	DAVIS-ULMER SPRINKLER CO., INC.	716-691-3200
Contractor	LANCER DOOR & GLASS	684-9161
Contractor	MODERN ELECTRICAL CONSTRUCTION, INC.	716-434-7126
Contractor	MURRAY ROOFING CO INC.	716-896-5555

THE FOLLOWING INSPECTION(S) ARE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE OR CERTIFICATE OF OCCUPANCY. TO SCHEDULE AN INSPECTION CONTACT THE BUILDING INSPECTOR'S OFFICE AT (716) 439 - 6759.

Inspection Type Name	Inspection Date	Result Status
Electrical Before Enclosing		
Framing Before Enclosing	3/10/2011 9:42 AM	IN COMPLIANCE
HVAC Before Enclosing	3/17/2011 9:42 AM	IN COMPLIANCE
Insulation Inspection	3/14/2011 9:42 AM	IN COMPLIANCE
Final		
Follow up inspection	3/21/2011 9:41 AM	IN COMPLIANCE
Follow up inspection	3/14/2011 9:41 AM	Discussion
Follow up inspection	3/9/2011 9:41 AM	Discussion
Follow up inspection	3/3/2011 9:41 AM	Discussion

I, the undersigned have been advised as to the requirements of the Workman's Compensation law, and declare that, (check the following)

A.  I have filed the required proof, as affirmed by my Insurance carrier.

B.  I have no people working directly for me, therefore I require no Workman's Compensation.

Should there be any change in my status during the exercise of this permit, I will so advise the Building Dept. and immediately comply with all requirements.

The undersigned has submitted plans, specifications and a plot plan in duplicate which are hereto attached, incorporated into and made part of this permit.

In consideration of the granting of the permit hereby petitioned for, the undersigned hereby agrees that if such permit is granted he will comply with the terms thereof, the laws of the State of New York, the Ordinances of the City of Lockport, and the Regulations of the various departments of the County of Niagara and the State of New York, that he will preserve the established building line; request all necessary inspections & authorize & provide the means of entry to the premises & building to the Building Inspector, and that he will not use or permit to be used the structure or structures covered by the permit until sanitary facilities are completely furnished and a Certificate of Completion issued.



**Enclosure 1**  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



	Site Details	Box 1
<b>Site No.</b>	<b>B00154</b>	
<b>Site Name</b> Richmond Avenue Project		
Site Address: Canal, Church, and Niagara Streets		Zip Code: 14094
City/Town: Lockport		
County: Niagara		
Site Acreage: 2.0		
Reporting Period: August 17, 2009 to May 02, 2011		
		YES    NO
1. Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.		
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<i>Inter. renov. @ 57 Canal St</i>	<input checked="" type="checkbox"/> <input type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<i>local bldg permit (attached)</i>	<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>		
5. Is the site currently undergoing development?		<input type="checkbox"/> <input checked="" type="checkbox"/>
		<b>Box 2</b>
		YES    NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM.</b>		
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>		
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date

**Description of Institutional Controls**

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
109.54-2-14	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-15	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-16	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-17	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-18	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-19	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-21	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-24	City of Lockport	Landuse Restriction Soil Management Plan
109.54-2-30	City of Lockport	Landuse Restriction Soil Management Plan

**Description of Engineering Controls**

None Required

**Control Description for Site No. B00154**

**Parcel: 109.54-2-14**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-15**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

#### Control Description for Site No. B00154

**Parcel: 109.54-2-16**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-17**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-18**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-19**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-21**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-24**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Parcel: 109.54-2-30**

This property is one of nine adjacent properties that made up the Richmond Avenue ERP project. In accordance with the 2004 ROD, an environmental easement was recorded with Niagara County on May 12, 2009. Additional controls identified include compliance with the approved Soils Management Plan, and periodic certification of remedy effectiveness. The land use restriction in the easement specifies that the property may be used for commercial and industrial uses. The easement also specifies that the existing site surfaces (soils, asphalt, concrete, buildings, etc) be maintained and function as a cover system on the property.

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES      NO

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES      NO

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. B00154

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 2 and/or 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Norman D. Allen at 1 Locks plaza Lockport, NY 14094  
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Norman D. Allen  
Signature of Owner or Remedial Party Rendering Certification

7-25-11  
Date