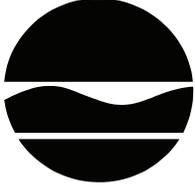


APPENDIX G

CITIZEN PARTICIPATION PLAN



New York State Department of Environmental Conservation

Brownfield Cleanup Program

**Citizen Participation Plan
for
Fashion Outlets of Niagara Falls Expansion**

1705 Factory Outlet Boulevard
Niagara Falls, New York 14304

April 2013

Revised 9 October 2013

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	1
2. Citizen Participation Activities	1
3. Major Issues of Public Concern	3
4. Site Information	6
5. Investigation and Cleanup Process	9

Appendix A – Project Contacts and Locations of Reports and Information

Appendix B – Site Contact List

Appendix C – Site Location Map

Appendix D – Brownfield Cleanup Program Process

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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 brownfield site’s remedial process.

Applicant: **Fashion Outlets II, LLC and Macerich-Niagara, LLC (“Applicant”)**
Site Name: **Sabre Park (“Site”)**
Site Address: **1705 Factory Outlet Boulevard**
Site County: **Niagara County**
Site Number: **C932162**

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 that 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 interest 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; and
- 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; and
- Location(s) of reports and information.

Where the Site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

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.

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.

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 cleanup program (site investigation has been completed prior to entrance into BCP) follows on the next page:

Citizen Participation Requirements (Activities)	Timing of CP Activities
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	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.
After Execution of Brownfield Site Cleanup Agreement:	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before approval of Remedial Work Plan
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	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.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if 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.

The following major issues of public concern were identified: air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Investigation Work Plan, a Community Air Monitoring Program (CAMP) and/or a site-specific Health and Safety Plan (HASP) for the project to be approved by the NYSDEC prior to commencing with work.

Based on previous investigation results, contaminated and industrial fill material was placed on the site to raise the grade. The primary contaminant of concern identified within the fill material has been mercury, additional lesser contaminants of concern include petroleum-related volatile organic compounds (VOC) and a group of semivolatile organic compounds (SVOC) known as polycyclic aromatic hydrocarbons (PAH). Although these contaminants are present in soil, they are relatively stable and, under current conditions, are not likely to impact the surrounding properties; however, during the construction of the Fashion Outlets of Niagara Falls Expansion the potential exists that these COCs could become airborne and affect the surrounding, primarily commercial community.

Additionally, petroleum impacted groundwater, in the form of visible petroleum on the surface of the groundwater, was observed in a shallow excavation completed at the site. The presence of petroleum impacts to groundwater are likely the result of known and unknown petroleum releases at the site associated with surficial spills or possibly from unknown underground storage tanks. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the Site for commercial use using a NYSDEC-approved work plan and applicable soil cleanup objectives in accordance with the 6 NYCRR Subpart 375-6 regulations.

Information regarding the Site is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. The BCP Application will also include schedules for the planned work.

4. Site Information

Site Description

Appendix C contains a map identifying the location of the site.

The proposed Site development area encompasses approximately 48.6 acres located within a mainly suburban portion of residential and commercial area along Factory Outlet Boulevard in the Town of Niagara Falls, in Niagara County, New York. The site includes the ±33.87-acre former Sabre Park Mobile Home Community located at 1705 Factory Outlet Boulevard (Assessor's Parcel Numbers 160-08-1-2, 160-08-1-6 and 160-08-1-7), an approximate 11.28-acre parcel located on the southern portion of the larger ±41.3-acre Fashion Outlets of Niagara Falls (Fashion Outlets) property located at 1900 Military Road, (Assessor's Parcel Numbers 145-20-1-14 and 145-20-1-15), and a smaller parcel encompassing approximately 3.45-acres on the western side of the Site located at 1755 Factory Outlet Boulevard (Assessor's Parcel Number 160-08-1-1).

According to the Zoning Map of the Town of Niagara dated December 2003 and the City of Niagara Falls Official Zoning Map Version 10.12.22, the site and the immediately surrounding areas are currently zoned as a general business district (B-1) and residential district (R-4).

History of Site Use, Investigation, and Cleanup

The Sabre Park parcels were previously occupied by mobile homes from approximately 1972 to 2013 when demolition commenced. The remainder of the Sabre Park parcels consists of asphalt/gravel parking lots, asphalt driveways, and grass lawns. The Fashion Outlets parcel consists of an asphalt parking lot and some internal parking related roadways. The parcel located at 1755 Factory Outlet Boulevard is currently improved with a Secure Storage facility and associated asphalt parking.

In soil, the site contaminants consist primarily of mercury, semi-volatile organic compounds, volatile organic compounds and petroleum. The specific type of petroleum observed in the fill material was not reported. These contaminants are related to the placement of fill material from various sources at the site to raise grades for the completion of the former Sabre Park mobile home park. To date, groundwater impacts at the site have not been fully characterized; however, based on the results of one investigation petroleum impacts were observed.

Numerous previous environmental reports have been completed (by Langan and others) for the Sabre Park and Fashion Outlets of Niagara Falls parcels. Remedial actions also have been performed at the parcels. Details of the previous reports and remedial actions will not be reiterated here; however, a brief summary is presented in the following paragraphs and a detailed summary is provided in the Remedial Investigation Work Plan:

Sabre Park Property

In 1978, an unknown quantity of fill (soil) from the Hooker Chemical Company was inadvertently deposited on the Sabre Park portion of the site. The fill was discovered to contain elevated levels of organic chemicals (industrial solvents and petroleum derived chemicals) and 1,200 cubic yards of material was subsequently removed from the southern portion of the property and disposed of as hazardous waste at an offsite soil disposal facility. Surficial soil samples were collected in 1985 and 1986 and the elevated levels of the heavy metal mercury were detected in samples collected in the southwestern portion of the property along Anthony Drive. Additional soil sampling was also conducted in 1988 which revealed mercury

concentrations in other areas of the Sabre Park portion of the site. In 1989, the USEPA remediated the Sabre Park portion of the site by excavating 542 tons of mercury impacted soil. It should be noted that the EPA's remediation level for mercury far exceeded the NYSDEC Part 375-6.8(b) Restricted Use Soil Cleanup Objective for commercial use. In 1991 additional soil sampling was conducted on the property and the results indicated that elevated concentrations of mercury were still present at the site. Based on these results, the NYS Department of Health requested the USEPA conduct additional remediation at the property. Additional sampling conducted in December 1994 by the NYSDEC and NYSDOH did not reveal mercury concentrations above acceptable levels at the time, therefore no further sampling was completed. However; a localized area of soil in the vicinity of mobile home No. 210 detected mercury concentrations above the acceptable levels. This area was identified as being a small area and not a threat to human health.

During an August 1995 subsurface investigation conducted by Paragon, TPH was detected in the soil and groundwater beneath the Subject Property.

Seven petroleum spills (heating oil, motor oil, non-PCB transformer oil, waste oil) occurred at the Sabre Park property from 1985 to 2010. These spills have all been reported, and subsequently closed according to the NYSDEC Spills Database.

Fashion Outlets of Niagara Falls Property

The 1970 and 1980 city directory listings indicate historic uses of the property may have included a dry cleaner. The exact location of the former dry cleaner has not been confirmed.

The northwestern portion of the Property (grids 1 through 7 of Figure 7 of the Remedial Investigation Workplan) was formerly occupied by the Walter Kozdranski Construction Company. This facility has a documented release of diesel fuel oil associated with a former leaking underground storage tank removed in July 1988. A spill report was issued for the Property in July 1988. Reportedly, 5,400 gallons of liquid were removed from the Subject Property but is unclear if the liquids were tank related or groundwater. The spill was reportedly cleaned up and closed by the NYSDEC on July 12, 1988. According to the 2004 Phase II Environmental Site Investigation conducted by IVI, concentrations of petroleum related semi-volatile organic compounds (SVOCs), including benzo(a)anthracene, chrysene, and benzo(a)pyrene in three of six soil borings locations were detected above the applicable NYSDEC numeric criteria. As the results of this investigation were similar to the information the NYSDEC had on the Kozdranski property when they closed the spill in 1988, no further investigation was recommended by IVI. Although this issue is administratively closed and considered an HREC, constituent concentrations in soil remain above the NYSDEC applicable numeric criteria, and may require additional characterization and offsite disposal during any future site development.

The Subject Property received contaminated fill in late 1960's or early 1970's. A waste area approximately 0.5-acres in size was discovered in the parking area immediately west-northwest of the outlets. In October 1985, a yellow-tan waste material was discovered during the installation of stormwater piping in the northwestern property corner and investigation of the

on-site waste material was initiated. The results of the investigations revealed the presence of volatile organic compounds (VOCs), SVOCs, inorganic compounds, and pesticide compounds. Elevated concentrations of N-nitrosodiphenylamine and 1,2,4-trichlorobenzene were detected in on-site soils in October 1985. Six different types of fill were identified on-site: including a yellow-tan resinous waste, white powder-like material, construction and demolition debris, ash and slag.

Approximately 12,879 tons of contaminated materials and 7,300 gallons of impacted wastewater were removed from the Subject Property between January and February of 1994. The results of post-remediation soil sampling activities indicate that elevated concentrations of 2-mercaptobenzothiazole were detected in four of the twenty-four soil samples at concentrations that exceed the applicable numeric soil criteria. Several metals and pesticides were also detected in soil at concentrations that are below the applicable criteria. The NYSDEC-lead remediation was closed with a Record of Decision in December 1994, which required the property owner to file a deed restriction/covenant prohibiting future use of certain area of the Subject Property for residential purposes. In January 1995, the Subject Property was delisted from the New York State Inactive Hazardous Waste Disposal Site (IHWDS) list (No. 932103).

Although this issue is administratively closed, constituent concentrations in soil are above the NYSDEC applicable numeric criteria. Therefore, the potential exists that additional waste material disposal areas may exist on-site.

During additional site remediation activities in November 1994, soil impacted with N-nitrosodiphenylamine, 1,2,4-trichlorobenzene and 2-mercaptobenzothiazole was excavated from the Subject Property and reused beneath an on-site parking lot. Although this issue is administratively closed, constituent concentrations in soil are above the NYSDEC applicable numeric criteria. Soils and groundwater from this area should be properly handled and disposed of during future site redevelopment activities in accordance with all federal, state, and local rules and regulations.

5. Investigation and Cleanup Process

Note: See Appendix D for a flowchart of the brownfield site remedial 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 on-site, 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 proposes that the Site will be used for restricted commercial purposes.

To achieve this goal, the Applicant will conduct a Remedial Investigation 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 workplan, 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.

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.

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 proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed 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. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC oversees the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) 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. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the FER.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. 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

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated Site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A

Project Contacts and Locations of Reports and Information

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site’s remedial program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Glenn May
Project Manager
NYSDEC Region 9
Division of Environmental Remediation
270 Michigan Avenue
Buffalo, New York 14203
Phone: 716.851.7200

Kristen Davidson
Regional Citizen Participation Specialist
NYSDEC Region 9
Division of Public Affairs & Education
270 Michigan Avenue
Buffalo, New York 14203
Phone: 716.851.7200

New York State Department of Health (NYSDOH):

Matthew Forcucci
Public Health Specialist
NYSDOH
584 Delaware Avenue
Buffalo, New York 14202
Phone: 716.847.4501

Document Repository

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Niagara Town Hall
7105 Lockport Road
Niagara Falls New York 14305
Phone: 716.297.2150
Hours: Mon – Fri 9am-4:30pm; Sat & Sun Closed

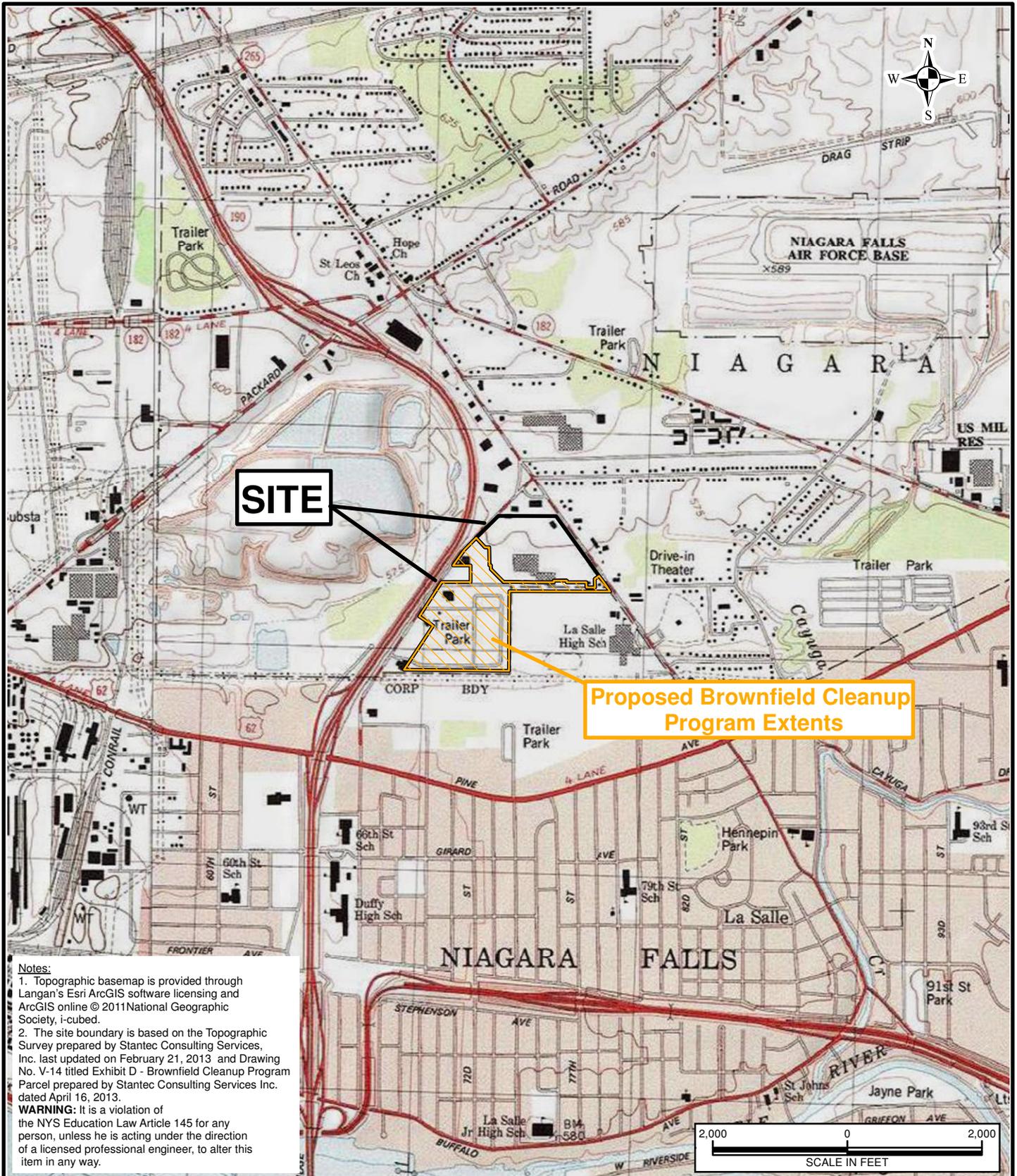
NYSDEC – Division of Environmental Remediation
Region 9 Buffalo Headquarters
270 Michigan Avenue
Buffalo, New York 14203
Phone: 716.851.7200

Appendix B – Site Contact List

Appendix B - Site Contact List

Site Name		Site ID No.		List Last Updated						
FONF Expansion/Sabre Park BCP				4/18/2013						
Last Name*	First Name*	Title	Address 1*	Category	City*	State*	Zip*	Email	Phone	Fax
Richards	Honorable Steven C.	Supervisor	Niagara Town Hall, 7105 Lockport Road	Elected/Government Official	Niagara Falls	NY	14305			
Ross	Honorable William L.	Niagara County Legislature Chairman	175 Hawley Street	Elected/Government Official	Lockport	NY	14094			
Hathaway	Barbara	Town of Niagara Planning Board Chair	Town of Niagara	Elected/Government Official	Niagara Falls	NY	14305			
Fisk	Amy	Niagara County Center for Economic Development Environmental Planner	6311 Inducon Corporate Drive	Community/Civic/Religious, and other Educational Institutions	Sanborn	NY	14132			
Ferraro	Samuel	Commissioner of Economic Development	6311 Inducon Corporate Drive	Community/Civic/Religious, and other Educational Institutions	Sanborn	NY	14132			
Komorowski	Thad		The Buffalo News, 1 News Plaza	Media Outlet	Buffalo	NY	14240			
Pfeiffer	Rick		The Niagara Gazette, 310 Niagara Street	Media Outlet	Niagara Falls	NY	14302			
		Niagara County Water District	P.O. Box 315	Local Utility	Lockport	NY	14905			
DiFrancesco	Robert	Principal of Niagara Catholic High School	520 66th Street	School	Niagara Falls	NY	14304			
Klidonas	Beth A.	Director of Fist Step Child Care Center	2113 Military Road	School	Niagara Falls	NY	14304			
		Niagara Falls Public Library	Earl W. Brydges Building, 1425 Main Street	Library Repository	Niagara Falls	NY	14305			
Ghafari	Aladdin	Macerich Management Company	401 Wilshire Boulevard, Suite 90401	Current Property Owner	Santa Monica	CA	90401		(301) 899-6477	
Ruh	Jack	Quaker Development Inc.	600 Big Treet Road	Current Property Owner	Orchard Park	NY	14127		(716) 923-3534	
		2115 Factory Outlet Blvd, LLC	2115 Factory Outlet Blvd, LLC	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Benderson	Ronald-Randall		1785 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		BG Robinson Stop II LLC	1560 Military Road	Adjacent Property Owner	City of Niagara Falls	NY	14304			
		BG Robinson Stop II LLC	1580 Military Road	Adjacent Property Owner	City of Niagara Falls	NY	14304			
		Buffalo Lube Realty LLC	2114 Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Connelly	Christopher		1655 Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		FBBT/US, LLC	1755 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		FBBT/US Properties, LLC	2100 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		FBBT/US Properties, LLC	Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Lamarca	Martin, A.		1989-2047 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Lamarca	Martin, A.		1975 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Lamarca	Martin, A.		Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
Lizzio	John, E.		2049-2059 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
McCue	James, E.		Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		New York State Department of Public Work		Adjacent Property Owner						
		Niagara Falls Lodge #346	1805 Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Niagara Mohawk Power Corporation	Fashion Outlet Boulevard	Adjacent Property Owner						
		Niagara Recycling Inc.	Niagara Falls Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Niagara Recycling Inc.	Packard Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Niagara Recycling Inc.	Third Avenue	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Opportunities Unlimited	1555 Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Randall Benderson 1993-1 Trust	1965 Military Road	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Sedona Management	Fashion Outlet Boulevard	Adjacent Property Owner	Town of Niagara Falls	NY	14304			
		Walmart Real Estate Business	1540 Military Road	Adjacent Property Owner	City of Niagara Falls	NY	14304			

Appendix C – Site Location Map



Notes:

1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online © 2011 National Geographic Society, i-cubed.
2. The site boundary is based on the Topographic Survey prepared by Stantec Consulting Services, Inc. last updated on February 21, 2013 and Drawing No. V-14 titled Exhibit D - Brownfield Cleanup Program Parcel prepared by Stantec Consulting Services Inc. dated April 16, 2013.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed professional engineer, to alter this item in any way.

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 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**FONF Expansion/
 Sabre Park BCP**

TOWN OF NIAGARA FALLS

NIAGARA COUNTY

NEW YORK

Drawing Title

**SITE LOCATION
 MAP**

Project No.

140091401

Date

4/4/2013

Scale

1" = 2000'

Drawn By

amf

Last Revised

4/19/2013

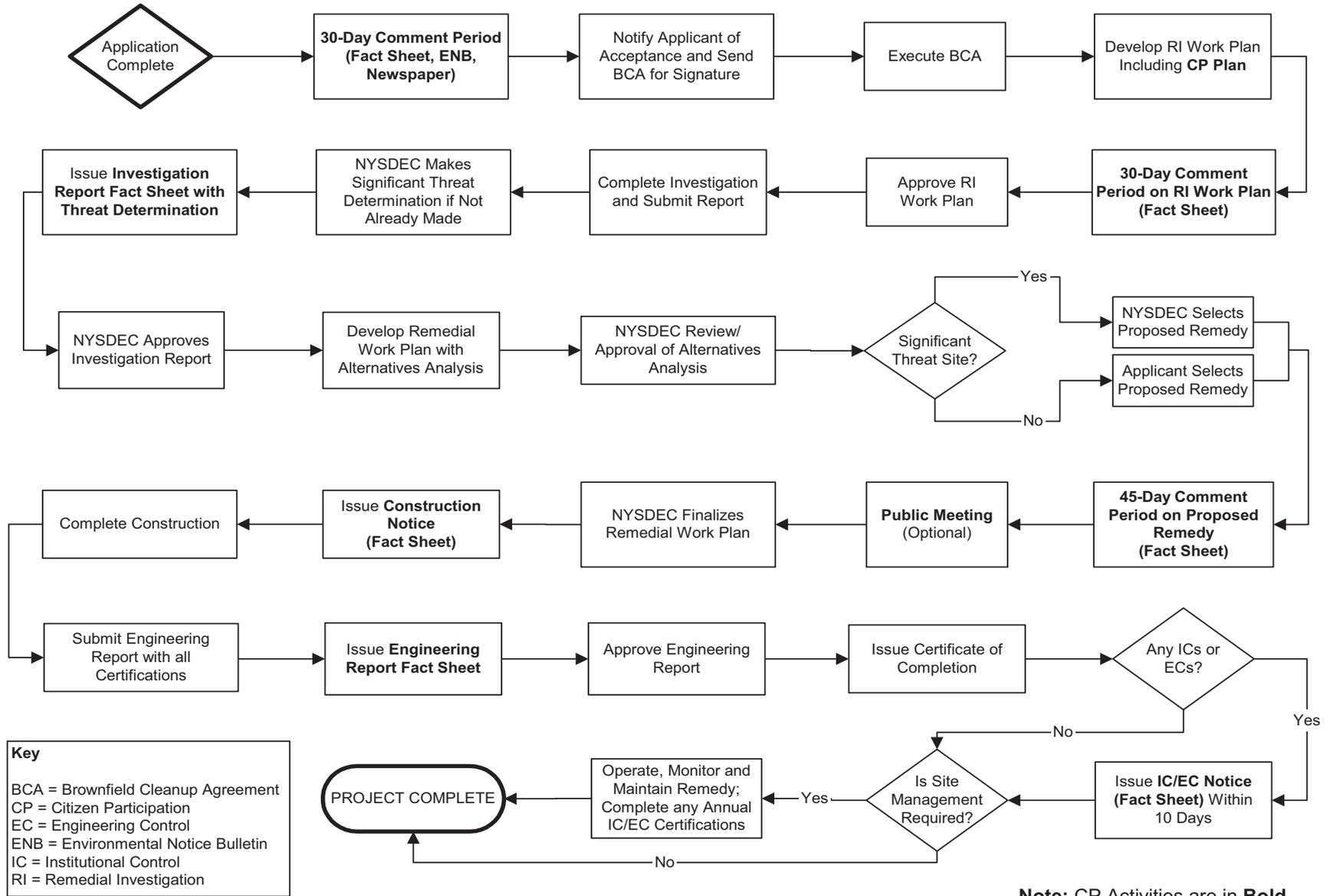
Appendix

C



Appendix D – Brownfield Cleanup Program Process

Appendix D – Brownfield Cleanup Program Process



APPENDIX H

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) SIGNAGE

96 in

48 in



Brownfield Cleanup Program

Fashion Outlets of Niagara Falls Expansion

NYSDEC BCP Number: C932162

Macerich Niagara, LLC & Fashion Outlets II, LLC

Andrew Cuomo

Joseph Martens

Steven C. Richards

Transform the Past. Build for the Future

 Pantone 301C

 Pantone 355C

Digital Print on .063 Aluminum, Laminated

Qty:1

Customer:	<p>This drawing remains the property of COOPER SIGN CO., INC. 7350 Porter Road, Niagara Falls, NY 14304 - The user of this drawing agrees not to allow any other company or person to use its contents or copy its ideas for any purpose. If so there will be an artwork fee.</p> <p>Note: This sketch and/or photo is representation of your sign and how it may appear as a finished product. The colors and/or size as printed or as they appear on a computer screen are not exactly as they may be on finished product.</p> <p>Any changes in artwork or order may delay production. Your set up fee covers the cost of one proof and one revision; any additional proofs will incur an additional fee.</p>
Company: Langan Engineering and Environmental Services	
Job #: 2291	
Date of Drawing: 9/16/2013	
Salesperson: John Cooper	Date: _____ We Agree that the content, layout, & Spelling is correct. Signature: _____



APPENDIX I

ANTICIPATED CONSTRUCTION SCHEDULE

