

WCBC NORTH, LLC

PUBLIC MEETING FOR EMKAY SITE EPA BROWNFIELD CLEANUP GRANT

PUBLIC MEETING MINUTES

Public Meeting held to review the WCBC North, LLC proposal to submit an EPA Brownfield Clean-up Grant Application for the Emkay Site on November 16, 2021 at 7:00 p.m., in the Village Hall 17 Church Street Arcade, N.Y.

In attendance: James Pierce, WCIDA Executive Director and Robin Marschilok, WCIDA Director of Operations; Donna Schiener, Village Mayor, Larry Kilburn Village Superintendent of Public Works; Michelle Karpinski, Deputy Clerk; Matthew Krist, Chief of Police; Andy Koerner, Trustee; Elwin Roll, Trustee; Kenneth Rule, Trustee; Christine Stanbro, Village Resident; Jay May, Resident, Jace Drennan, Village Street Superintendent and Austin Duncan, Pioneer High School Student. (See complete sign-in sheet attached)

1. Mayor Schiener introduced Jim Pierce to present the Public Meeting Information at 7:18pm.
2. Jim Pierce thanked the Mayor and the Board for allowing the WCBC North, LLC to hold its Public Meeting during the Village Board Meeting.
2. Pierce state that the purpose of the Public Meeting is to gather comments on the draft application and the Analysis of Brownfield Cleanup Alternatives for the application that WCBC North, LLC will be submitting to the FY22 EPA Brownfield Cleanup Grant Program for the Emkay site located at 58 Church Street. Pierce went on to explain the application is to help with some of the costs associated with the remediation and cleanup of the former Emkay Site in the Village of Arcade. Pierce then referred to an Analysis of Brownfields Cleanup Alternatives (ABCA) of the Site which was completed by Labella, an engineering firm out of Buffalo. Pierce reviewed the finding of the ABCA and the alternative options presented for remediation. Alternative #1 would be to do nothing, Alternative #2 includes controlled demolition of buildings; removal of underground storage tanks and petroleum impacted soil and groundwater; removal of metals-impacted soil hot spots; and cover system installation. Alternative #3 includes controlled demolition of buildings; removal of underground storage tanks and petroleum impacted soil and groundwater; and complete removal and off-site disposal of historic fill material from across the site. Based on the effectiveness and costs the WCBC North, LLC has chosen

Alternative #2 and is moving forward to pursue an EPA Brownfield Cleanup Grant to help achieve the goal.

4. Pierce explained that the EPA Grant if secured will be used for asbestos cleanup and controlled demolition the contaminated buildings. A private developer is involved and has plans for the next phase of remediation after the EPA involvement which is to apply for getting into the New York State Brownfield to continue with the balance of the remediation. The NYS Brownfield has attractive tax credits to offset the costs of a private developer knows they will have to backstop any costs not covered.

5. Pierce continued that the WCBC North, LLC has engaged Labella for engineering services and the developer is Frontier Global Companies. Frontier has completed a market study for potential re-use of the site and it was determined that an 80-unit market rate senior housing facility would be a great use as well as space for small businesses.

6. Pierce stated that the Village Board helped to put together the community partners to be engaged in the project; Mayor Schiener enlisted the Kiwanis, Eric Szucs, Wyoming County Tourism Director and Arcade Chamber Board Member has agreed to be a community partner. Pierce has reached out to the County Health Department and has received a partner letter from Director Rob Jines, Pastor Bower from the local United Church of Christ, Ben Halsey, Superintendent of Schools for Pioneer Central School and the Genesee Finger Lakes Regional Planning Council have also all agreed to be a community partner.

7. Pierce also reviewed the draft application for the EPA Brownfield Cleanup Grant which describes the tasks and activities to be completed with the Grant funds if awarded. Pierce explained that because of a previous unpermitted demolition crew being on site and mixing building material with asbestos. There is no way of separating contaminated materials from the demolition debris so it will all get removed and treated as if it had asbestos contamination.

Mayor Schiener asked if that meant all the building materials would be removed and Pierce replied yes, they would.

Trustee Kenneth Rule stated that it is upsetting to hear that there is asbestos on the site as a county official had informed the Village Board previously there was no asbestos.

Pierce replied that the WCBC had the environmental study done after some of the buildings had been knocked down by a demolition company without securing the proper permits.

Rule stated that he didn't want this to happen to another Town and he asked if the site will be safe after its cleaned up.

Pierce responded the plan is to remove all of the asbestos and contaminants making the site safe for reuse. He also stated that the WCBC North will take ownership of the property and the County will not be involved. The funds from a previous Brownfield site that was remediated by the WCBC was sold and those funds will be used to for cost share.

Mayor Schiener thanked Pierce for all the hard work he has put into this project that will benefit the Village.

Pierce acknowledged that the process is not easy and will take some time. We will need some help from the Village and other partners to get the project done.

Christine Stanbro asked how long the project will take to complete. Pierce explained that it will take most of 2022 and into 2023 before completion but noted that if the grant is funded, we have 3 years to complete the project.

Mayor Schiener then asked if there will be more information on the project as it moves forward and Pierce confirmed that there will be more public meetings with community partners and regular communications and outreach will occur throughout the process.

Pierce thanked the Board for opening the Public Meeting

With no other guests or public comments or questions, Pierce then closed the meeting at 7:34p.m.

Minutes prepared by R. Marschilok