

Community Participation Plan



Brownfield Remediation Property

5627 Niagara Falls Blvd

City of Niagara Falls, NY



April 2023

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

Project Sponsor: City of Niagara Falls

Site Name: Junior's Truck Stop

Site Address: 5627 Niagara Falls Blvd, City of Niagara Falls

Site County: Niagara, NY

Summary

The Community Participation Plan (CPP) provides information on how the public will be kept informed during the environmental remediation of the property at 5627 Niagara Falls Blvd in the City of Niagara Falls (the "Site"). The purpose of the CPP is to outline the planned communication strategy and to provide the public with points of contact for the project.

A. Property Information

The Site is an irregular shaped parcel, approximately 1.42 acres in size, and is located south of Niagara Falls Boulevard, between 56th Street and 59th Street. The Site was formerly occupied by Junior's Truck Stop, with a filling station present on-Site from at least 1985 to 2016.



The Site is currently developed with a two-story 14,690 square foot (sqft) vacant motel and restaurant located on the western portion of the Site, which was constructed in 1958 ("Building 1"), and a two-story 2,560 sqft vacant convenience store along with associated canopies located on the eastern portion of the Site, which was constructed in 1985 ("Building 2").



Junior’s Truck Stop included two (2) fuel canopies, seven (7) pump islands, and eight (8) dispensers surrounding Building 2. In addition, the Site contained five (5) diesel and gasoline underground storage tanks (“UST”) which were previously located south of Building 2.

The City of Niagara Falls (the “City”) is the current owner of the Site and is looking to redevelop it to be used for job training purposes for local residents by a nonprofit organization.

B. Environmental History

Between 2018 and 2019, LaBella Associates, DPC (“LaBella”) completed a Phase II Environmental Site Assessment (“ESA”) at the Site to assess recognized environmental conditions (“RECs”) identified in the Phase I ESA prepared by Labella in 2018. The Phase I ESA findings identified a New York State (NYS) Department of Environmental Conservation (DEC) petroleum bulk storage (PBS) listing (#9-383902) at the Site for one closed UST, and five in service USTs. Other findings included a former filling station approximately 75’ west of the Site from at least 1930 to 1955; several NYSDEC spill listings registered at the intersection of Niagara Falls Blvd and 56th Street which would have been near the filling station; and the potential for slab by-product to have been used beneath the parking lot base.

The Phase II ESA included a geophysical survey; subsurface soil and groundwater investigation; asbestos, lead-based paint, and mold assessments; and UST closure and removal. Four out of the five USTs were removed and disposed, the remaining UST was cleaned and filled in-place with fill due to its proximity to Building 2. Soil samples at the base

and sidewalls of the excavation were tested for petroleum compounds; the results identified residual soil petroleum contamination in the UST area south of Building 2.

The results of the hazardous materials testing within Building 1 identified asbestos containing materials and mold in some areas of the building.

Since contamination was found at the Site, it is classified as a brownfield property. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. At the time of construction for Building 1, asbestos was an acceptable building material, and underground storage tanks are common forms of fuel storage at filling stations.

C. Remediation

To address the contamination issues at the Site, the City applied for and successfully secured a \$125,000 grant from the Niagara County Brownfield Cleanup Revolving Loan Fund Program (BCRLF). The BCRLF is managed by the Niagara County Brownfield Development Corporation and is funded through competitively awarded grants from the United States Environmental Protection Agency (USEPA).

Grant funds are being used by the City to develop a remedial action plan (RAP), remediate the residual soil contamination behind Building 2, abate the asbestos and mold contamination identified in Building 1, and perform additional services that may be required to meet local, state, and federal regulations. Once drafted, the RAP will be available for review and comment at the City of Niagara Falls Department of Planning and Environmental Services website at: <https://niagarafallsusa.org/government/city-departments/planning-and-environmental/>.

Residual soil contamination is located behind Building 2 and will be remediated in accordance with NYS regulations. Contaminated soil will be removed and disposed off-site, and replaced with clean fill. The exact extent of soil remediation is subject to visual inspection and confirmatory sampling.

Asbestos and mold are located within Building 1 and will be abated in accordance with NYS regulations. In accordance with NYS Industrial Code Rule (ICR) 56 regulations for asbestos abatement, third-party air monitoring will be conducted by NYS licensed and certified technicians throughout the asbestos abatement process. All asbestos work will be contained to within Building 1 and no impact to neighboring properties is expected.

All necessary safety and protection measures will be taken during the remediation to ensure that nearby residences and businesses are not negatively impacted by the project. When the work is complete, information will be compiled into a Site Management Plan and a Final Engineering Report. Copies of the documents will be available for review and comment at the City of Niagara Falls Department of Planning and Environmental Services website at: <https://niagarafallsusa.org/government/city-departments/planning-and-environmental/>.

There are no major issues of public concern related to the remediation of this site. The work will either occur inside the existing building or within a small contained area at the back of the property. There are no potential impacts on the public water supply, community activities, or health of the surrounding community.

All remediation work will be done in full compliance with applicable state and federal regulations which ensures protection of public health and the environment.

D. Community Involvement

The following community involvement activities are anticipated:

1. Draft work plans and reports will be available for public review and comment through the information repository (see below) and on the City of Niagara Falls Department of Planning and Environmental Services website at: <https://niagarafallsusa.org/government/city-departments/planning-and-environmental/>.
2. On April 5, 2023, the project was publicly presented at the Niagara Falls City Council meeting and the Council approved the use of remediation contractor Mark Cerrone Inc. for the project.
3. Prior to soil remediation, a public meeting will be held to discuss the proposed cleanup plan.
4. One week prior to beginning remediation, a flyer will be distributed to the adjacent property owners. The flyer will include information on the environmental history of the site, the remediation activities planned, timing of the remediation, and contact information if anyone has any questions during the project.
5. When remediation is completed, a fact sheet will be distributed to the site contact list (see below) providing a summary of project activities.
6. The public is encouraged to contact the project spokesperson at any time during site remediation with questions, comments, or requests for information.

E. Spokesperson and Information Repository

The spokesperson for this project is:

Edyta Chorostkowska
Environmental Planner
City of Niagara Falls
City Hall 745 Main St
Niagara Falls, NY 14301
716-286-4462
edyta.chorostkowska@niagarafallsny.gov

The Information Repository for the project is located at the City of Niagara Falls Department of Planning and Environmental Services website at: <https://niagarafallsusa.org/government/city-departments/planning-and-environmental/>.

F. Site Contacts

The following site contact list will be used to distribute fact sheets (electronically when possible) that provide updates about the status of the project. The site contact list includes:

- Mayor Restaino, City of Niagara Falls;
- City of Niagara Falls Council members;
- Niagara County Legislators representing the City of Niagara Falls;
- Residents, owners, and occupants of the properties adjacent to the site; and
- Any person who has requested to be placed on the site contact list.