

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Technical Support, 11th Floor
625 Broadway, Albany, New York 12233-7020
Phone: (518) 402-9553 • FAX: (518) 402-9577
Website: www.dec.state.ny.us



Denise M. Sheehan
Acting Commissioner

MEMORANDUM

TO: Ed Belmore, NYSDEC - DER Remedial Bureau D
Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation
Greg Sutton, NYSDEC - Region 9
Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau
Christina Dowd, NYSDEC - DFWMR Bureau of Habitat
Susanne Wither, NYSDEC - DER Bureau of Technical Support

FROM: Kelly Lewandowski, NYSDEC - DER Bureau of Technical Support *Kelly Lewandowski*

SUBJECT: Environmental Restoration Projects Application
Zimmie's Tire Station, No. E932124

DATE: JUL 19 2005

The attached Environmental Restoration Projects (ERP) Application for remedial work at the subject site has been forwarded to you for your records and/or processing according to the established Environmental Restoration Projects procedures. If you require additional copies or the complete series of the related application's attachments, please contact the project manager, Jeff Konsella at 716-851-7220.

T&A Code for the subject site: W048

BW/ca
Attachments

Distribution

Original (with all attachments) to:

Jeff Konsella, NYSDEC - DER Project Manager

Copy (with all attachments) to:

Gary Litwin, NYSDOH - DEHI Bureau of Environmental Exposure Investigation

Greg Sutton, NYSDEC - Region 9

Ed Belmore, NYSDEC - DER Remedial Bureau D

☒ Susanne Wither, DER Bureau of Technical Support

Copy (without attachments) to:

Anthony Quartararo, NYSDEC - DEE Superfund and Voluntary Cleanup Bureau

Christina Dowd, NYSDEC - DFWMR Bureau of Habitat



ENVIRONMENTAL RESTORATION PROGRAM (ERP) APPLICATION
1996 CLEAN WATER/CLEAN AIR BOND ACT
ECL ARTICLE 56, TITLE 5 - 6NYCRR 375-4

9/3/04

Applicant Information			
NAME OF MUNICIPALITY City of Lockport			
NAME OF INDIVIDUAL AUTHORIZED TO SIGN APPLICATION Michael W. Tucker			
TITLE OF AUTHORIZED INDIVIDUAL Mayor, City of Lockport			
ADDRESS Office of the Mayor, One Locks Plaza			
CITY/TOWN Lockport, NY		ZIP CODE 14094	
PHONE (716) 439-6665	FAX (716) 439-6668		E-MAIL mayor@elockport.com
NAME OF COMMUNITY BASED ORGANIZATION (IF APPLICABLE) Not Applicable			
COMMUNITY BASED ORGANIZATION'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX		E-MAIL
Site Information			
SITE NAME Zimmie's Tire Store			
SITE ADDRESS 7 Niagara Street			
CITY/TOWN Lockport, NY		ZIP CODE 14094	
COUNTY Niagara		SIZE (ACRES) 0.3	
LATITUDE (degrees/minutes/seconds) 43 ° 10 ' - "		LONGITUDE (degrees/minutes/seconds) 89 ° 41 ' - "	
PLEASE ATTACH A COUNTY TAX MAP WITH IDENTIFIER NUMBERS, ALONG WITH ANY FIGURES NEEDED TO SHOW THE LOCATION AND BOUNDARIES OF THE SITE. ALSO INCLUDE A USGS 7.5 MINUTE QUAD MAP IN WHICH THE SITE IS LOCATED.			
1. DO THE SITE BOUNDARIES CORRESPOND TO TAX MAP METES AND BOUNDS? IF NO, PLEASE ATTACH A METES AND BOUNDS DESCRIPTION OF THE SITE.			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
2. IS THE SITE PART OF A DESIGNATED BROWNFIELD OPPORTUNITY AREA PURSUANT TO GML970-R? IF YES, IDENTIFY AREA (NAME) City of Lockport			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. IS THE SITE LISTED ON THE NYS REGISTRY OF INACTIVE HAZARDOUS WASTE DISPOSAL SITES? IF YES, FILL IN CURRENT REGISTRY SITE NUMBER AND CLASSIFICATION.			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
REGISTRY SITE NUMBER: _____ CLASSIFICATION: _____			

Applicant Eligibility Information

1. HAS THE APPLICANT GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF, HAZARDOUS WASTE OR PETROLEUM ON THE SITE? ☐ YES ☒ NO
2. HAS THE APPLICANT UNDERTAKEN, OR INTEND TO UNDERTAKE, ANY INDEMNIFICATION OBLIGATION RESPECTING A PARTY RESPONSIBLE UNDER LAW FOR THE REMEDIATION OF THE SITE? ☐ YES ☒ NO
3. HAS THE APPLICANT LEASED THE SITE TO ANOTHER PARTY THAT GENERATED, TRANSPORTED OR DISPOSED OF, OR THAT ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF HAZARDOUS WASTE OR PETROLEUM ON THE SITE? IF YES, CHECK ONE OF THE FOLLOWING: ☐ YES ☒ NO
- ☐ A. THE APPLICANT DID NOT KNOW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM.
- ☐ B. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND DID NOT TAKE ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.
- ☐ C. THE APPLICANT KNEW THAT SUCH OTHER PARTY GENERATED, TRANSPORTED OR DISPOSED OF, OR ARRANGED FOR OR CAUSED THE GENERATION, TRANSPORTATION OR DISPOSAL OF SUCH HAZARDOUS WASTE OR PETROLEUM AND TOOK ACTION TO REMEDIATE OR CAUSE THE REMEDIATION OF SUCH HAZARDOUS WASTE OR PETROLEUM.
4. DOES THE APPLICANT CURRENTLY OWN THE SITE OR HAS IT OBTAINED TEMPORARY INCIDENTS OF OWNERSHIP FOR AN INVESTIGATION PURSUANT TO ECL 56-0508? ☐ YES ☒ NO

Project Description

PLEASE ATTACH A DESCRIPTION OF THE PROJECT WHICH INCLUDES THE FOLLOWING INFORMATION (REFER TO THE ENVIRONMENTAL RESTORATION PROGRAM PROCEDURES HANDBOOK FOR DETAILED INSTRUCTIONS).

- PURPOSE AND SCOPE OF THE PROJECT;
- CURRENT AND PROPOSED FUTURE USE OF THE SITE (RESIDENTIAL, COMMERCIAL, INDUSTRIAL);
- ESTIMATED PROJECT COST (INCLUDE ANY RESPONSIBLE PARTY COST RECOVERY PAYMENTS RECEIVED OR ANTICIPATED, AS WELL AS ANY OTHER ACTUAL OR POTENTIAL FUNDING SOURCES FOR THE PROJECT);
- HOW THE PROJECT WOULD SATISFY THE CRITERIA OF ECL 56-0505; AND
- ESTIMATED PROJECT SCHEDULE (FIELD WORK MUST BEGIN WITHIN 12 MONTHS OF THE APPLICATION APPROVAL DATE)

Site's Environmental History

TO THE EXTENT THAT EXISTING INFORMATION/STUDIES/REPORTS ARE AVAILABLE TO THE APPLICANT, PLEASE ATTACH THE FOLLOWING:

1. **ENVIRONMENTAL DATA**
A PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED IN ACCORDANCE WITH ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), AND ALL ENVIRONMENTAL REPORTS RELATED TO CONTAMINANTS ON OR EMANATING FROM THE SITE.
2. **OWNERS**
A LIST OF PREVIOUS OWNERS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER LISTED. IF NO RELATIONSHIP, PUT "NONE").
3. **OPERATORS**
A LIST OF PREVIOUS OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBER (DESCRIBE APPLICANT'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OPERATOR LISTED. IF NO RELATIONSHIP, PUT "NONE").

Contaminant Information

INDICATE KNOWN OR SUSPECTED CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN OR SUSPECTED TO HAVE BEEN AFFECTED:

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	✓				
Chlorinated Solvents					
Other VOCs					
SVOCs	✓				
Metals	✓				
Pesticides					
PCBs					
Other* _____					

*PLEASE DESCRIBE: _____

Project Information (Complete for Remediation Projects Only)

1. HAS THE DEC ISSUED A RECORD OF DECISION FOR THE SITE UNDER THE ERP? ☐ YES ☒ NO
2. HAS GROUNDWATER OR A SURFACE WATER BODY BEEN CONTAMINATED ABOVE STANDARDS?
IF YES, CHECK ALL THAT APPLY: ☐ YES ☒ NO
 - ☐ A. THE INFLUENT TO A PUBLIC OR PRIVATE WATER SUPPLY HAS BEEN CONTAMINATED OR THREATENED.
 - ☐ B. A CLASS A OR AA SURFACE WATER BODY OR A PRIMARY OR PRINCIPAL AQUIFER HAS BEEN CONTAMINATED WITHOUT AFFECTING AN EXISTING WATER SUPPLY.
 - ☐ C. GROUNDWATER HAS BEEN CONTAMINATED ABOVE STANDARDS OR A SURFACE WATER HAS BEEN IMPACTED.
3. HAVE ENDANGERED, THREATENED OR RARE SPECIES, STATE PROTECTED STREAMS, OR STATE REGULATED WETLANDS BEEN IMPACTED BY RELEASES FROM THE SITE? ☐ YES ☒ NO
4. ARE CONTAMINANTS PRESENT IN SOILS/WASTE AT LEVELS THAT EXCEED DEC DIVISION OF ENVIRONMENTAL REMEDIATION GUIDANCE VALUES? ☒ YES ☐ NO
5. IS THE SITE LOCATED IN A DESIGNATED EMPIRE ZONE? ☐ YES ☒ NO
6. IS THE SITE LOCATED IN A DESIGNATED EN-ZONE PURSUANT TO TL § 21 (b)(6)? ☒ YES ☐ NO
7. HAS ALL OR PART OF THE SITE BEEN IDLE OR ABANDONED FOR MORE THAN ONE YEAR? ☒ YES ☐ NO
7. HAS THE APPLICANT SIGNED AN AGREEMENT WITH A PRIVATE PARTY TO REUSE THE SITE ONCE IT IS RESTORED? ☐ YES ☒ NO
8. HAS THE APPLICANT COMMITTED TO A NEW PUBLIC OR RECREATIONAL USE? ☒ YES ☐ NO
9. HAS THE APPLICANT COMPLIED WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) REGARDING THIS ACTION? IF YES, INCLUDE THE DETERMINATION (NEGATIVE DECLARATION OR FINDINGS STATEMENT) IN THE ATTACHED PROJECT DESCRIPTION AND IDENTIFY ALL INVOLVED AGENCIES IN THE COORDINATED REVIEW. ☒ YES ☐ NO
10. IS THE APPLICANT AWARE OF OTHER FUNDING SOURCES FOR REMEDIATING THE SITE?
IF YES, PROVIDE SOURCES(S) AND DOLLAR AMOUNT IN THE ATTACHED PROJECT DESCRIPTION. ☐ YES ☒ NO

Municipality Certification

The undersigned on behalf of the applicant does hereby certify that:

- All statements made for the purpose of obtaining State assistance for the proposed project either are set out in full in this application, or are set out in full in exhibits attached to this application and incorporated by this reference; and
- The individual whose signature appears hereon is authorized to sign this application for the municipality.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Signature of Individual Authorized to Sign the Application

6/3/05

Date

Community Based Organization Certification (if applicable)

The undersigned on behalf of the Community Based Organization acting in partnership with the municipality does hereby certify that:

- The Community Based Organization is a not-for-profit corporation, exempt from taxation under section 501(c)(3) of the internal revenue code whose stated mission is promoting reuse of brownfield sites within a specified geographic area in which the Community Based Organization is located, which has 25% or more of its board of directors residing in the community in such area;
- The Community Based Organization represents a community with a demonstrated financial need;
- Not more than 25% of the members, officers or directors of the Community Based Organization are or were employed by or receiving compensation from any person responsible for a site under title 13 or title 14 of article 27 of the Environmental Conservation Law, article 12 of the navigation law or under applicable principles of statutory or common law liability; and
- The individual whose signature appears hereon is authorized to sign this application for the Community Based Organization.

A FALSE STATEMENT MADE HEREIN IS PUNISHABLE AS A CLASS "A" MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Signature of Individual Authorized to Sign for the Community Based Organization

Date

SUBMITTAL INFORMATION:

Three (3) complete copies of the application are required.

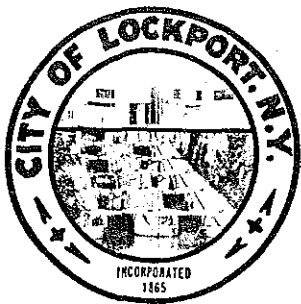
- Two (2) copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD or diskette, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) hard copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices: <http://www.dec.state.ny.us/website/der/index.html>

FOR DEPARTMENT USE ONLY:

ERP SITE NO: _____ ERP SITE T&A CODE: _____ PROJECT MANAGER: _____



CITY OF LOCKPORT, NEW YORK

LOCKPORT MUNICIPAL BUILDING

ONE LOCKS PLAZA

LOCKPORT, NY 14094

OFFICE OF CITY CLERK

Richard P. Mullaney, City Clerk/Budget Director
Denise F. Gugliuzza, Dep. City Clerk/Registrar of Vital Statistics

Office (716)439-6676

Fax (716)439-6668

TO: Whom it may concern
FROM: Richard P. Mullaney, City Clerk
DATE: June 15, 2005

Please be advised, that at a regular meeting of the Common Council of the City of Lockport, NY held on June 15, 2005, the following resolution was adopted:

061505.16

By Alderman Kibler:

Whereas, the Common Council on June 18, 2003, authorized and directed the Mayor to submit to the New York State Office of Parks, Recreation and Historic Preservation an application for assistance under the Environmental Protection Fund Act of 1993 regarding the Lockport Historic Canal Park Project, and

Whereas, said application has been approved for funding and requires an environmental assessment be completed for 7 Niagara Street, now, therefore, be it

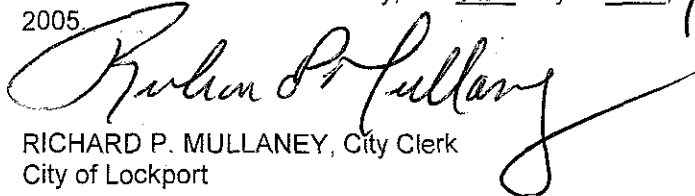
Resolved, that the Director of Community Development be hereby authorized to complete an Environmental Restoration Program application to be submitted to the NYS Department of Environmental Conservation for funding regarding the property located at 7 Niagara Street, Lockport, New York.


Seconded by Alderman Cercone and adopted. Ayes 6.

State of New York
City of Lockport
Office of the City Clerk

I, Richard P. Mullaney, City Clerk of said City, do hereby certify that I have compared the foregoing copy with the original proceedings of the Common Council of said City of Lockport, New York, now remaining on file and of record in this office; and that the same is a correct transcript therefrom and of the whole of said original.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed the seal of said City, this 11 day of July
2005.


RICHARD P. MULLANEY, City Clerk
City of Lockport


JEANNE E. GORF
Notary Public, State of New York
Qualified in Niagara County
My Commission Expires Jan. 11, 2007

ATTACHMENT 1

Site Information

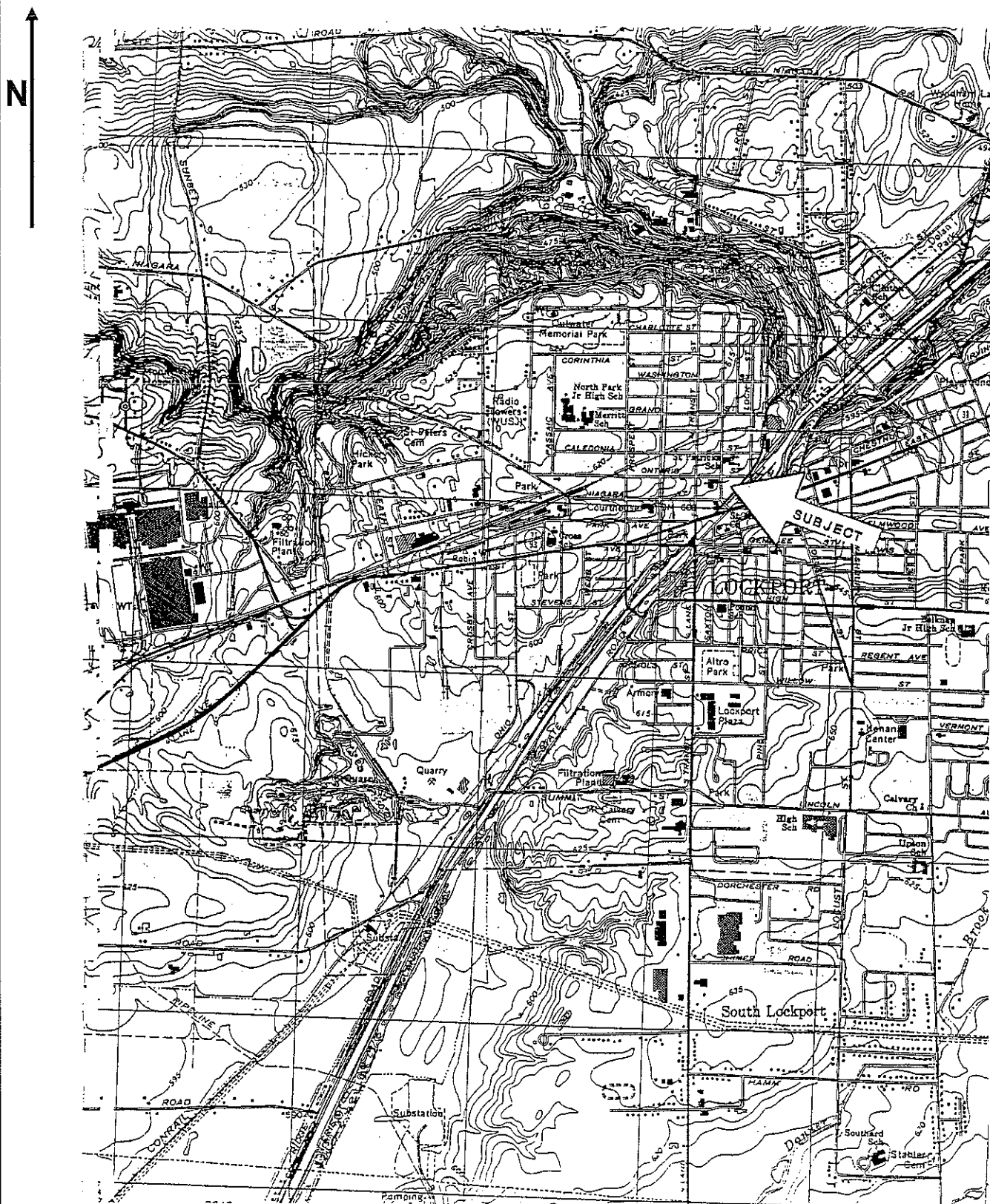
**Note Regarding Site Description- The Site
consists of three tax parcels as follows:**

Zimmie's Services Inc.: Lot 109.54-2-23

City of Lockport: Lot 109.54-2-24

City of Lockport: Lot 109.54-2-30

Please refer to the attached tax map.



Delta
Environmental
Consultants, Inc.
104 Jamesville Road
Syracuse, NY 13214
PH: 315-445-0224
FX: 315-445-0793

DRAWN BY
SPA

CAD FILE

DATE
6/2005

SCALE

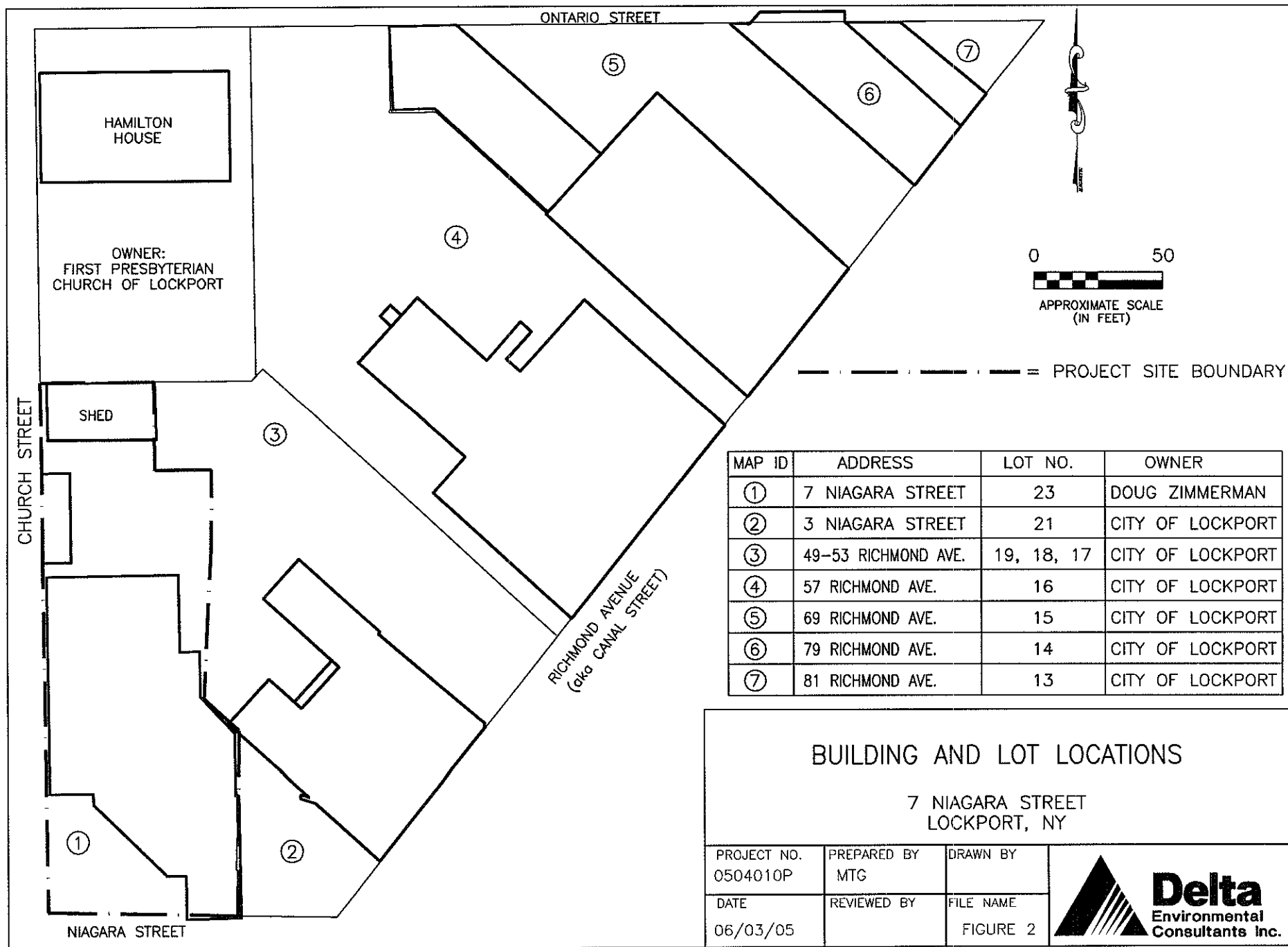
SITE LOCATOR:

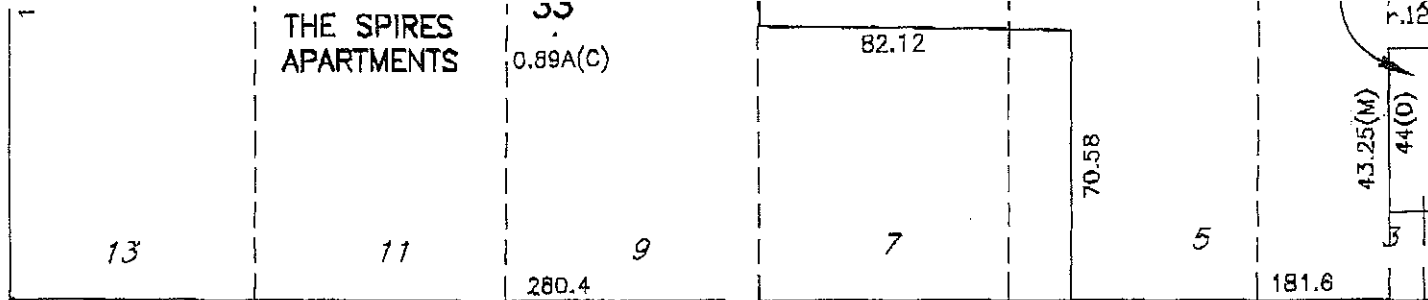
Zimmie's Tire Store
7 Niagara Street
Lockport, NY

PREPARED FOR:
City of Lockport

FIGURE:

1



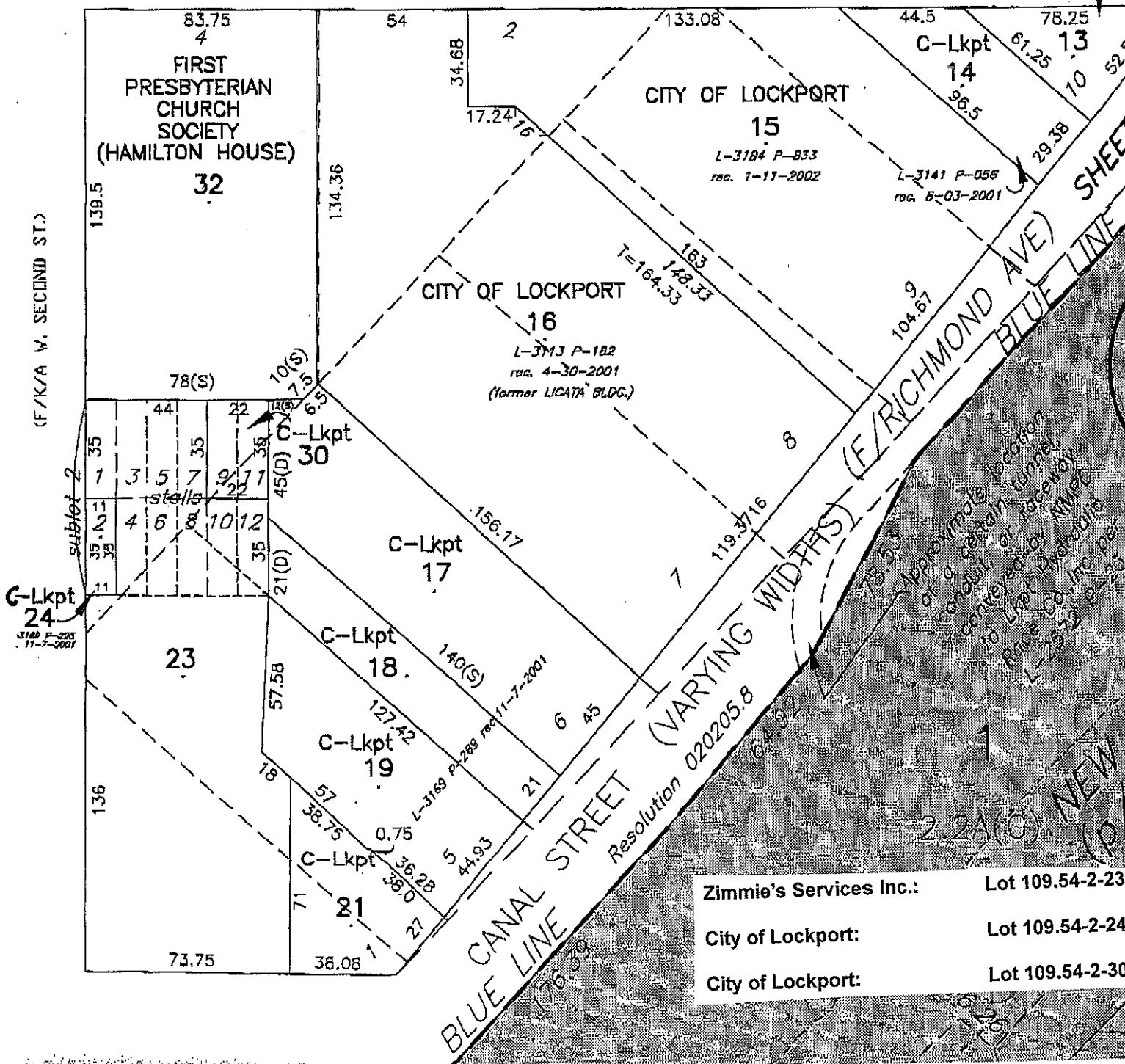


2

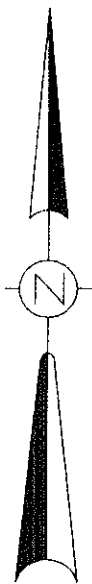
STREET

(82.5' WIDE)

SHEET 109.54



Zimmie's Services Inc.: Lot 109.54-2-23
 City of Lockport: Lot 109.54-2-24
 City of Lockport: Lot 109.54-2-30



(FORMERLY WEST SECOND STREET)

(66.0' WIDE)

CHURCH STREET

NIAGARA STREET

(82.5' WIDE)

LOT-4

REPUTED OWNER

FIRST PRESBYTERIAN
CHURCH SOCIETY

L-2884, P-345
PARCEL IV

LOT-7

REPUTED OWNER

DALE PROPERTIES, INC.
L-2884, P-345
PARCEL I

LOT-2

LOT-6

WALTER A. & ANNA P. KOHL
REPUTED OWNER
L-1539, P-598
L-1563, P-816
1st DESCRIBED PARCEL

LOT-5

L-1563, P-749

REPUTED OWNER
WALTER A. &
ANNA P. KOHL
L-1539, P-598
2nd DESCRIBED PARCEL

REPUTED OWNER
ZIMMIE'S SERVICE, INC.
L-1416, P-321
L-1468, P-1039

L-1416, P-321
PARCEL 2
1st DESCRIBED PARCEL

L-1416, P-321
PARCEL 1
2nd DESCRIBED PARCEL

STONE, CONC. BLOCK
& METAL BUILDING
NO. 7
"ZIMMIE'S AUTO"
L-1416, P-321
PARCEL 1
1st DESCRIBED PARCEL

LOT-1

REPUTED OWNER
WALTER A. KOHL
L-1945, P-297

RICHMOND AVENUE
(FORMERLY CANAL STREET)
(VARYING WIDTH)

[Signature]

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McINTOSH & McINTOSH, P.C.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
LOCKPORT, NEW YORK BUFFALO, NEW YORK
PHONE 434-9138 PHONE 625-8360

RESURVEY	REVISION

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS
SURVEY IS A VIOLATION OF SECTION 7209, PROVISION
2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY OF PART OF LOT-12, SEC.-14, TWP.-14, R.-6, HOLLAND PURCHASE

LOCATION CITY OF LOCKPORT, NIAGARA COUNTY, NEW YORK

REFERENCE MAP FILED IN MICROFILM MAP BOOK-25, PAGE-2433

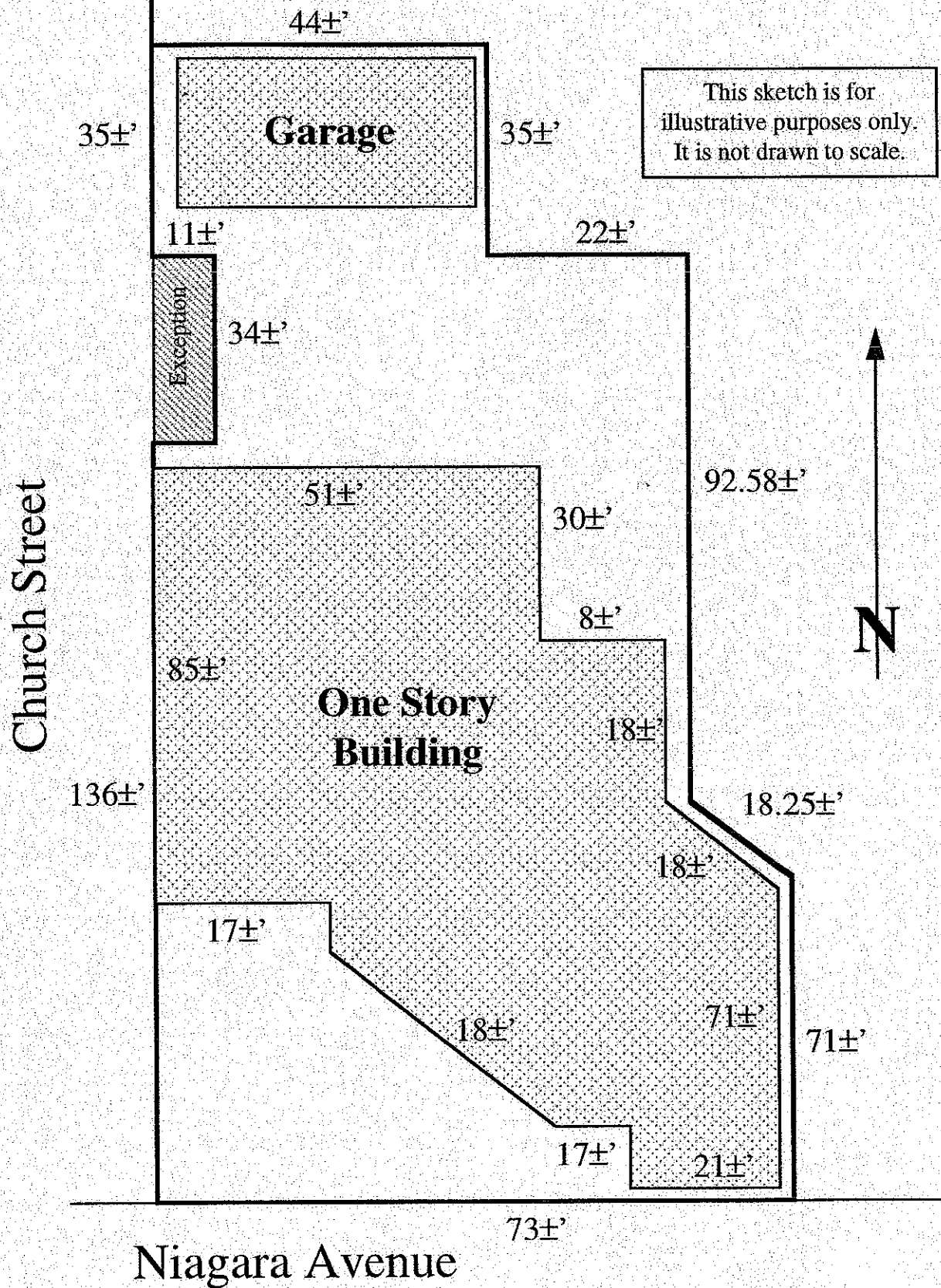
JOB No. 6084-C

SCALE: 1" = 20'

DATE: MAY 25, 1999

DRAWN M.
COMP. G.
DESC.
CADFILE 6084

Plot Plan



ATTACHMENT 2

Project Description

PROJECT DESCRIPTION

Purpose and Scope

This Environmental Restoration Program (ERP) Application is being submitted by the City of Lockport to secure funding for the investigation and remediation of Zimmies Tire Store located at 7 Niagara Street, Lockport, New York (the Site). This Site is strategically located immediately west (adjacent) to the Richmond Avenue Redevelopment Site and immediately south (adjacent) to the Hamilton House Rehabilitation Site. The Site overlooks the Erie Canal and is across the street from the New York State Canal Corporation Erie Canal Railing Reconstruction project site. Additional information regarding these ongoing projects is provided in Attachment 2a: City of Lockport -- Downtown Improvements.

It is clear that the acquisition, investigation, remediation and redevelopment of this corner lot are crucial to the success of the adjacent projects, which are funded and in progress. The Site is truly the "cornerstone" of the revitalization effort of this waterfront city block. The current architecture and use of the existing buildings on the site detract from the planned future use of this area (see Attachment 2b: Site Photographs). The planned use of the lot as a city park and entrance to adjacent attractions is the best use of this site.

The NYS Office of Parks, Recreation & Historic Preservation has committed \$258,500 for the City to purchase the site for redevelopment. However, the purchase is "on hold" due to environmental challenges related to the subject site, which are described below.

Current Environmental Conditions

Sanborn maps (Attachment 2c) indicate that a filling station was located at the south end of this property as far back as the 1940s. A 1994 Phase I report of the Richmond Avenue block parcels (including Zimmie's) prepared by Edward O. Watts, P.E. identified several issues at the Site as follows:

- Four (4) Underground Storage Tanks-filled in place; and
- One (1) Underground Storage Tank-filled with water.

Subsequent site reconnaissance and interviews with the site owner substantiated that a gasoline retail station was located at the site for many years, up to approximately 1960, after which time gasoline was not sold at this location. The gasoline USTs, located in the parking area immediately southwest of the site building, were reportedly closed in place in 1975 and the current owner never operated the USTs or sold gasoline. The current owner reported that there is an unused fuel oil UST under the northern service bay of the building. This UST has not been used for many years but has never been closed.

The site currently operates as a tire store and automobile service center (oil changes, etc.). Several ASTs located inside the building are utilized to store used oil which is burned on-site as fuel in the winter. One AST utilized to store new oil is also located

inside the main building. Motor oil, antifreeze and other automotive products are stored inside for on-site use. The building has one large floor drain which is reportedly connected to the sanitary sewer. A basement underlies most of the building; this area is used primarily for tire storage. There is some evidence (piping, minor staining) that a fuel oil storage tank was once located in the basement.

A storage shed is located north of the main building, immediately adjacent to the Hamilton House. This small building is in disrepair and is not heated. It was used for many years to store radiators, and it is currently used to store tires, 55-gallon drums of oil, and miscellaneous equipment.

As part of the Richmond Avenue Redevelopment Project conducted for the City of Lockport, limited subsurface investigation work was completed at the site in October 1999 (see ERP Application Attachment 3: Site Environmental History). A total of eleven test borings and one test pit were completed during the subsurface investigation. Field observations indicated the presence of petroleum odors and staining in five soil borings and in shallow soil at the test pit location. Three soil samples were analyzed for some or all of the following: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, cyanide, and PCBs. SVOCs and metals were detected at concentrations exceeding NYSDEC TAGM 4046 Soil Cleanup Objectives; VOCs and PCBs were not detected. Also, a preliminary asbestos survey identified asbestos in the main building show room floor tile.

Site Restoration Plans and Objectives

The City of Lockport intends to acquire, investigate, remediate and redevelop the Site into a "gateway" pedestrian park consistent with the redeveloped use of the remainder of the block. The new park would provide access to the rehabilitated Hamilton House / Erie Canal Development Center and the revitalized Richmond Avenue block. Architectural drawings of the planned park area are provided as Attachment 2d. For reference, drawings showing the planned (ongoing) redevelopment of the Richmond Avenue (now called Canal Street) block are also provided. Those drawings illustrate the critical location of the subject Site and the need to incorporate the Site into the surrounding redevelopment.

Estimated Project Cost

Based on experience at the adjacent Richmond Avenue Redevelopment Site and available information, it is likely that excavation of soil containing elevated metals concentrations may be required throughout the majority of the site. Elevated metals concentrations were detected in both soil samples that were analyzed for metals. Additionally, unregistered USTs present at the site need to be removed and properly disposed, along with any associated petroleum-contaminated soil. Other environmental issues to be addressed include floor drains, material storage (main building and shed) and asbestos.

For the purposes of this application, Delta estimated the total remedial cost to be \$762,500 as follows:

• Site Investigation (assumes no groundwater sampling):	\$100,000
• Detailed Asbestos Survey:	\$ 7,500
• UST Removal (including soil):	\$ 80,000
• Metals-containing soil:	\$345,000
• Asbestos Abatement:	\$ 35,000
• Building Demolition:	\$ 25,000
• Work Plans:	\$ 25,000
• Specifications / Bid Package:	\$ 20,000
• SI / RAR Report:	\$ 35,000
• Project Management; Engineering Oversight:	\$ 75,000
• Contingency:	\$ 40,000

These preliminary cost estimates may be revised based on the results of the Site Investigation.

Meeting ECL Criteria

The redevelopment of 7 Niagara Street as a public park will enhance the canal-front “Richmond Avenue Block” and meet all ECL criteria as described below.

- Benefits to the Environment – HIGH. The subject site will be remediated and incorporated into the overall waterfront development project as previously described.
- Economic Benefit to the State – HIGH. Relocate current operation to preserve jobs, plus add to travel, tourism and retail opportunities in the project area.
- Potential for Public or Recreational Use – HIGH. Property will be utilized as a public park and “gateway” to adjacent attractions.
- Availability of Other Funding Sources – LOW. Funding is available for property acquisition, but other funding for site investigation and remediation is not available.

Schedule

The City of Lockport hopes to redevelop the subject Site as soon as possible to accommodate adjacent projects. The Hamilton House / Erie Canal Discovery Center / Lockport Visitor Center opened 1 June 2005. The Richmond Avenue Redevelopment Project is scheduled for completion by early 2006. Work on the subject Site will start as soon as funding becomes available.

ATTACHMENT 2a

City of Lockport – Downtown Improvements

City of Lockport – Downtown Improvements
Prepared by Greater Lockport Development Corporation
31 May 2005

For the past seven years, the City of Lockport, New York has been focusing a lot of its economic development efforts in revitalizing its downtown. Apparently, these efforts have not gone unnoticed by State and Federal officials. The City was designated one of the first New York State Quality Communities by Lieutenant Governor Mary Donahue on May 2, 2002. Consistent with the Quality Communities Interagency Task Force Report, the City recognizes the importance of rebuilding its downtown, making it attractive for investors and developers, and developing strategies to convert older buildings to uses that can prosper in a “Main Street” environment. Several projects are now on-going and will be completed in 2005-06.

Main Street Rehabilitation and Streetscape Project

The City of Lockport is in the process of completing a \$3.2 million downtown rehabilitation and streetscape project designed to improve the condition of streets, sidewalks, and related infrastructure along Main Street/East Avenue, between Transit Street and Washburn Street, and along Washburn from Walnut to East Avenue. The project involves street reconstruction with new asphalt paving, as well as the installation of curbs and sidewalks, lighting fixtures, landscaped center medians, pedestrian crosswalks, and traffic signals. Storm sewers were replaced and a small island with a decorative clock is to be installed at the intersection of Market and Main Streets. Both federal and state funds were secured for this project to be completed in 2005.

South Block/City Centre Project

In November 2004, local developer David Ulrich purchased from the City of Lockport a vacant lot on Main Street and an adjacent parking area off Walnut Street. The City has been waiting 29 years for someone to redevelop this location, known as the South Block, portions of which were cleared in the mid-1970s as part of urban renewal. Formally designated by the City as the preferred developer for the site, Ulrich plans to develop two rows of buildings along Main and Walnut Streets, with approximately 16,000 square feet of retail/restaurant space facing Main Street and an equal amount of office space facing the rear of the site. The buildings will feature a “19th century brick architectural look” to blend in with the existing character of the downtown streetscape. Parking will be provided at the interior of the site, which will also include a landscaped central courtyard open to the public. The project broke ground in December 2004.

Richmond Avenue Block

Between 1999 and 2002, the City of Lockport purchased the parcels that comprised the historic Richmond Avenue Block using a federal Section 108 loan. With funding secured from a variety of New York State funding sources, the City subsequently completed environmental investigations, remediation, asbestos abatement, and selective building demolition on the site. The project was issued a Record of Decision by the NYS Department of Environmental Conservation, meaning that the site is environmentally clean.

Four buildings have been saved and will be redeveloped for retail and commercial use with a canal theme. The street will revert to its former name of Canal Street, and traffic will be limited. It is the City's objective to make the Richmond Avenue Block attractive and inviting to visitors. The total cost of the building rehabilitation is estimated at \$1.5 million, most of which is expected to be financed by the Greater Lockport Development Corporation.

Site and Street Improvement (Phase II) Plans, as well as structural and schematic plans for the four buildings are completed. By late 2005, the site and street improvements will be completed and by late 2006, some or all of the buildings should be ready for tenants. The redevelopment of the Richmond Avenue Block is expected to complement the renovation of the historic Hamilton House (described further below) as a museum and visitor center.

In 2004, the NYS Office of Parks, Recreation & Historic Preservation committed \$258,500 for the Zimmie's Tire property located at 7 Niagara Street. The City hopes to use the grant for acquisition of the parcel, building demolition, and conversion of the site to a public park. In addition, the New York State Canal Corporation committed \$600,000 to completely rebuild the canal railing along Richmond Avenue. Projected railing completion is spring 2006.

Erie Canal Discovery Center

Located at 24 Church Street, directly behind the Richmond Avenue Block, Erie Canal Development Center (ECDC) (aka: the Hamilton House) is a former church built of canal stone that is currently being renovated for use as a museum and City visitor's center. The building, which is owned by First Presbyterian Church, is being leased to the City of Lockport, with the Niagara County Historical Society (NCHS) identified as a subtenant.

ECDC will be a satellite of the existing NCHS museum, housing a canal interpretive center with multimedia, state-of-the-art displays, interactive computers, a 20-seat theater, a gift shop, and public restrooms. The 1928 mural of the Erie Canal by A. Rafael Beck will be a focal point. A portion of the building will be used by the City of Lockport as a visitor's center, providing access to information about attractions, businesses, and services in the area. While volunteers will operate the museum on the second floor, two paid staff – one from the City and one from the NCHS – will be stationed on the ground floor at the visitor center and the museum ticketing booth and gift shop, respectively.

Funding for the project has been provided through a variety of public and private sources. In 2004, Congressman Thomas Reynolds secured \$417,522 from the federal Institute of Museum and Library Sciences to cover research, design, and purchasing of programming, hardware and software needed for the interactive museum displays and orientation film. The Lockport-based Grigg-Lewis Foundation committed an initial \$420,000 towards capital improvements, with an additional grant of \$150,000 pledged for the renovation of an on-site caretaker apartment, the theater portion of the museum, and the mural wall. A portion of an Environmental Protection Fund grant in the amount of \$28,000 is being used for the Beck mural and on-site landscaping. The opening of the ECDC is set for June 2005.

Flight of Five Restoration

In March 2005, the office of Congressman Thomas Reynolds announced that it had secured \$3.25 million through the federal Transportation Equity Act to fund the stabilization and restoration of the historic "Flight of Five" locks. Built in 1825 and enlarged in the 1840s, the Flight of Five was once considered an engineering marvel. The Niagara Canal Development Task Force believes that a restored Flight of Five would greatly enhance the interpretation of the canal, with the potential to attract thousands of visitors to the City each year.

A recently completed historic structures report on the Flight of Five indicated that the existing remnants are in fair to poor condition. Immediate action is necessary to prevent further deterioration of the site. Current plans call for the stabilization of the existing wooden foundation, restoration of the existing stone masonry, and restoration of the existing arched bridges and railings, at a cost estimated at \$3.5 million to \$5.0 million. The Task Force has requested an additional \$300,000 through State Senator George Maziarz for the stabilization and restoration of this significant historic resource.

In addition to all of these physical improvements to downtown Lockport, the City is completing a Local Waterfront Revitalization Program (LWRP) and a Downtown Lockport Strategic Development and Marketing Plan (Plan). The LWRP is designed to give Lockport an opportunity to assess conditions along our waterfront (canal), establish policies to guide development and implement appropriate waterfront land uses and projects. The purpose of the Plan is to identify opportunities for improving the vitality of downtown Lockport for merchants, residents and tourists. Both will be completed during summer 2005.

ATTACHMENT 2b

Site Photographs

PHOTO LOG



Photograph No. 1: Zimmie's Tire Store – looking north.



Photograph No. 2: Zimmie's Tire Store with Hamilton House in background. Looking north from across the canal.



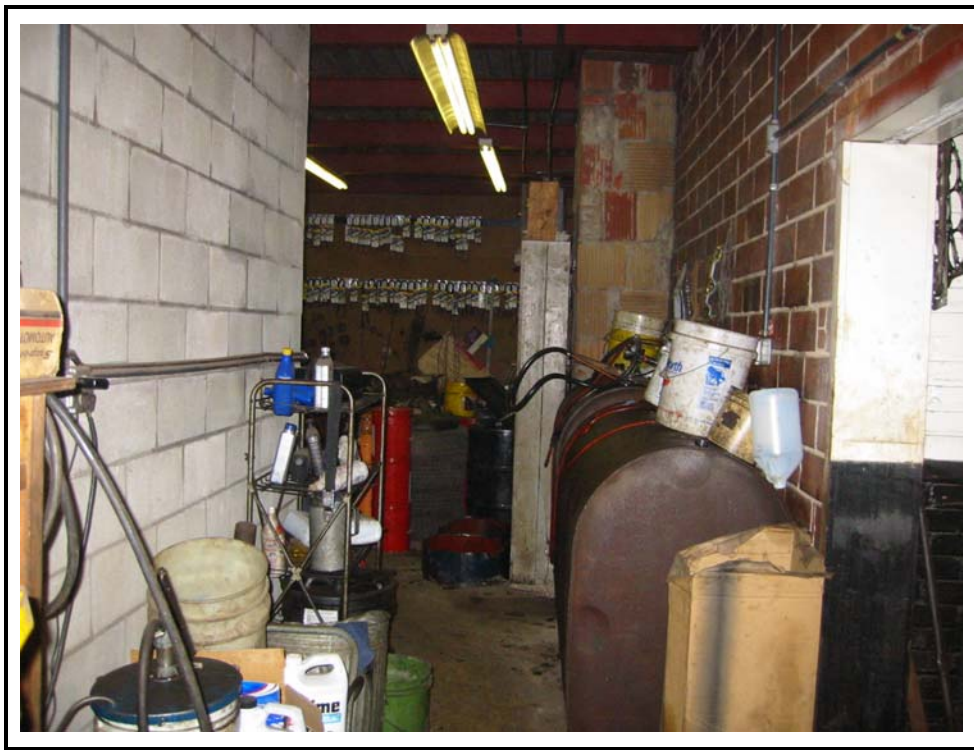
Photograph No. 3: West side of Zimmie's Tire Store and shed, looking east from across Church Street.



Photograph No. 4: Interior of shed.



Photograph No. 5: Zimmie's Tire Store repair bay with floor drain shown.



Photograph No. 6: Used oil storage area inside Zimmie's Tire Store.



Photograph No. 7: Northeast corner of Zimmie's Tire Store, adjacent to Richmond Avenue Redevelopment Site.



Photograph No. 8: Basement storage area (possible former fuel tank location) – Zimmie's Tire Store.

ATTACHMENT 2c

Sanborn Maps

1886

A	B	C
1 1/2 x	1 1/2 x	1 1/2 x
DWGS.		

ONTARIO

S H E E T

**CHURCH
OF THE
REDEEMER**

Shed

~~Box 2~~

**METHODIST
CHURCH**
25' TO EAVES

CHURCH
25' TO EAVES

23

S. R. TALBOT

1961

DELAVER
HOUSE

CANAL

CANAL

Wore
House

DRIVE WAY

STONE WALL.
TOW. PATH.

NIAGARA

90

11/22/38
34P.38

10. Tailor
Ogilby Arms Co.
C.A.R. Arms Co.
B.B. & S.

1909

6" W PIPE 82 1/2

RENDERING & SAUSAGE FACTORY
WARE HO. 2 & 3

LOCK
KEEPERS
HO.
2
12

Barber

HOTEL

LOCKVIEW

JUNK YARD

COVERT MOTOR VEHICLE CO.
BL. SM.
NIGHT WATCHMAN
NO CLOCK 50' 2 1/2" HOSE
3 CHEMICAL FIRE
EXTING. POWER &
LIGHTS ELECTRIC
HEAT STEAM

MACHINE SHOP

PAINT SHOP

23

LIVERY

CHURCH OF THE REDEEMER
(UNIVERSALIST)
HEAT FURNACE
LIGHTS GAS
18' 10' EAVES

OLD

STORAGE

HOTEL

1ST M.E. CHURCH
HEAT FURNACE
LIGHTS GAS
25' 10' EAVES

CHURCH

RICHMOND

RICHMOND

6" W PIPE 82 1/2

STC

2B

C.O.

PATH

INCLINE

TOWN

WAGON SHED

WAGON YARD

MOGGED

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

2

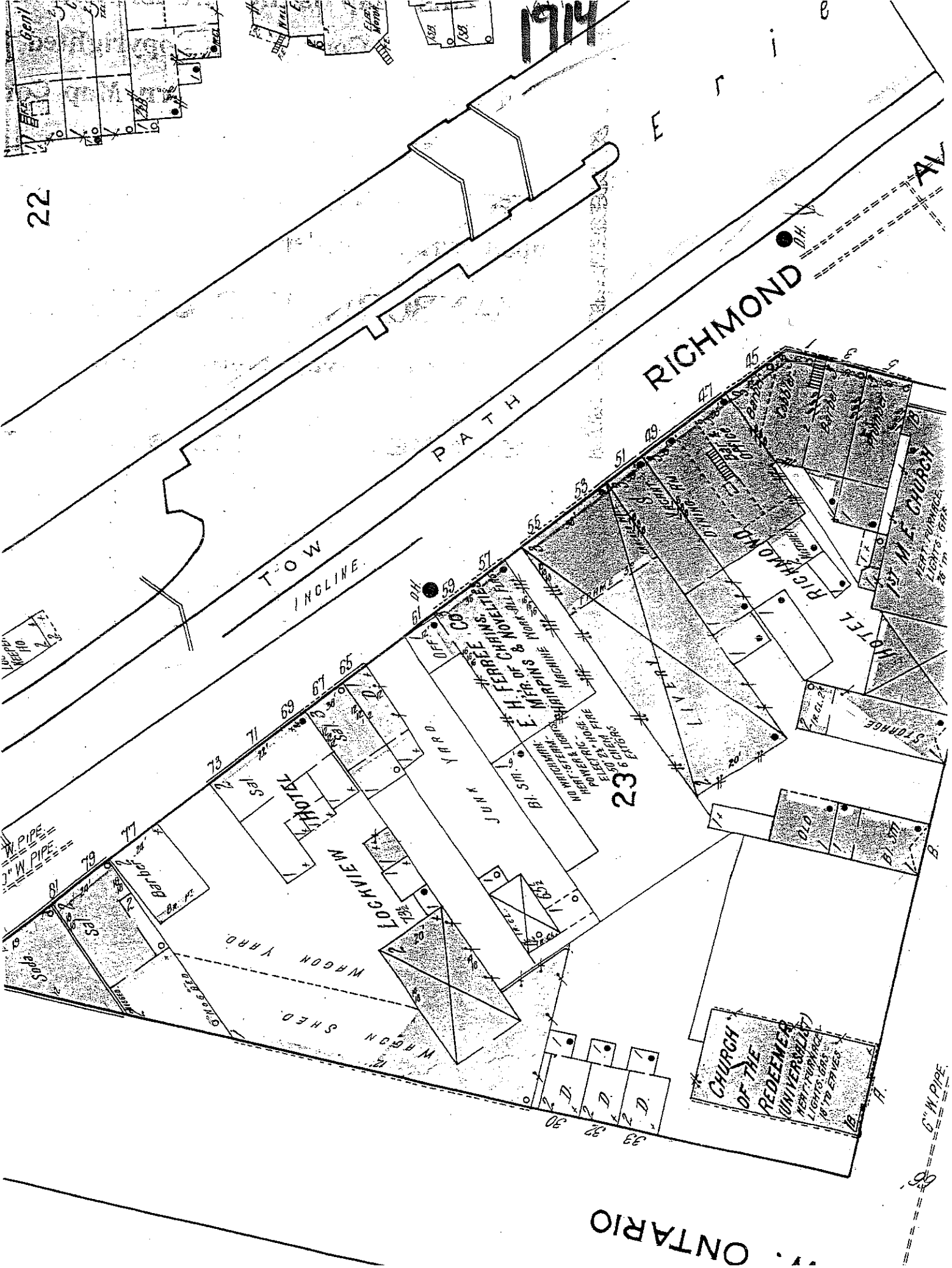
2

2

2

DH

SPR 180



22

1914

RICHMOND

AV

PATH

TOW
INCLINE

WAGON SHED
WAGON YARD

LOCVIEW W

HOTEL

JUNK YARD

OFF. CO.
H. FERRELLS
H. OF CHINESE
E. H. HARRIS

POWER HOSE
ELECTRIC
ELEVATOR
6 ELEVATORS

23

CHURCH
OF THE
REDEEMER
(UNIVERSITY)

HEAT PUMPS
LIGHTS
TO LEAVES

STORAGE

ST. M. E. CHURCH
HEAT PUMPS
LIGHTS
TO LEAVES

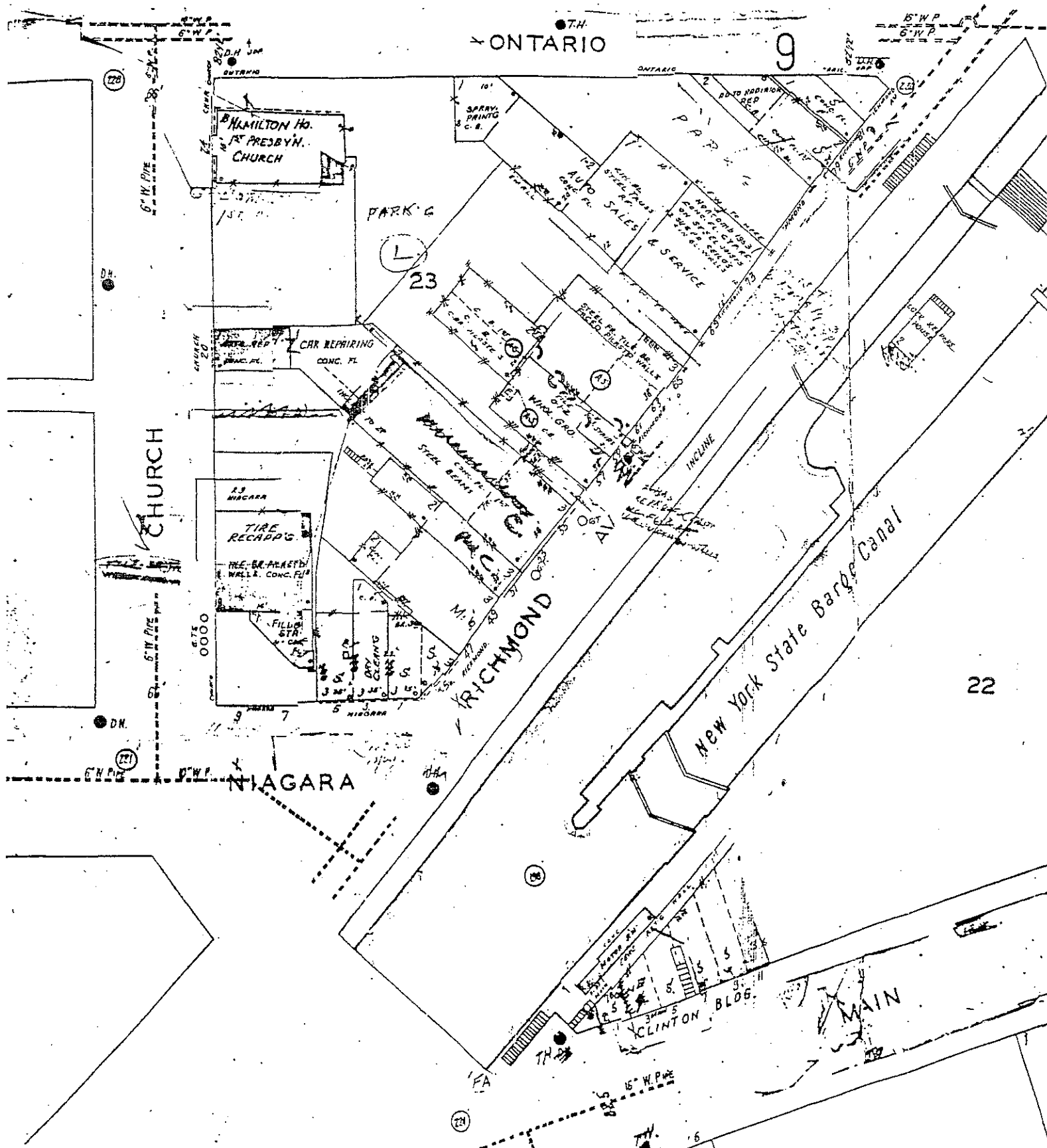
HOTEL

RICHMOND

ONTARIO

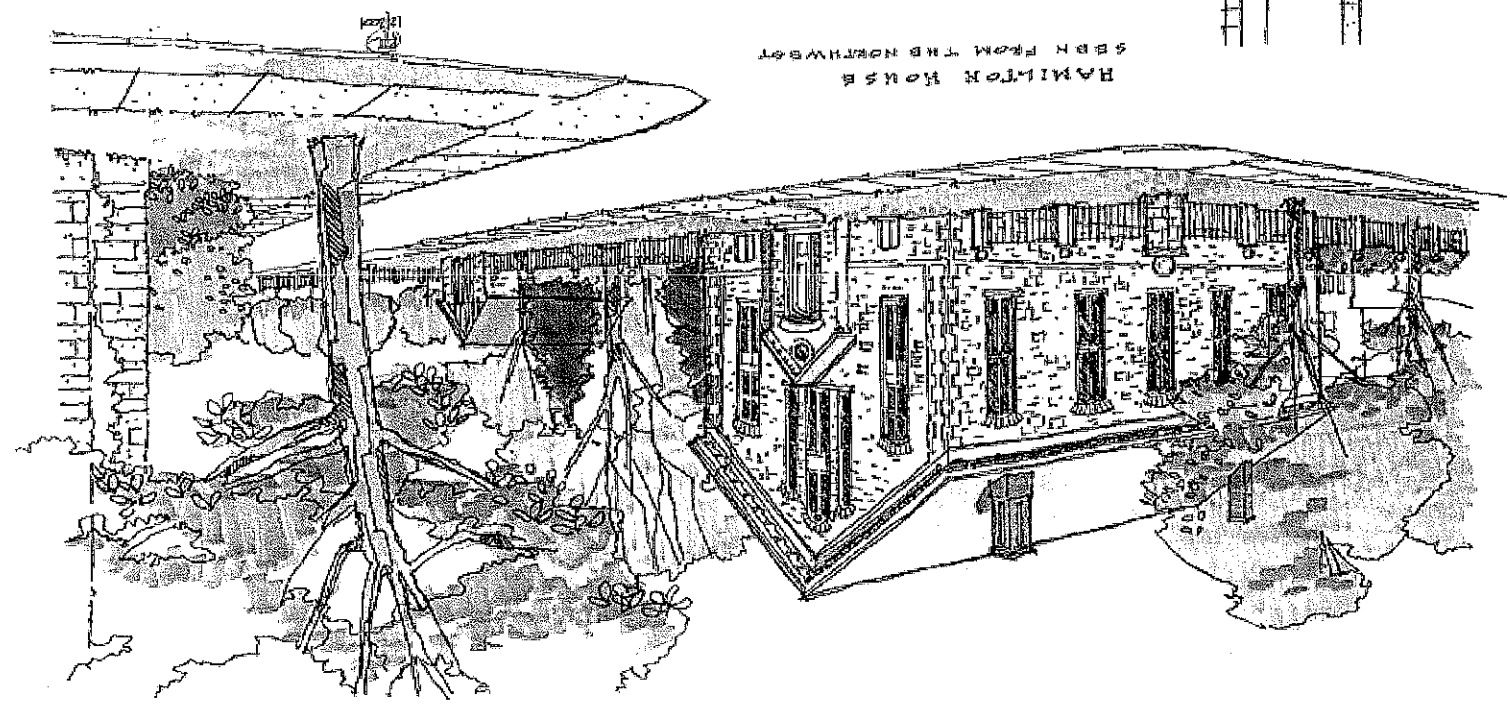
6" W. PIPE

1928



ATTACHMENT 2d

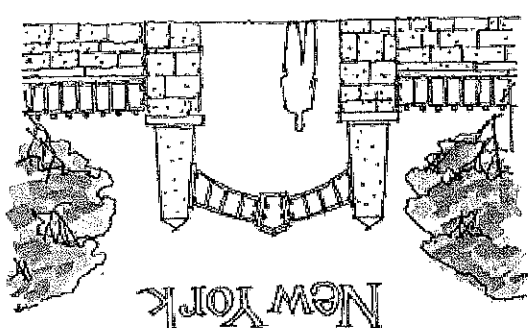
Site Restoration Plans



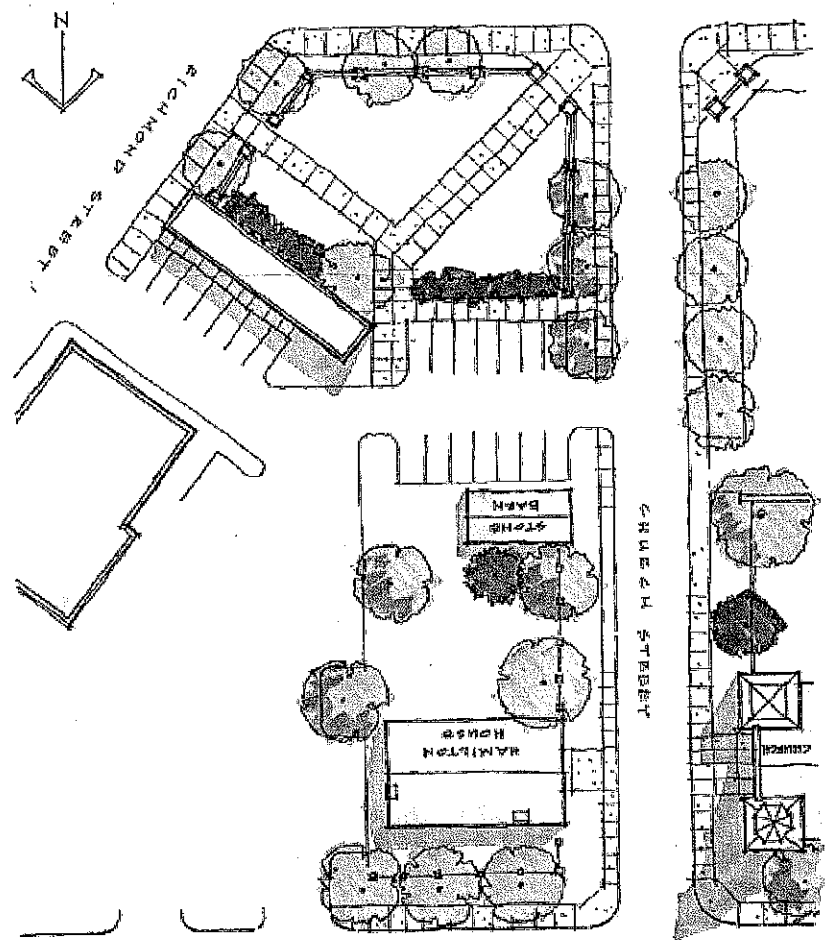
HAMILTON HOUSE
SEEN FROM THE NORTHWEST

A DESIGN CONCEPT FOR
RICHLOCK, LLC

Hamilton House & Richmond Block Gateway Lockport, New York

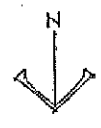


BROOKLYN ARCHITECTURE
12.4.2004
NEW YORK
LOCKPORT



ONTARIO STREET

CHURCH STREET



PLAN SKETCH

110 feet
80
40
20
10

00181

ATTACHMENT 3

Site Environmental History

SUMMARY OF PROPERTY OWNERSHIP
7 Niagara Street, Lockport, New York

<u>Date</u>	<u>Transaction</u>
1937	First Methodist Episcopal Church Society of Lockport to Marcus F. Pils
1954	Marcus F. Pils to Pils Service, Inc.
1955	Pils Service, Inc. to Clarence Zimmerman
	Note: Family of Clarence Zimmerman inherited property in 1962: Mabel Zimmerman et. al.
1963	Mabel Zimmerman et. al. to Zimmie's Services, Inc.

***SUMMARY OF PREVIOUS INVESTIGATION ACTIVITIES
ZIMMIE'S TIRE STORE
7 NIAGARA STREET, LOCKPORT, NY***

The following is a summary of subsurface investigation work completed by Greystone Environmental, LLC (Greystone), subsequently named InteGreyted Consultants, LLC, during the week of 25-29 October 1999 at the Zimmie's Tire Store location, 7 Niagara Street, Lockport, NY. The site location is shown on Figure 1 (attached). This work was performed as part of the Richmond Avenue Redevelopment Project conducted for the City of Lockport, New York.

Site Reconnaissance

Prior to Greystone's arrival at the site, data review for the eight distinct parcels that make up the Richmond Avenue Redevelopment Project was performed to gather an understanding of prior site use. Based on the review of data related to existing or previous environmental topics and issues, Greystone's onsite geologist and project director performed a site reconnaissance at eight locations, including the Zimmie's location, on 25 October 1999. Based on available information and the site reconnaissance, test pit and soil boring locations were selected and features of concern (UST locations, waste materials, floor drains, etc.) were documented.

Soil Borings and Test Pits

A total of 11 soil borings and one test pit were completed on the Zimmies parcel during the subsurface investigation. The locations of the soil borings and test pit are presented on the attached Figure 2.

All geoprobe soil borings were performed on Thursday, 28 October 1999 by Strategic Environmental Management of Syracuse, New York under the direction of Greystone's onsite geologist. Soils were sampled continuously at each boring location by collecting soil in dedicated polyethylene liners from existing grade until sampler refusal was encountered. Upon retrieval, Greystone's onsite geologist logged the soils and screened the soil in the sample liners at approximately two-foot intervals with a photoionization detector (PID) for the presence of volatile organic compounds.

Based on the initial PID screenings, portions of the sample columns were transferred to clean plastic Ziploc bags and allowed to equilibrate. Headspace readings were taken with the PID of each bagged sample after the equilibration process. Based on results of the headspace readings, some samples were retained for laboratory analyses. Test Boring Logs, including PID readings, are provided as Test Boring Logs for Boring No. 1 through Boring No. 11 (attached).

The City of Lockport Highway Department, using their Ford 555C Extendahoe, advanced one test pit excavation (TP-21) in the northern portion of the Zimmie's property on Wednesday, 27 October 1999. Greystone's onsite geologist continually logged the

excavation and obtained one grab sample that was transferred to clean plastic Ziploc bags, and allowed to equilibrate. Headspace readings were taken with the PID after the equilibration process.

Sample Analyses

Based on field observations and PID readings, three soil samples were submitted to Life Science Laboratory, Inc. (LSL) in East Syracuse, New York. Samples were analyzed for some or all of the following: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, cyanide, and PCBs. Analytical results are attached.

Asbestos-containing Materials

As part of the property assessment, Greystone retained Alternative Environmental Services, Inc. (AES) to perform an asbestos assessment of the buildings located on the subject property. The survey was intended to confirm the presence of asbestos-containing materials (ACM). Due to access and time constraints, roofing material was not inspected and sampled as part of this survey. The results of the preliminary asbestos assessment (attached) indicate that floor tiles in the Zimmie's Tire Store showroom contain asbestos.

Summary of Findings

Field observations indicated the presence of petroleum odors and staining in five soil borings and in shallow soil at the test pit location. SVOCs and metals were detected at concentrations exceeding NYSDEC TAGM 4046 Soil Cleanup Objectives; VOCs and PCBs were not detected. Also, a preliminary asbestos survey identified asbestos in the main building show room floor tile. Based on available information, remedial activities that may be required at the subject parcel to prepare for development are provided on the following pages. Estimates of potential remedial costs (based on available information) are also provided, along with potential ACM abatement costs. The recommended remedial activities and associated estimates were prepared by InteGreyted in 1999 and are provided for planning purposes only. Estimates may vary based on collection of additional data and other factors.

IDENTIFIED POTENTIAL/RECOGNIZED ENVIRONMENTAL CONDITIONS
GREATER LOCKPORT DEVELOPMENT CORPORATION, RICHMOND AVENUE PROJECT

Location Of Finding (Reference Figure 2)	Topic	Finding Summary	Recommendation	Cost Estimate
Zimmies 7 Niagara Street Map ID #1	1) Four (4) Underground Storage Tanks (USTs), filled in place.	Four USTs are reportedly located in the SW portion of the Zimmies' lot. These USTs were reportedly "closed in place". Estimated sizes of the USTs are approximately 3,000 to 4,000 gallons. Minor evidence of petroleum contamination (odors, Hnu readings) was detected in Test Borings 3 and 6, the approximate location of the four USTs filled in place. Affected soil appears to be localized.	Excavate adjacent to tanks, obtain samples as per STARS requirements and prepare closure report if samples "clean". If "contaminated" - remove tanks and associated affected soil. Estimation of approximately 80 tons of petroleum contaminated soil (worst case scenerio). Resample per STARS and prepare closure report.	\$5,000.00 \$35,000.00
	2) One (1) Underground Storage Tank (UST), filled with water.	Approximate location of the UST is in the NW portion of the northern half of the existing Zimmie Facility. Estimated size of UST is approx. 1,000 to 2,000 gallons. Evidence of significant petroleum contamination was not detected in Test Borings 9 through 11, adjacent to the approximate location of the UST. A slight petroleum odor was detected at boring TB-11 at 7 to 9 feet below grade.	Remove liquid and dispose according to federal, state and local guidelines. Remove tank and sample as per STARS and prepare closure report (if "clean"). If "contaminated" - remove estimated 25 tons of petroleum contaminated soil (worst case scenerio). Resample as per STARS and prepare closure report.	\$5,000.00 \$7,000.00
	3) Floor Drains.	Reportedly connected to Town Storm Water System.	Confirm and Close.	\$1,000.00
	4) Waste Oil.	Two (2) 275 gallon Aboveground Storage Tanks (ASTs).	Waste oil should be collected and properly disposed, the interior of the ASTs cleaned and then the ASTs can be removed from the site. This work should be performed by present owner prior to property transfer.	\$3,000.00

IDENTIFIED POTENTIAL/RECOGNIZED ENVIRONMENTAL CONDITIONS
GREATER LOCKPORT DEVELOPMENT CORPORATION, RICHMOND AVENUE PROJECT

Location Of Finding (Reference Figs. 2 + 3)	Topic	Finding Summary	Recommendation	Cost Estimate
Zimmies 7 Niagara Street Map ID #1	5) Antifreeze.	Collected and stored on-site in 55 gallon drum - recycled by present owner.	Confirm that all antifreeze and drums are removed from site by present owner prior to transfer. "Worst Case" scenario: 10 Drums need to be removed by purchaser.	\$7,000.00
	6) Radiators.	Numerous radiators located in shed at north end of lot.	Present owner should remove from site prior to purchase.	Cost could vary depending on presence of fluids in the radiators.
	7) Petroleum and Metal Contaminated Soil.	Laboratory test results from Test Pit No. 21, indicate the presence of semi-volatile organic compounds and metals above NYSDEC Guidance values (See Tables 2 and 3).	Soil removal (and proper disposal) to a depth approximately two feet. Estimated volume of affected soil to be removed, properly disposed and replaced - 500 tons (assumed worst case scenario).	\$85,000.00
	8) Asbestos-containing material.	Main roof presently consists of EPDM (Rubber). Installer not sure if previous roof was removed. If old roof present, potential for asbestos exists. Transite floor tile contains asbestos. Storage bldg. roof consists of a modified asphalt; previous roof removed. Therefore, ACM not present.	Sample and confirm presence or absence of asbestos containing material (ACM) in old roof (if present). A pre-demolition plan to address ACM in floor (and possibly roof) will be needed.	\$32,300.00
			Total Environmental Total ACM	\$148,000.00 \$32,300.00



InteGreyted
consultants

104 Jamesville Road
Syracuse, New York 13214
Ph: 315-445-0224
Fx: 315-445-0793

DRAWN BY

CAD FILE

DATE

4-26-01

SCALE

1 to 2000

SITE LOCATION MAP

RICHMOND AVENUE PROJECT

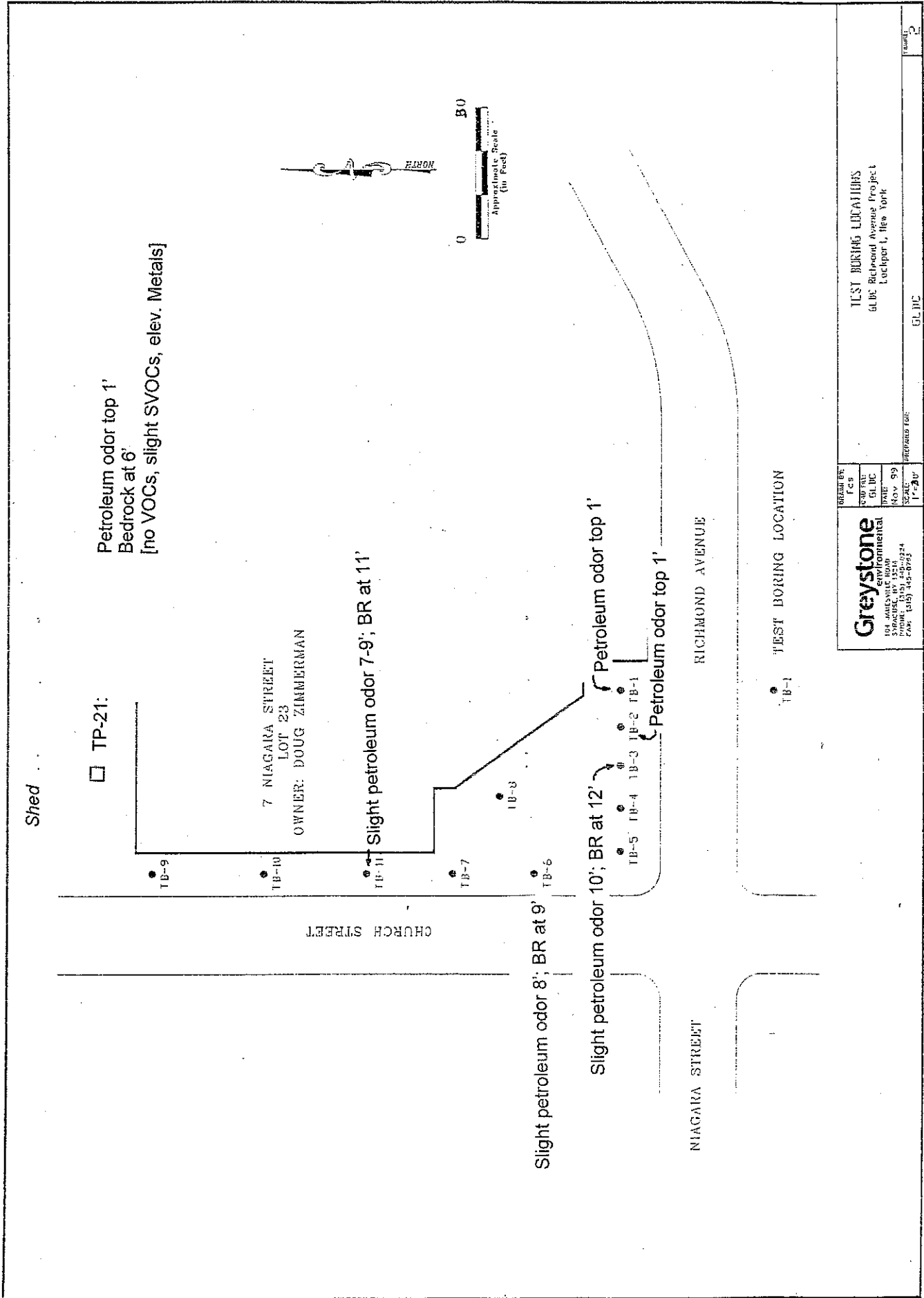
LOCKPORT, NEW YORK

PREPARED FOR:

CITY OF LOCKPORT

FIGURE

1



Greystone 104 JAMESVILLE ROAD SUITE 200 JAMESVILLE, NY 13071 TEL: (315) 445-0744 FAX: (315) 445-0743		TEST BORING LOCATIONS GLDC Richmond Avenue Project Lockport, New York	
DRAWN BY: FCS	CHECKED BY: GLDC	DATE: NOV 99	PREPARED FOR: GLDC
SCALE: 1"=20'		TOWN: 2	

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 1

PROJECT: Richmond Avenue Project					Sheet 1 of 1	
CLIENT: Greater Lockport Development Corporation						
GREYSTONE PROJECT NO: 9904105P						
DRILLING METHOD: Geoprobe		SAMPLER	BIT SIZE	CORE	CASING	
DRILLING RIG: Truck Mounted		2" poly tubing	NA	NA	NA	
DRILLER: Strategic Env. Man. - D		INSPECTOR: David W. Myers			Date: 10/28/99	
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION	REMARKS
1.0	1				Asphalt (2") and Concrete (4")	*
2.0					Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about 3"), to red-brown to brown	
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist, brown to grey	
4.0					Refusal on Boulder	
5.0					* Black zone petroleum contaminated - Slight odor - <5 ppm on Hnu.	
6.0						
7.0						
8.0						
9.0						
10.0						
11.0						
12.0						
13.0						
14.0						
15.0						

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG BORING NO. 2

PROJECT: Richmond Avenue Project					Sheet 1 of 1	
CLIENT: Greater Lockport Development Corporation						
GREYSTONE PROJECT NO: 9904105P						
DRILLING METHOD: Geoprobe		SAMPLER	BIT SIZE	CORE	CASING	
DRILLING RIG: Truck Mounted		2" poly tubing	NA	NA	NA	
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers			Date: 10/28/99	
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION	REMARKS
1.0					Asphalt (2") and Concrete (4")	
2.0	1				Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about top 3") to red-brown to brown	*
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading
4.0						
5.0						
6.0	2					
7.0						
8.0						
9.0					Fill - (Man-made), Brick and debris in a silty, sandy, clay matrix, organics, moist to very moist, red-brown to brown to black	No Hnu Reading
10.0	3					
11.0						
12.0	4				Clay, gravelly and sandy, moist to very moist, brown (Colluvium)	No Hnu Reading
13.0						
14.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device.	
15.0					*Black zone petroleum contaminated - Slight odor - <5 ppm on	

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 3

PROJECT: Richmond Avenue Project					Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation					
GREYSTONE PROJECT NO: 9904105P					
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE	CORE CASING
DRILLING RIG: Truck Mounted		2" poly tubing		NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers			
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	REMARKS
SOIL DESCRIPTION					
1.0					Asphalt (2") and Concrete (4")
2.0	1				Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about top 3") to red-brown to brown
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey
4.0					
5.0					
6.0	2				
7.0					
8.0					
9.0					
10.0	3				Clay, gravelly and sandy, moist to very moist, brown (Colluvium)
11.0					
12.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device.
13.0					
14.0					
15.0					

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG BORING NO. 4

PROJECT: Richmond Avenue Project					Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation					
GREYSTONE PROJECT NO: 9904105P					
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE	CORE CASING
DRILLING RIG: Truck Mounted		2" poly tubing		NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers			
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	REMARKS
SOIL DESCRIPTION					
1.0				Asphalt (2") and Concrete (4")	
2.0	1			Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about top 3") to red-brown to brown	No Hnu Reading
3.0				Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading
4.0					
5.0					
6.0	2				
7.0					
8.0					
9.0	3			Clay, gravelly and sandy, moist to very moist, brown (Colluvium)	No Hnu Reading
10.0				Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device	
11.0					
12.0					
13.0					
14.0					
15.0					

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 5

PROJECT: Richmond Avenue Project					Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation					
GREYSTONE PROJECT NO: 9904105P					
DRILLING METHOD: Geoprobe		SAMPLER	BIT SIZE	CORE	CASING
DRILLING RIG: Truck Mounted		2" poly tubing	NA	NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers			
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	REMARKS
SOIL DESCRIPTION					
1.0				Asphalt (2") and Concrete (4")	No Hnu Reading
2.0	1			Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about top 3") to red-brown to brown	
3.0				Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading
4.0					
5.0					
6.0	2			Clay, gravelly and sandy, moist to very moist, brown (Colluvium)	No Hnu Reading
7.0					
8.0					
9.0	3				
10.0				Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device	
11.0					
12.0					
13.0					
14.0					
15.0					

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 6

PROJECT: Richmond Avenue Project						Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation						
GREYSTONE PROJECT NO: 9904105P						
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE	CORE	CASING
DRILLING RIG: Truck Mounted		2" poly tubing		NA	NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers				
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION	REMARKS
1.0					Asphalt (2") and Concrete (4")	
2.0	1				Fill - (Man-made), Sand, fine to coarse, silty, gravelly, moist, black (about top 3") to red-brown to brown	No Hnu Reading
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading till 8.0'
4.0						
5.0						
6.0	2					
7.0						
8.0	3				Slight Petroleum Odors - 8.0'-8.5' Hnu < 5 ppm	
9.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device	
10.0						
11.0						
12.0						
13.0						
14.0						
15.0						

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG BORING NO. 7

PROJECT: Richmond Avenue Project						Sheet 1 of 1	
CLIENT: Greater Lockport Development Corporation							
GREYSTONE PROJECT NO: 9904105P							
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE		CORE CASING	
DRILLING RIG: Truck Mounted		2" poly tubing		NA		NA	
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers					
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION		REMARKS
1.0					Asphalt (2") and Concrete (4")		
2.0	1						
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey		No Hnu Reading
4.0							
5.0							
6.0	2				Clay, gravelly and sandy, moist to very moist, brown (Colluvium)		No Hnu Reading
7.0							
8.0							
9.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device		
10.0							
11.0							
12.0							
13.0							
14.0							
15.0							

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG BORING NO. 8

PROJECT: Richmond Avenue Project					Sheet 1 of 1	
CLIENT: Greater Lockport Development Corporation						
GREYSTONE PROJECT NO: 9904105P						
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE	CORE	
DRILLING RIG: Truck Mounted		2" poly tubing		NA	NA	
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers		Date: 10/28/99		
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION	REMARKS
1.0					Asphalt (2") and Concrete (4")	
2.0	1					
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading
4.0						
5.0						
6.0	2				Clay, gravelly and sandy, moist to very moist, brown (Colluvium)	No Hnu Reading
7.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device	
8.0						
9.0						
10.0						
11.0						
12.0						
13.0						
14.0						
15.0						

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 9

PROJECT: Richmond Avenue Project						Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation						
GREYSTONE PROJECT NO: 9904105P						
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE	CORE	CASING
DRILLING RIG: Truck Mounted		2" poly tubing		NA	NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers				
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION	REMARKS
1.0					Asphalt (2") and Concrete (4")	
2.0	1					
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey	No Hnu Reading
4.0						
5.0						
6.0	2					
7.0						
8.0						
9.0						
10.0	3				Scattered clayey lenses from 9.5'-11.5'.	
11.0						
12.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device	
13.0						
14.0						
15.0						

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG BORING NO. 10

PROJECT: Richmond Avenue Project						Sheet 1 of 1	
CLIENT: Greater Lockport Development Corporation							
GREYSTONE PROJECT NO: 9904105P							
DRILLING METHOD: Geoprobe		SAMPLER		BIT SIZE		CORE CASING	
DRILLING RIG: Truck Mounted		2" poly tubing		NA		NA	
DRILLER: Strategic Env. Mán. - Dave		INSPECTOR: David W. Myers					
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	SOIL DESCRIPTION		REMARKS
1.0					Asphalt (2") and Concrete (4")		
2.0	1						
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey		No Hnu Reading
4.0							
5.0							
6.0	2						
7.0							
8.0					Scattered clayey lenses from 7.5'-10.0'		
9.0	3						
10.0							
11.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device		
12.0							
13.0							
14.0							
15.0							

* depth is feet below grade

Greystone Environmental, LLC

TEST BORING LOG

BORING NO. 11

PROJECT: Richmond Avenue Project					Sheet 1 of 1
CLIENT: Greater Lockport Development Corporation					
GREYSTONE PROJECT NO: 9904105P					
DRILLING METHOD: Geoprobe		SAMPLER	BIT SIZE	CORE	CASING
DRILLING RIG: Truck Mounted		2" poly tubing	NA	NA	NA
DRILLER: Strategic Env. Man. - Dave		INSPECTOR: David W. Myers			
DEPTH IN FT.	SAMPLE NO.	BLOWS PER 6"	REC.	USCS Class	REMARKS
SOIL DESCRIPTION					
1.0					Asphalt (2") and Concrete (4")
2.0	1				
3.0					Fill - (Man-made), Boulders, cobbles, brick and debris in a silty sand matrix, moist to very moist, brown to grey
4.0					
5.0					
6.0	2				
7.0					Scattered clayey lenses from 7.0'-10.0'
8.0					
9.0	3				
10.0					Refusal - Assumed Limestone Bedrock - Bedrock fragments in tip of sampling device
11.0					
12.0					* = Slight Petroleum Odor from 7.0'-9.0' - Hnu= < 5ppm
13.0					
14.0					
15.0					

* depth is feet below grade

Greystone Environmental, LLC

TEST PIT LOG Excavation No. TP-21

Project Name: Richmond Avenue	Project No.: 9904105P	Date & Time Started: 10/27/99 - 8:00
Project Location: Lockport, New York	Client: Greater Lockport Development Corp.	Date & Time Completed: 10/27/99 - 8:30
Excavation Equipment: Ford 555C Backhoe	Operator: Mike	Elevation & Datum:
Company: Town of Lockport		Completion Depth: 5.0'
Greystone Inspector: David W. Myers		Depth to Water: Not Applicable
Test Pit No. TP-21		Depth to Rock: Not Applicable
Depth*	Soil Description	Comments
1	Crushed Stone (4") Fill - Sand, silty, moist, black (Hnu Readings 10-30 ppm)	Petroleum Stained with Odors
2	Clay, gravelly, moist, brown (Colluvium)	
3	Weathered Limestone Bedrock	No Petroleum Odor
4		No Hnu Reading
5		
6	End of Test Pit	
7		
8		
9		
10		
11		
12		
13		
14		
15		

* depth is feet below grade

Page 1 of 1

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: TP-21 @ 0.5-1.5'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-011

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/27/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
EPA 6010 RCRA Metals				
Arsenic	23	mg/kg	11/9/99	
Barium	1300	mg/kg	11/9/99	
Cadmium	6.1	mg/kg	11/9/99	
Chromium	12	mg/kg	11/9/99	
Lead	860	mg/kg	11/9/99	
Selenium	2.2	mg/kg	11/9/99	
Silver	2.6	mg/kg	11/9/99	
EPA 7471 Mercury				
Mercury	0.76	mg/kg	11/10/99	
EPA 8082 PCB's				
Aroclor-1016	<0.2	mg/kg	11/2/99	
Aroclor-1221	<0.2	mg/kg	11/2/99	
Aroclor-1232	<0.2	mg/kg	11/2/99	
Aroclor-1242	<0.2	mg/kg	11/2/99	
Aroclor-1248	<0.2	mg/kg	11/2/99	
Aroclor-1254	<0.2	mg/kg	11/2/99	
Aroclor-1260	<0.2	mg/kg	11/2/99	
EPA 8260B TCL Volatiles				
Acetone	<40	ug/kg	11/5/99	
Benzene	<20	ug/kg	11/5/99	
Bromodichloromethane	<20	ug/kg	11/5/99	
Bromoform	<20	ug/kg	11/5/99	
Bromomethane	<20	ug/kg	11/5/99	
2-Butanone (MEK)	<40	ug/kg	11/5/99	
Carbon disulfide	<20	ug/kg	11/5/99	
Carbon tetrachloride	<20	ug/kg	11/5/99	
Chlorobenzene	<20	ug/kg	11/5/99	
Chloroethane	<20	ug/kg	11/5/99	

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5854 Butternut Drive, East Syracuse, New York 13057 Telephone: (315) 445-1105 Telefax: (315) 445-1301

NYS DOH ELAP No. 10248

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
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Sample ID: TP-21 @ 0.5-1.5'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-011

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/27/99

Report Date: 11/11/99

Analytical Method				
Parameter(s)	Results	Units	Analysis Date	Comment
Chloroform	<20	ug/kg	11/5/99	
Chloromethane	<20	ug/kg	11/5/99	
Dibromochloromethane	<20	ug/kg	11/5/99	
1,1-Dichloroethane	<20	ug/kg	11/5/99	
1,2-Dichloroethane	<20	ug/kg	11/5/99	
1,1-Dichloroethene	<20	ug/kg	11/5/99	
1,2-Dichloroethene, Total	<20	ug/kg	11/5/99	
1,2-Dichloropropane	<20	ug/kg	11/5/99	
cis-1,3-Dichloropropene	<20	ug/kg	11/5/99	
trans-1,3-Dichloropropene	<20	ug/kg	11/5/99	
Ethyl benzene	<20	ug/kg	11/5/99	
2-Hexanone	<40	ug/kg	11/5/99	
Methylene chloride	<40	ug/kg	11/5/99	
4-Methyl-2-pentanone (MIBK)	<40	ug/kg	11/5/99	
Styrene	<20	ug/kg	11/5/99	
1,1,2,2-Tetrachloroethane	<20	ug/kg	11/5/99	
Tetrachloroethene	<20	ug/kg	11/5/99	
Toluene	<20	ug/kg	11/5/99	
1,1,1-Trichloroethane	<20	ug/kg	11/5/99	
1,1,2-Trichloroethane	<20	ug/kg	11/5/99	
Trichloroethene	<20	ug/kg	11/5/99	
Vinyl chloride	<20	ug/kg	11/5/99	
Xylenes (Total)	<20	ug/kg	11/5/99	(6)

(6) Elevated detection limit due to matrix interference.

EPA 8270 TCL Semi-Volatiles (B/N)

Acenaphthene	<2	mg/kg	11/3/99
Acenaphthylene	<2	mg/kg	11/3/99
Anthracene	<2	mg/kg	11/3/99
Benzo(a)anthracene	3.6	mg/kg	11/3/99
Benzo(b)fluoranthene	6.5	mg/kg	11/3/99

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Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: TP-21 @ 0.5-1.5'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-011

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/27/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
Benzo(k)fluoranthene	2.5	mg/kg	11/3/99	
Benzo(ghi)perylene	<2	mg/kg	11/3/99	
Benzo(a)pyrene	4.4	mg/kg	11/3/99	
4-Bromophenyl-phenylether	<2	mg/kg	11/3/99	
Butylbenzylphthalate	<2	mg/kg	11/3/99	
Carbazole	<2	mg/kg	11/3/99	
4-Chloroaniline	<2	mg/kg	11/3/99	
bis(2-Chloroethoxy)methane	<2	mg/kg	11/3/99	
bis(2-Chloroethyl)ether	<2	mg/kg	11/3/99	
2-Chloronaphthalene	<2	mg/kg	11/3/99	
4-Chlorophenyl-phenylether	<2	mg/kg	11/3/99	
Chrysene	5.2	mg/kg	11/3/99	
Dibenz(a,h)anthracene	<2	mg/kg	11/3/99	
Dibenzofuran	<2	mg/kg	11/3/99	
Di-n-butylphthalate	<2	mg/kg	11/3/99	
1,2-Dichlorobenzene	<2	mg/kg	11/3/99	
1,3-Dichlorobenzene	<2	mg/kg	11/3/99	
1,4-Dichlorobenzene	<2	mg/kg	11/3/99	
3,3'-Dichlorobenzidine	<4	mg/kg	11/3/99	
Diethylphthalate	<2	mg/kg	11/3/99	
Dimethylphthalate	<2	mg/kg	11/3/99	
2,4-Dinitrotoluene	<2	mg/kg	11/3/99	
2,6-Dinitrotoluene	<2	mg/kg	11/3/99	
Di-n-octylphthalate	<2	mg/kg	11/3/99	
bis(2-Ethylhexyl)phthalate	<2	mg/kg	11/3/99	
Fluoranthene	7.5	mg/kg	11/3/99	
Fluorene	<2	mg/kg	11/3/99	
Hexachlorobenzene	<2	mg/kg	11/3/99	
Hexachlorobutadiene	<2	mg/kg	11/3/99	
Hexachlorocyclopentadiene	<2	mg/kg	11/3/99	

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NYS DOH ELAP No. 10248

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: TP-21 @ 0.5-1.5'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-011

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/27/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
Hexachloroethane	<2	mg/kg	11/3/99	
Indeno(1,2,3-c,d)pyrene	<2	mg/kg	11/3/99	
Isophorone	<2	mg/kg	11/3/99	
2-Methylnaphthalene	<2	mg/kg	11/3/99	
Naphthalene	<2	mg/kg	11/3/99	
2-Nitroaniline	<4	mg/kg	11/3/99	
3-Nitroaniline	<4	mg/kg	11/3/99	
4-Nitroaniline	<4	mg/kg	11/3/99	
Nitrobenzene	<2	mg/kg	11/3/99	
N-Nitrosodiphenylamine	<2	mg/kg	11/3/99	
N-Nitroso-di-n-propylamine	<2	mg/kg	11/3/99	
Phenanthrene	4.9	mg/kg	11/3/99	
Pyrene	6.4	mg/kg	11/3/99	
1,2,4-Trichlorobenzene	<2	mg/kg	11/3/99	
EPA 9010 Total Cyanide				
Cyanide, Total	0.58	mg/kg	11/10/99	

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: TB-3 @ 9.0-10.0'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-012

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/28/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
EPA 8260B TCL Volatiles				
Acetone	<10	ug/kg	11/5/99	
Benzene	<5	ug/kg	11/5/99	
Bromodichloromethane	<5	ug/kg	11/5/99	
Bromoform	<5	ug/kg	11/5/99	
Bromomethane	<5	ug/kg	11/5/99	
2-Butanone (MEK)	<10	ug/kg	11/5/99	
Carbon disulfide	<5	ug/kg	11/5/99	
Carbon tetrachloride	<5	ug/kg	11/5/99	
Chlorobenzene	<5	ug/kg	11/5/99	
Chloroethane	<5	ug/kg	11/5/99	
Chloroform	<5	ug/kg	11/5/99	
Chloromethane	<5	ug/kg	11/5/99	
Dibromochloromethane	<5	ug/kg	11/5/99	
1,1-Dichloroethane	<5	ug/kg	11/5/99	
1,2-Dichloroethane	<5	ug/kg	11/5/99	
1,1-Dichloroethene	<5	ug/kg	11/5/99	
1,2-Dichloroethene, Total	<5	ug/kg	11/5/99	
1,2-Dichloropropane	<5	ug/kg	11/5/99	
cis-1,3-Dichloropropene	<5	ug/kg	11/5/99	
trans-1,3-Dichloropropene	<5	ug/kg	11/5/99	
Ethyl benzene	<5	ug/kg	11/5/99	
2-Hexanone	<10	ug/kg	11/5/99	
Methylene chloride	<10	ug/kg	11/5/99	
4-Methyl-2-pentanone (MIBK)	<10	ug/kg	11/5/99	
Styrene	<5	ug/kg	11/5/99	
1,1,2,2-Tetrachloroethane	<5	ug/kg	11/5/99	
Tetrachloroethene	<5	ug/kg	11/5/99	
Toluene	<5	ug/kg	11/5/99	

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NYS DOH ELAP No. 10248

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: TB-3 @ 9.0-10.0'

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-012

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/28/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
1,1,1-Trichloroethane	<5	ug/kg	11/5/99	
1,1,2-Trichloroethane	<5	ug/kg	11/5/99	
Trichloroethene	<5	ug/kg	11/5/99	
Vinyl chloride	<5	ug/kg	11/5/99	
Xylenes (Total)	<5	ug/kg	11/5/99	

-- LABORATORY ANALYSIS REPORT --

Greystone Environmental, LLC
104 Jamesville Road
Syracuse, NY 13214

Attn: Mr. James Blasting
Phone: (315) 445-0224
FAX: (315) 445-0793

Sample ID: Zimmies

Project No.: 9904105P

Source: Richmond Avenue, Lockport

LSL Sample ID: 9908516-013

Sample Matrix: SHW

Authorization:

LSL Project No.: 9908516

Date Sampled: 10/28/99

Report Date: 11/11/99

Analytical Method

Parameter(s)	Results	Units	Analysis Date	Comment
EPA 6010 RCRA Metals				
Arsenic	<10	mg/kg	11/9/99	
Barium	100	mg/kg	11/9/99	
Cadmium	1.0	mg/kg	11/9/99	
Chromium	8.4	mg/kg	11/9/99	
Lead	22	mg/kg	11/9/99	
Selenium	65	mg/kg	11/9/99	
Silver	<1	mg/kg	11/9/99	
EPA 7471 Mercury				
Mercury	<0.08	mg/kg	11/10/99	
EPA 8082 PCB's				
Aroclor-1016	<0.2	mg/kg	11/2/99	
Aroclor-1221	<0.2	mg/kg	11/2/99	
Aroclor-1232	<0.2	mg/kg	11/2/99	
Aroclor-1242	<0.2	mg/kg	11/2/99	
Aroclor-1248	<0.2	mg/kg	11/2/99	
Aroclor-1254	<0.2	mg/kg	11/2/99	
Aroclor-1260	<0.2	mg/kg	11/2/99	

The Greater Lockport Development Corporation
Richmond Avenue Project
Lockport, New York

CONCLUSIONS

An asbestos survey was conducted by Greystone Environmental at various buildings Richmond Avenue on October 25, 1999. The purpose of the survey was to identify the approximate locations and quantities of asbestos containing materials.

A walkthrough of the building was conducted by a Greystone Environmental inspector, and a suspect list of materials that may contain asbestos was compiled from observations, notes and drawings.

Sample locations and custody information were recorded and the samples were transported to the laboratory for analysis. The following materials were found to contain asbestos:

LOCATION

ZIMMIES SERVICE INC.
7 NIAGARA STREET

FIRST FLOOR:

<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>CONDITION</u>
Tire Storeroom	Transite Flooring	704 square feet	exposed

* Roof was not accessible, therefore presumed positive ACM until further sampling can be obtained.

LOCATION

BROWN STORAGE SHED/GARAGE
CHURCH STREET

*No ACM present at time of inspection

*Roof was not accessible, therefore presumed positive ACM until further sampling can be obtained.

ATTACHMENT 2

Project Description

Note regarding attached SEQRA form-

**According to Mr. William Evert, City of Lockport,
there is an error in the attached SEQRA short form.**

**Page 2, item D should be marked “no”. There is no, nor
is there likely to be, controversy related to potential
adverse environmental impacts.**

PROJECT I.D. NUMBER

817.21

SEQR

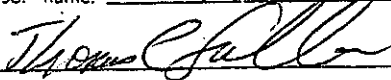
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR City of Lockport	2. PROJECT NAME Lockport Historic Canal Park Project
3. PROJECT LOCATION: Municipality Lockport, New York County Niagara	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 7 Niagara Street. Corner of Niagara and Church Streets. Adjacent to Richmond Avenue project, Hamilton House project and Erie Canal.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Acquisition of 7 Niagara Street property, demolition of building and development of a public park.	
7. AMOUNT OF LAND AFFECTED: Initially <u>12,923 ± sq. ft.</u> acres Ultimately <u>12,923 ± sq. ft.</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Present zoning is B-2, Business Use.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: Surrounding land use is commercial. This project is adjacent to the Erie Canal.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Local and NYS DEC.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: City of Lockport	Date: 6/17/03
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

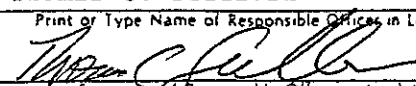
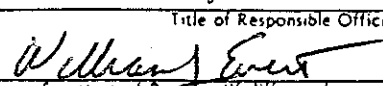
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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: None C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: None C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: None C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: None. However, the use of the property would change from business to public park. C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. None C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. None C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. None	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
City of Lockport	
Name of Lead Agency	
Thomas C. Sullivan	Mayor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
6/17/03	
Date	