



Department of  
Environmental  
Conservation

+

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
for  
**6200-6390 Niagara Falls Boulevard Site**

March 2018

C932170  
6200-6390 Niagara Falls Boulevard  
City of Niagara Falls  
Niagara County, New York

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **6200 Niagara Falls Boulevard, LLC and 6390 Niagara Falls Boulevard, LLC (“Applicant”)**

Site Name: **6200-6390 Niagara Falls Boulevard (“Site”)**

Site Address: **6200-6390 Niagara Falls Boulevard**

Site County: **Niagara**

Site Number: **C932170**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

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. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:

<http://www.dec.ny.gov/chemical/8450.html> .

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

### *Site Contact List*

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

## *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

## *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being

or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.

### **3. Major Issues of Public Concern**

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

6200 Niagara Falls Boulevard, LLC and 6390 Niagara Falls Boulevard, LLC intends to perform the required BCP Site investigation and remediation to create a property suitable for redevelopment and reuse. The Remedial Investigation Work Plan was designed to delineate known areas of impact, evaluate Site groundwater quality and evaluate other potential environmental conditions on the Site. Ultimately, 6200 Niagara Falls Boulevard, LLC and 6390 Niagara Falls Boulevard, LLC intends to remediate the Site to achieve Track 4 commercial soil cleanup objectives; however, the applicant may choose to remediate to a higher level of cleanup during the course of remedial work.

### **4. Site Information**

Appendix C contains a Site Location Map and Site Plan (Aerial).

#### *Site Description*

The Site addressed at 6200-6390 Niagara Falls Boulevard consists of two (2) adjoining parcels (the entire 6390 NFB parcel and a portion of the 6200 NFB parcel) totaling approximately 7.14-acres. The Site is located in a highly developed commercial and industrial area of the City of Niagara Falls, Niagara County, New York. The BCP Site is bordered by commercial properties and an inactive disposal area for carbon/graphite material to the north, Niagara Falls Boulevard to the south with commercial properties, including the Home Depot and La Quinta Hotel, Connecting Boulevard to the east with Talk of the Town Books and R.B. U Rental Equipment, and Ashland Advanced Materials to the west.

#### *History of Site Use, Investigation, and Cleanup*

The entire 6200 Niagara Falls Boulevard Parcel was historically a portion of a greater graphite/carbon product manufacturing operation. The BCP portion of the parcel is developed with two (2) buildings. One building is currently vacant and was historically used as an office building and a research/development laboratory. It is approximately 15,655 square feet and was constructed between 1963 and 1964. Portions of second building are currently used for storage; however, much of the building remains vacant. Historic operations associated with the building include offices, a research/development laboratory and production. It is approximately 40,891 square feet and was built between 1957 and 1966.

6390 Niagara Falls Boulevard was historically used as a gasoline service station and includes one (1) vacant building, historically used for automotive repair. The building is

approximately 2,040 square feet and was constructed in 1972. Remaining portions of the parcel consist of vacant land and asphalt paved areas.

Previous studies involving the Site include, but are not limited to, Phase I and II assessments, which identified environmental concerns in connection with the Site

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

## *Investigation*

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation work plan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;  
and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

## *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

## *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

**Appendix A -  
Project Contacts and Locations of Reports and Information**

**Project Contacts**

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

**New York State Department of Environmental Conservation (NYSDEC):**

Mr. Damianos Skaros Project Manager NYSDEC Region 9 Division of Environmental Remediation 270 Michigan Avenue Buffalo, NY 14203 (716) 851-7220	Citizen Participation Specialist NYSDEC Region 9 270 Michigan Avenue Buffalo, NY 14203 (716) 851-7220
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**New York State Department of Health (NYSDOH):**

Ms. Dawn Hettrick  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Phone: (518) 402-7860  
Hours: M-F 8:30 AM – 4:45 PM

**Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents:

Niagara Falls Public Library Earl W. Brydges Building 1425 Main Street Niagara Falls, NY 14305 Phone: (716) 286-4894 Hours: Mon.- Wed., 9am-9pm Thurs.- Sat. 9am-5pm Sun. CLOSED	NYSDEC Region 9 270 Michigan Avenue Buffalo, NY 14203 Attn: Mr. Damianos Skaros Phone: (716) 851-7000 Hours: 8:30 AM to 4:30 PM Monday through Friday (call for appointment)
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## Appendix B - Site Contact List

### Niagara County Contacts:

Chairman Wm Keith McNall  
Niagara County Legislature  
739 Willow Street  
Lockport, NY 14094

Mr. Nicholas Melson  
Niagara Falls City Admin.  
745 Main Street  
Niagara Falls, NY 14302

Mark J. Grozio  
Niagara County Legislature  
640 73rd Street  
Niagara Falls, NY 14304

Mr. Jeffrey M. Glatz  
Niagara County Manager  
59 Park Avenue  
Lockport, NY 14094

Mr. James Volkosh, Director  
Niagara Co. Emergency Services  
5526 Niagara Street  
PO Box 496  
Lockport, NY 14095-0496

Mr. Richard E. Updegrave  
Niagara County Manager  
59 Park Avenue  
Lockport, NY 14094

Mr. Jonathan Schultz  
Niagara Co. Emergency Services  
5574 Niagara Street Ext.  
Lockport, NY 14094

Mr. Herbert Downs, Director  
Niagara County Water District  
7227 Williams Road  
Niagara Falls, NY 14304

Clerk Joseph A. Jastrzemski  
Niagara County Clerk  
175 Hawley Street  
Lockport, NY 14094

Joseph Kibler, Chairman  
Niagara County Planning Board  
Vantage Center, Suite one  
6311 Inducon Corporate Drive  
Sanborn, NY 14132

Amy Fisk, Env. Planner  
Niagara Co. Econ. Dev.  
6311 Inducon Corporate Dr.  
Sanborn, NY 14132

Daniel Stapleton, Director  
Niagara County DOH  
5467 Upper Mountain Rd  
Lockport, NY 14094

Mr. Paul Dickey  
Niagara County Health Dept.  
5467 Upper Mountain Rd.  
Lockport, NY 14094-1899

Mr. Samuel M. Ferraro, Exec. Dir.  
Niagara Co. Ind. Dev. Agency  
6311 Inducon Corporate Drive  
Sanborn, NY 14132

Dawn M. Timm  
Niagara Co. Env. Coordinator  
59 Park Avenue  
Lockport, NY 14094

### City of Niagara Falls:

Mayor Paul Dyster  
745 Main Street  
P.O. Box 69  
Niagara Falls, NY 14302-0069

Robert Buzzelli, City Engineer  
City Hall Room 303  
745 Main Street  
Niagara Falls, NY 14302

Alan Nusbaum  
Dept. of Planning/Env. Services  
745 Main Street  
Niagara Falls, NY 14302

Tony M. Palmer, Chairman  
Niagara Falls Planning Board  
745 Main Street  
Niagara Falls, NY 14302

Chairman Andrew Touma  
Niagara Falls City Council  
745 Main Street  
Niagara Falls, NY 14302

Paul Drof  
Niagara Falls Water Board  
5815 Buffalo Avenue  
Niagara Falls, NY 14304

Clerk Carol Antonucci  
Niagara Falls City Clerk  
745 Main Street  
Niagara Falls, NY 14302

**Supplier of Portable Water:**

Mr. Herbert Downs  
Niagara County Water District  
5450 Ernest Road  
PO Box 315  
Lockport, NY 14905-0315

**Document Repository**

Niagara Falls Public Library  
Earl W. Brydges Building  
1425 Main Street  
Niagara Falls, NY 14305

**Nearby Schools:**

Principal Rocco Merino  
Niagara Street School  
2513 Niagara Street  
Niagara Falls, NY 14303

Principal Cynthia Jones  
Harry F Abate Elementary  
1625 Lockport Street  
Niagara Falls, NY 14305

Principal Diane Coty  
79th Street Elementary School  
551 79th Street  
Niagara Falls, NY 14304

Principal Sheila Smith  
Gaskill Preparatory  
910 Hyde Park Blvd.  
Niagara Falls NY 14301

Principal Jeff Showers  
Cataract Elementary School  
6431 Girard Avenue  
Niagara Falls, NY 14304

Principal Tina Smeal  
Geraldine J. Mann Elementary  
1330 95th Street  
Niagara Falls, NY 14304

Principal Maria Chille-Zafuto  
Maple Avenue Elementary  
952 Maple Avenue  
Niagara Falls, NY 14305

Principal Italo J. Baldassarre  
Henry J. Kalfas Magnet School  
1800 Beech Avenue  
Niagara Falls, NY 14305

Principal James Spanbauer  
LaSalle Preparatory School  
7436 Buffalo Avenue  
Niagara Falls, NY 14304

Tiny Treasures Learning Center  
2113 Military Road  
Niagara Falls, NY 14304

Principal Mrs. Kerins  
Hyde Park Elementary School  
1620 Hyde Park Boulevard  
Niagara Falls, NY 14305

Mr. Robert L. Bradley, Jr.  
Niagara Falls High School  
4455 Porter Road  
Niagara Falls, NY 14305

Principal Robert Cluckey  
Niagara Catholic High School  
520 66th Street  
Niagara Falls, NY 14304

First Step Child Care Center  
300 Hyde Park Boulevard  
Niagara Falls, NY 14303

**Other Interested Groups:**

WNY Director  
Citizens' Env. Coalition  
543 Franklin Street  
Buffalo, NY 14202-1109

Julie Barrett O'Neil, Director  
Buffalo Niagara Riverkeeper  
1250 Niagara Street  
Buffalo, NY 14213

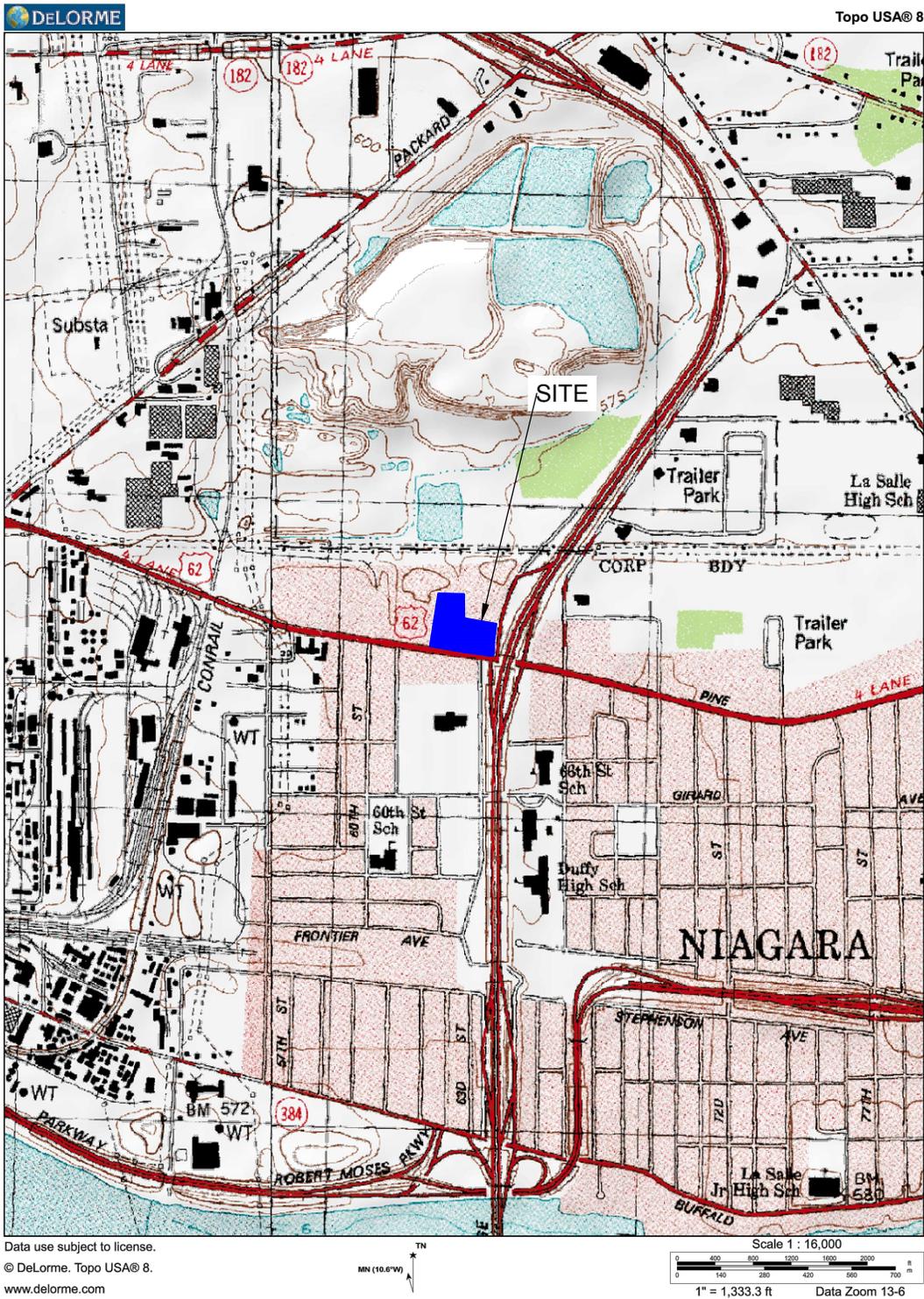
Brian Smith  
Citizens' Campaign for the Env.  
227 McConkey Drive  
Tonawanda, NY 14223

Charles Lamb  
Sierra Club – Niagara Region  
335 Walnut Lane  
Youngstown, NY 14174

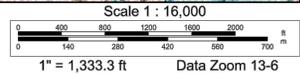
**Adjacent Property Contact List Information  
6200-6390 Niagara Falls Boulevard Site**

Adjacent Property Address			Property Owner/Occupant
No.	Street	Property Use	Mailing Address
6100	Niagara Falls Boulevard	Commercial	Niagara County Industrial Development Agency 6311 Inducon Corporate Drive Sanborn, NY 14132
			Ashland Advanced Materials, LLC 6100 Niagara Falls Boulevard Niagara Falls, NY 14304
6115	Niagara Falls Boulevard	Commercial	6115 Niagara Falls Boulevard, LLC 94 Telfair Drive Williamsville, NY 14221
			Thruway Inn Motel 6115 Niagara Falls Boulevard Niagara Falls, NY 14304
6225	Niagara Falls Boulevard	Commercial	Niagara County Industrial Development Agency 6311 Inducon Corporate Drive Sanborn, NY 14132
			Niagara Falls LaQuinta Inns & Suites 6225 Niagara Falls Boulevard Niagara Falls, NY 14304
6415	Niagara Falls Boulevard	Vacant Commercial	93 NYRPT LLC & Benderson-Niagara / Benderson Dev. Co., Inc. 570 Delaware Avenue Buffalo, NY 14202
			Occupant 6415 Niagara Falls Boulevard Niagara Falls, NY 14304
750	Builders Way	Commercial	Home Depot Niagara Falls, NY, LLC c/o Shelly B. Detrick 101 First Street, Suite 405 Los Altos, CA 94022
			The Home Depot 750 Builders Way Niagara Falls, NY 14304
5580	Niagara Falls Boulevard	Vacant Commercial	WNY Associated Realty 606 N. french Road, Suite 8 Amherst, NY 14228
			Occupant 5580 Niagara Falls Boulevard Niagara Falls, NY 14304
820	Connecting Road	Commercial	WNY Associated Realty 606 N. french Road, Suite 8 Amherst, NY 14228
			Talk of the Town 820 Connecting Road Niagara Falls, NY 14304
1100	Connecting Road	Vacant Commercial	Luzro, Inc. 8417 W Rivershore Drive Niagara Falls, NY 14304
			Occupant 1100 Connecting Road Niagara Falls, NY 14304
1120	Connecting Road	Commercial	Fontanarosa Media Group 729 Main Street Niagara Falls, NY 14301
			R.B. U'REN Equipment Inc. 1120 Connecting Road Niagara Falls, NY 14304
5600	Niagara Falls Boulevard	Active Solid Waste Landfill / Closed Hazardous Waste Landfill	BFI Niagara Recycling Inc. 5600 Niagara Falls Boulevard Niagara Falls, NY 14304

# Appendix C - Site Location Map and Site Plan (Aerial)



Data use subject to license.  
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 www.delorme.com



2558 HAMBURG TURNPIKE  
 SUITE 300  
 BUFFALO, NY 14218  
 (716) 856-0599

## SITE LOCATION AND VICINITY MAP

6200-6390 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

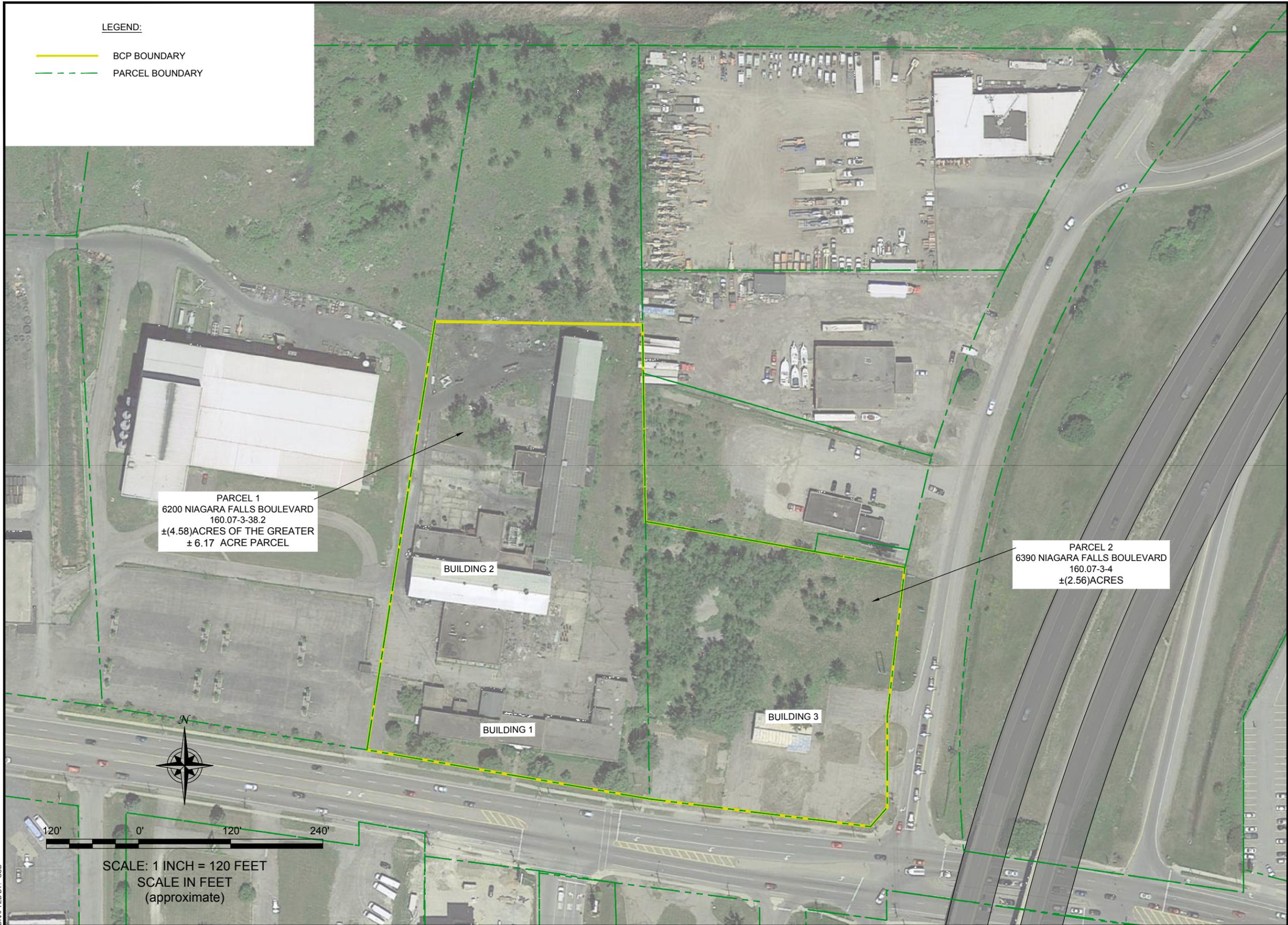
6200 NIAGARA FALLS BOULEVARD, LLC & 6390 NIAGARA FALLS BOULEVARD, LLC

PROJECT NO.: 0379-016-003

DATE: FEBRUARY 2018

DRAFTED BY: CCB

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### SITE PLAN (AERIAL)

6200-6390 NIAGARA FALLS BOULEVARD SITE

NIAGARA FALLS, NEW YORK

PREPARED FOR

6200 NIAGARA FALLS BOULEVARD, LLC & 6390 NIAGARA FALLS BOULEVARD, LLC



2558 HAMBURG TURNPIKE  
SUITE 300  
BUFFALO, NY 14218  
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JOB NO.: 0379-016-003

# Appendix D– Brownfield Cleanup Program Process

