




Organization : Niagara County Brownfields


Property Name : Kohl Cycle Site

Price : Negotiable

Size (in acres) : 4.8

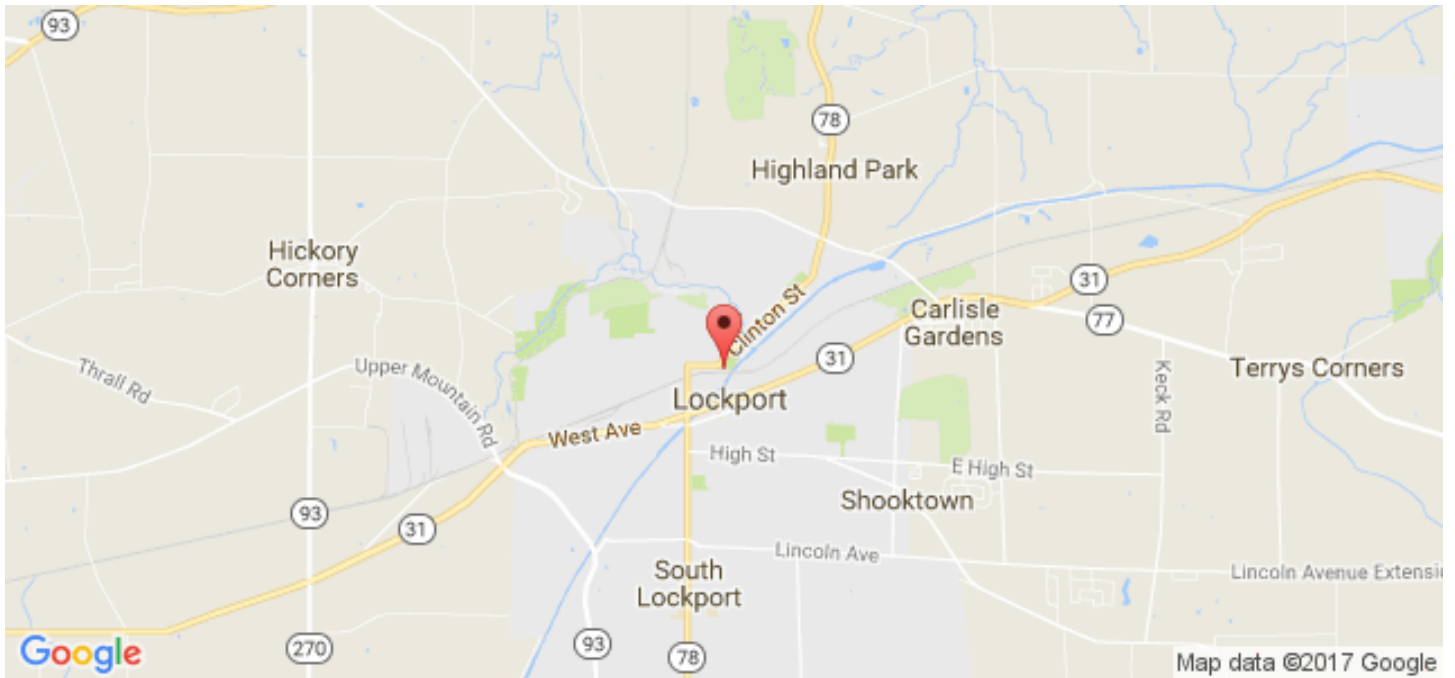
Structures on site : no

Primary property status :  Brownfield

Secondary property conditions :  Brownfield Acres

Property Description

The vacant site is located at the intersection of Clinton and Gooding Streets in Lockport, NY. Caves used for a tourist attraction run underneath a portion of the site. Past industrial use resulted in contaminated soil up to 60 feet deep.



Market:

- Marketing flyer: no
- Market transect: General Urban
- Market character: Bedroom Community
- Market study available: no
- Adjacent and surrounding uses: Single Family Home, Duplex, Multiplex, Low-rise Apartment, Other Commercial, Other manufacturing, Warehouse, Other Recreation/Entertainment
- Area anchors: Theater, Other Recreation/Entertainment, Library, Government Office, Courthouse, Historic Site
- Regional anchors: Industrial Park
- Regional study: no
- Property appraisal available: no
- Generating income: no
- Active leases: no
- Rent summary (rent role) available: no
- Development/Master plan available: no
- Feasibility study available: no
- Other study/plan: no

Financial:

- TIF district: no
- Other development zone: no
- ACRES ID#: 122725
- U.S. EPA program funding: no
- Other grant funding: no
- Other funding sources: no
- Cost share agreement: no
- Economic incentives: yes
- Description: Property tax abatement may be available for redevelopment
- Other incentives: no
- Other leveraged funds: no
- Crowdfunding: no
- In kind donations: no
- Pro bono professional hours donated: no
- Volunteer hours donated: no
- Historic insurance policies: no

Tax and Titles:

- Tax and Title summary: City of Lockport owes the site and no taxes are due
- Tax ID number: 109.10-1-72 and 109.10-1-73.1
- Property survey available: yes
- Survey completed: 2014-02-03

- Survey prepared by: Nussbaumer and Clark, Inc.
- Tax liens: no
- Other liens, judgments or other encumbrance in effect: no
- Copy of title search or title insurance policy available: no

Utilities:

- Electric available: yes
- Name of electric provider: New York Electric and Gas
- Water available: yes
- Public water available: yes
- Sewer available: yes
- Telephone available: yes
- Cable available: unknown
- Internet available: yes
- Fiber optics available: no
- Renewable electricity sources: no

Current Use and History:

- Summary: Property is vacant and under City control.
- Maintenance expense report/summary available: no
- Security concerns: Typical
- Time of operation : FROM : 1864 TO : 1990s
- Past uses/historical operations: Historical businesses operating on the Site included the Oliver Brother Cider Mill, Oliver Brothers Manufacturer of Brass Bedsteads, Jefferson Union Company (foundry), Richmond Manufacturing Company (equipment manufacturer), Frontier Welding Inc. (steel fabricators), Harbison Brothers, Inc. (barrel manufacturers and warehouse), and a motorcycle salvage/parts business.
- Scope of past operations: Very High
- Past owners/operators: yes

Environmental Conditions:

- NFAs/NFRs obtained: no
- NOVs received: no
- Recognized Environmental Conditions (RECs): yes
- Type(s) of contamination: Semi-Volatile Organic Compounds (SVOCs), Lead, Other Metals, Polycyclic Aromatic Hydrocarbons (PAH)
- Impacted media: Soil
- Extent of impacts: Very High
- Summary of RECs: Demolition debris and fill materials cover much of the site. Soils located within the former building footprint are contaminated with elevated concentrations of PAHs and metals above industrial reuse standards. A portion of the site appears to have been filled over time with spent foundry sand ranging in depth from 35 feet to 65 feet. Evidence of PAHs and metals contamination was encountered in soil samples collected from as deep as 66 feet below grade. The primary metals of concern are arsenic, cadmium, copper, lead, mercury, and zinc.

Soil contamination does not appear to be impacting groundwater and groundwater remediation is not warranted.

- Historical REC (H-REC): no
- Controlled REC (C-REC): no
- Areas of contamination or concern: no
- Site entered in mandatory cleanup program, e.g. CERCLA (Superfund), RCRA: no
- Site entered in voluntary cleanup program (VCP): no
- Cleanup/Remediation in progress: no
- Total estimated cleanup / remediation cost (in dollars): \$ 2
- Remediation cost schedule available: unknown
- On-site contamination: yes
- Risk pathways to onsite receptors: Contact
- Off-site contamination (migratory): no
- Asbestos survey: No
- Phase I Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2010-12-01
- Completed By: Urban Engineers
- Phase II Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2014-08-01
- Completed By: Panamerican Environmental
- Phase III cleanup plans/reports available: yes
- Completed Date: 2016-03-22
- Completed By: EES JV
- Any other environmental report available: no
- Ongoing legal action: no
- Site ever involved in environmental litigation: no
- Other adjacent/nearby environmental enforcement action(s): no
- Special environmental concerns: no