FINAL REMEDIAL DECISION

CANAL STREET REDEVELOPMENT PROJECT
42, 46, 52-54, 58-66, 67-69, 78, 80, & 88 Canal Street
Lyons, New York 14489

Prepared for:

Wayne County Regional Land Bank

16 William Street

Lyons, NY 14489

and

Wayne Economic Development Corporation

9 Pearl Street, 2nd Floor

Lyons, NY 14489

Prepared by:

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100 S. Clinton Ave, Suite 2330

Rochester, New York 14604

October 2025

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1. INTRODUCTION AND BACKGROUND

This Remedial Decision Document (Document) has been prepared by Montrose Environmental Solutions, Inc. (Montrose) on behalf of the Wayne County Regional Land Bank (the "WCRLB") and Wayne Economic Development Corporation (WEDC) for structures located at 42, 46, 52-54, 58-66, 67-69, 78, 80, and 88 Canal Street in Lyons, New York (the "Sites"). Details of the individual Sites are shown on **Figure 1**.

2. PROJECT GOAL AND REUSE PLAN

This Document was prepared to meet the requirements for submittal by the WCRLB under Cooperative Agreement BF-96219623, to the United States Environmental Protection Agency (USEPA) and the WEDC's Brownfield Revolving Loan Fund (RLF), Cooperative Agreement BF-96237723, for asbestos abatement and/or demolition of structures to prepare for future Site reuse. The goal of the project is to abate or control regulated building materials at the Sites prior to renovation or demolition to preclude these materials from becoming airborne and creating an environmental risk to demolition workers and the public. The Sites include:

- The 42 Canal Street Site is developed with a three-story 4,473± square-foot (SF) building constructed in 1880. The building is described in tax records as a downtown row type (with a common wall) design. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.
- The 46 Canal Street Site is developed with a 4,473± SF three-story building constructed in 1880. The building is a brick structure and is described in tax records as a downtown row type (with a common wall) design. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.
- The 52-54 Canal Street Site is developed with a 1,346± SF one-story building constructed in 1945. The building is a brick structure formerly used as a gas station and service garage. The building is currently vacant.
- The 58-66 Canal Street Site is developed with a three-story 12,000± SF building constructed in approximately 1900. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.
- The 67-69 Canal Street Site is developed with a two-story 6,960± SF building constructed in approximately 1884. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

- The 78 Canal Street Site is developed with a 2,897± SF one-story building constructed circa 1976. The building is a vacant former restaurant.
- The 80 Canal Street Site is developed with a 2,151± SF two-story wooden residential building constructed between 1938 and 1949. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.
- The 88 Canal Street Site is developed with a 2,378± SF one-story building constructed circa 1969. The building is a vacant former restaurant.

The WCRLB owns the Sites and has the intention of redeveloping the area as part of the revitalization of the Town of Lyons, New York. The plan for the Sites is to demolish the existing buildings and reuse them as commercial or mixed-use commercial/residential properties. It is noted that 52- 54 Canal Street are anticipated to undergo abatement to facilitate future renovation; demolition is not proposed. USEPA brownfield cleanup funding will be used for RBM planning concerning the Site structures prior to demolitions using other funding sources. This allows immediate and definitive resolution of the public health issue, while final development plans can then proceed on a schedule that time and resources allow without worry or expense of maintaining and isolating damaged materials from public exposure. USEPA funds will be used to complete abatement and/or demolition at the Sites to allow for future development.

3. ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

The public comment period began on July 27th, 2025 and formally closed August 26, 2025 at the end of the 30-day period. During this time, all previous environmental reports, the Analysis of Brownfield Cleanup Alternatives (ABCA), Community Involvement Plan (CIP), and bidding documents were made available at https://www.waynecountylandbankny.com/canal-street-redevelopment-project/. On August 21, 2025 a public hearing on the three proposed remedial strategies presented in the ABCA (**Appendix A**) was held as part of the regular WCRLB meeting. During the meeting Kaleigh Flynn, Executive Director, presented the three alternatives. No comments were received during the process other than general statements of support. Alternative 1 would involve taking no action and leaving the building as-is, which is unacceptable due to the health risk posed by the structure. Alternative 2 would involve abatement of asbestos prior to renovation or demolition of structures but would necessitate stabilizing the collapsing structures. Due to the costs of stabilization, and the health and safety risk of workers at the subject Sites, Alternative 2 is not viable for all cases. Alternative 3 would involve demolition of the structures with asbestos-containing materials in-place that are unsafe to enter. While disposal costs increase under Alternative 3, it does not require workers to enter the structure or require significant stabilization efforts.

4. REMEDIAL DETERMINATION

This document represents the end of the formal public comment on the proposed project and the selection of the final remedial decision for the Canal Street Redevelopment Project. Based on the input and lack of dissension on the proposed alternatives presented in the ABCA, WCRLB adopts Alternative 2 as the remedy for the 52-54, 78, and 88 Canal Street Sites. For 42, 46, 58-66, 67-69 and 80 Canal Street Sites, Alternative 2 is not practical due to safety concerns and anticipated costs to make structures structurally safe for abatement; therefore, WCRLB adopts Alternative 3 for those properties.

5. NEXT STEPS

The WCRLB will finalize timelines with the competitively selected abatement and demolition contractor for the Project. Once all cross-cutting requirements have been met with applicable regulatory agencies, it is anticipated to take no more than 70 days to complete the project.

As the abatement process continues all information will continue to be uploaded to the administrative record for the subject property at https://www.waynecountylandbankny.com/canal-street-redevelopment-project/. Any new questions or concerns may be directed to:

Kaleigh Flynn, Executive Director
Wayne County Regional Land Bank
(315) 946-5495
kflynn@wclandbank.org

FIGURE

NOTE:
- Contractor to First Perform ACM Abatement for Future Renovations at 52-54 Canal Street and 24 Church Street Prior to Any Other Work

58-66 Canal Street
Controlled Demolition:
- 11,073 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

52-54 Canal Street
Abatement of ACM for Future Renovation:
- 1,346 sq. ft.
- Davis Bacon/NYS Prevailing Wage rates

42 and 46 Canal Street
Controlled Demolition:
- 4,473 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

67-69 Canal Street
Controlled Demolition:
- 6,960 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

78 Canal Street
Abate ACM and Demolition:
- 2,897 sq. ft.
- Optionally, crush foundations and slabs to 4-inch minus for reuse as backfill
- Davis Bacon wage rates

80 Canal Street
Controlled Demolition:
- 2,151 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

88 Canal Street
Abate ACM and Demolition:
- 2,378 sq. ft.
- Optionally, crush foundations and slabs to 4-inch minus for reuse as backfill
- Davis Bacon wage rates

William Street
Geneva Street
Canal Street
Clyde Road
Montezuma Street
59-63 & 65 Canal Street (to Remain)
39-40 Canal Street (to Remain)

Legend

Subject Property

Approximate Location of Monitoring Wells to be Decommissioned

N

0 37.5 75 150 US Feet

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112	**FIGURE 1** Subject Properties
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS / APPRV'D BY: KDI	
	CHEK'D BY: KDI / REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

APPENDIX A: ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES (ABCA)

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

42, 46, 52-54, 58-66, 67-69, 78, 80, and 88 Canal Street

and

24 Church Street
Lyons, Wayne County, New York, 14489

Prepared for:

Wayne County Regional Land Bank

16 William Street

Lyons, NY 14489

Prepared by:

Montrose Environmental Services, Inc

100 S. Clinton Ave, Suite 2330

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July 2025

MONTROSE
ENVIRONMENTAL

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List of Acronyms and Abbreviations

ABCA	Analysis of Brownfield Cleanup Alternatives
ACBM	asbestos-containing building material
ACM	asbestos-containing material
ASTM	ASTM International
CAA	Clean Air Act
CFR	Code of Federal Regulations
HUD	Department of Housing and Urban Development
ESA	environmental site assessment
HEPA	high efficiency particulate air
LBP	lead-based paint
LF	linear foot
LiRo	LiRo Engineers, Inc.
NESHAP	National Emission Standard for Hazardous Air Pollutants
NIOSH	National Institute for Occupational Safety and Health
NYCRR	New York Codes, Rules, and Regulations
NYSDOL	New York Department of Labor
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
RACM	regulated asbestos-containing material
RBM	regulated building material
SF	square foot
Stantec	Stantec Consulting Services Inc.
TSCA	Toxic Substances Control Act
USEPA	United States Environmental Protection Agency
WCRLB	Wayne County Regional Land Bank
XRF	X-ray fluorescence

1.0 INTRODUCTION AND BACKGROUND

This Analysis of Brownfield Cleanup Alternatives (ABCA) has been prepared by Montrose Environmental Solutions, Inc. (Montrose) on behalf of Wayne County Regional Land Bank (the "WCRLB") for structures located at 52-54 Canal Street and 24 Church Street (asbestos abatement for future renovation only) and 42, 46, 58-66, 67-69, 78, 80, and 88 Canal Street (demolition) in Lyons, New York (the "Sites"). A map depicting the general location of the Sites is attached as **Figure 1** and details of the individual Sites are shown on **Figures 2-9**.

This ABCA was prepared to meet the requirements for submittal by the WCRLB under Cooperative Agreement BF-96219623, to the United States Environmental Protection Agency (USEPA) and Wayne County Economic Development Agency's Brownfield Revolving Loan Fund (Cooperative Agreement BF-96237723) for asbestos abatement and/or demolition of structures to prepare for future Site reuse. The goal of the project is to abate or control regulated building materials at the Sites prior to renovation or demolition to preclude these materials from becoming airborne and creating an environmental risk to demolition workers and the public.

The 42 Canal Street Site is developed with a three-story 4,473± square-foot (SF) building constructed in 1880. The building is described in tax records as a downtown row type (with a common wall) design. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

The 46 Canal Street Site is developed with a 4,473± SF three-story building constructed in 1880. The building is a brick structure and is described in tax records as a downtown row type (with a common wall) design. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

The 52-54 Canal Street Site is developed with a 1,346± SF one-story building constructed in 1945. The building is a brick structure formerly used as a gas station and service garage. The building is currently vacant.

The 58-66 Canal Street Site is developed with a three-story 12,000± SF building constructed in approximately 1900. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

The 67-69 Canal Street Site is developed with a two-story 6,960± SF building constructed in approximately 1884. The building is a former mixed commercial/residential structure. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

The 78 Canal Street Site is developed with a 2,897± SF one-story building constructed circa 1976. The building is a vacant former restaurant.

The 80 Canal Street Site is developed with a 2,151± SF two-story wooden residential building constructed between 1938 and 1949. The Code Enforcement Office determined the building is vacant and secured; an immediate threat; and its condition poses health and safety risks to the surrounding community. The Town concluded the buildings are structurally deficient and require demolition.

The 88 Canal Street Site is developed with a 2,378± SF one-story building constructed circa 1969. The building is a vacant former restaurant.

The 24 Church Street Site is developed with a 4,374± SF three-story brick building with basement constructed in 1886. The building is a former vacant commercial building.

Three cleanup alternatives are evaluated based on their anticipated 1) effectiveness, 2) implementability, and 3) cost.

1.1 SITE LOCATION

The Canal Street Sites are located on parcels on Canal Street roughly between the intersection of Canal Street and William Street to the west and the intersection of Canal Street and Phelps Street to the east in Lyons, New York. The 24 Church Street Site is located on Church Street between the intersection of Broad Street to the west and William Street to the east in Lyons, New York. The Sites are surrounded by commercial, residential, and local government properties.

1.2 SITE ASSESSMENT HISTORY

1.2.1 Phase I Environmental Site Assessments

A Phase I Environmental Site Assessment (ESA) was completed for the 42 Canal Street Site on June 23, 2021, by Stantec Consulting Services Inc. (Stantec). Stantec performed the Phase I ESA in conformance with the scope and limitations of ASTM International (ASTM) Standard E1527-13. The assessment revealed the following conclusions and recommendations related to regulated building materials (RBMs):

- Based on the age of the Property's building (circa 1880), lead-based paint (LBP) and asbestos-containing materials (ACMs) may be present in the building.
- An RBM survey, pursuant to applicable regulations and professional guidelines, should be conducted prior to building demolition.

A Phase I ESA was completed for the 46 Canal Street Site on June 4, 2021, by Stantec. Stantec performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527-13. The assessment revealed the following conclusions and recommendations related to RBMs:

- Based on the age of the Property's building (circa 1880), LBP and ACMs may be present in the building.
- An RBM survey, pursuant to applicable regulations and professional guidelines, should be conducted prior to building demolition.

A Phase I ESA was completed for the 52-54 Canal Street Site on September 27, 2023, by LiRo Engineers, Inc. (LiRo). LiRo performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527-21. The assessment revealed the following conclusions and recommendations related to RBMs:

- Fluorescent light fixtures may be present within the Site structure which may contain PCBs.

- Due to the age of the Site structure, suspect ACMs are likely present.
- Due to the age of the Site structure, LBP may be present.
- Prior to renovation of the Site structure, the presence of PCB-containing light ballasts, ACMs, and LBP should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 58-66 Canal Street Site on June 23, 2021, by Stantec. Stantec performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527-21. The assessment revealed the following conclusions and recommendations related to RBMs:

- Based on the age of the Property's building (circa 1900), LBP and ACMs may be present in the building.
- Prior to demolition of the Site structure, the presence of ACMs and LBP should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 67-69 Canal Street Site on September 26, 2023, by LiRo. LiRo performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-21. The assessment revealed the following conclusions and recommendation related to RBMs:

- Fluorescent light fixtures (likely present within the Site structure) may contain polychlorinated biphenyls (PCBs).
- Due to the age of the Site structure, suspect ACMs are likely present. Suspect materials noted at the time of the reconnaissance included, but are not limited to, floor tiles, ceiling tiles, drywall, plaster, transite, pipe wrap, and roofing.
- Due to the age of the Site structure, LBP may be present. Damaged painted surfaces were noted throughout the structure.
- Prior to demolition of the Site structure, the presence of PCB-containing light ballasts, ACMs, LBP, and mold should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 78 Canal Street Site on September 26, 2023, by LiRo. LiRo performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-21. The assessment revealed the following conclusions and recommendations related to RBMs:

- Fluorescent light fixtures (likely present within the Site structure) may contain PCBs.
- Due to the age of the Site structure, suspect ACMs are likely present.
- Due to the age of the Site structure, LBP may be present.
- Prior to demolition of the Site structure, the presence of PCB-containing light ballasts, ACMs, LBP, and mold should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 80 Canal Street Site on March 24, 2024, by Montrose. Montrose performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-21. The assessment revealed the following conclusions and recommendations related to RBMs:

- Given the dates of construction for the Site building (between 1938 and 1949) it is likely that regulated building materials including asbestos, LBP and PCB-containing building materials/equipment are present within the building.
- Prior to demolition of the Site structure, the presence of PCB-containing building materials, ACMs, LBP, and mold should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 88 Canal Street Site on September 27, 2023, by LiRo. LiRo performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-21. The assessment revealed the following conclusions and recommendation related to RBMs:

- Fluorescent light fixtures (likely present within the Site structure) may contain PCBs.
- Due to the age of the Site structure, suspect ACMs are likely present.
- Due to the age of the Site structure, LBP may be present.
- Prior to demolition of the Site structure, the presence of PCB-containing light ballasts, ACMs, and LBP should be assessed. These materials should be addressed properly.

A Phase I ESA was completed for the 24 Church Street Site on December 15, 2023, by LiRo. LiRo performed the Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-21. The assessment revealed the following conclusions and recommendations related to RBMs:

- Due to the age of the Site structure, suspect ACMs are likely present. Suspect materials noted at the time of the reconnaissance included, but are not limited to, floor tiles, ceiling tiles, drywall, plaster, and roofing. Many of these materials were noted to be in poor condition.
- Due to the age of the Site structure, lead-based paint may be present. Damaged painting surfaces were noted throughout the structure, especially on the third floor.
- Prior to renovation of the Site structure, the presence of ACMs and LBP should be assessed. These materials should be addressed properly.

1.2.2 Regulated Building Materials Surveys

An Asbestos, Lead Paint, and PCB Caulk Survey Report was completed for the 42 Canal Street Site in July 2022, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The survey report identified the following:

- Eight homogeneous areas were determined to contain asbestos and include the following: dark red 9” x 9” floor tile (1,000 SF); black floor tile mastic (Type 1; 1,000 SF); black vapor barrier (1,000 SF); green 9” x 9” floor tile with streaks (1,000 SF); black floor tile mastic (Type 2; 1,000 SF), cloth wiring (3 LF); grey boiler insulation (94 SF); and grey air cell pipe insulation (5 LF).
- Lu Engineers collected X-ray fluorescence (XRF) readings of painted and ceramic surfaces throughout the Site structure. Six surfaces were determined to be lead-based. Many other surfaces were determined to contain detectable concentrations of lead.
- Lu Engineers did not identify suspect PCB-containing caulks during their survey of the Site.

An Asbestos, Lead Paint, and PCB Caulk Survey Report was completed for the 44-46 Canal Street Site in July 2022, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The survey report identified the following:

- Seven homogeneous areas were determined to contain asbestos and include the following: green pebble pattern linoleum (160 SF); silver coating (2,250 SF); black tar paper (Type 1; 2,250 SF); black tar paper (Type 2; 2,250 SF); black tar (2,250 SF); grey cementitious chimney (40 LF); and white door insulation (24 LF).
- Lu Engineers collected XRF readings of painted and ceramic surfaces throughout the Site structure. Eleven surfaces were determined to be lead-based. Many other surfaces were determined to contain detectable concentrations of lead.

- Lu Engineers did not identify suspect PCB-containing caulks during their survey of the Site.

A Pre-Renovation RBM Survey report was completed for the 52-54 Canal Street Site in February 2025, by Lu Engineers. Lu Engineers conducted an Asbestos, Lead Paint, and PCB caulk survey of the Site structure. The RBM survey report identified the following:

- Five homogeneous areas were determined to contain asbestos and include the following: white exterior window glaze (160 LF); black roofing material (16 SF); white duct insulation (2 LF); air cell pipe insulation (2 LF); and grey plaster rough coat (392 SF).
- Lu Engineers collected 13 paint samples throughout the Site structure. All paints sampled and analyzed contain concentrations of lead. Eight paint types are LBP (equal to or greater than 0.5% by weight).
- Lu Engineers collected six caulk samples from the Site structure. None of the caulk types sampled and analyzed contained detectable concentrations of PCBs.

An Asbestos, Lead Paint, and PCB Caulk Survey Report was completed for the 58-66 Canal Street Site in July 2022, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure and referenced an Asbestos-Containing and Hazardous Materials Inspection Report, completed by LiRo in September 2021. The survey reports identified the following:

- Twenty homogeneous areas were determined to contain asbestos and include the following: brown 9” x 9” floor tile (Type 1; 250 SF); black floor tile mastic (Type 1; 250 SF); brown 9” x 9” floor tile (Type 2; 26 SF); black 9” x 9” floor tile with red streaks (26 SF); black floor tile mastic (Type 2; 26 SF); black sink undercoating (10 SF); white 9” x 9” floor tile (120 SF); black floor tile mastic (Type 3; 120 SF); grey transite panel (12 SF); black tar paper (Type 1; 3,900 SF); black tar paper (Type 2; 3,900 SF); black sink mastic (5 SF); tan speckled 9” x 9” floor tile (875 SF); black floor tile mastic (Type 4; 875 SF); white duct tape (30 SF); red linoleum (400 SF); black mastic (400 SF); brown 9” x 9” floor tile (Type 3; 300 SF); black floor tile mastic (Type 5; 300 SF); and green linoleum (300 SF).
- Lu collected five paint samples throughout the Site structure. All paints sampled and analyzed contain concentrations of lead. Two paint types are LBP (equal to or greater than 0.5% by weight).
- Lu collected one white caulk sample from an exterior window above an entry door from the Site structure. The caulk sampled and analyzed did not contain detectable concentrations of PCBs.

An Asbestos, Lead Paint and PCB Caulk Survey Report was completed for the 78 Canal Street Site in March 2025, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The survey report identified the following:

- Three homogeneous areas were determined to contain asbestos and include the following: red 12” x 12” floor tile (1,065 SF); black vapor barrier/mastic (1,065 SF); and black mastic (35 SF).
- Lu Engineers did not identify suspect lead painted surfaces during their survey of the Site.
- Lu Engineers did not identify suspect PCB-containing caulks during their survey of the Site.

A Pre-Renovation RBM Survey report was completed for the 80 Canal Street Site in February 2025, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The RBM survey identified the following:

- Five homogeneous areas were determined to contain asbestos and include the following: tan adhesive on living room wall, behind wood panel (419 SF); grey duct wrap insulation in 1st floor bedroom, behind north wall (14 SF); black sink undercoating, 1st and 2nd floor kitchen sinks (3 SF); tan caulk on front entrance door exterior and northeast corner exterior (15 LF); and white transite panel siding on north, south, east, and west exterior (2,156 SF).
- Lu Engineers collected seven paint samples throughout the Site structure. All paints sampled and analyzed contain concentrations of lead except for one sample of white paint on the living room ceiling. Three paint types are LBP.
- Lu Engineers collected five caulk samples from the Site structure. One of the caulk types sampled and analyzed contained detectable concentrations of PCBs (white caulk; 0.47 parts per million [ppm]). The concentration of PCBs in the white caulk are below 50 ppm and not considered a hazardous waste in accordance with New York State Department of Conservation regulations (6 New York Codes, Rules, and Regulations [NYCRR] Part 371). Additionally, this concentration of PCBs in a building material is not considered PCB bulk product waste in accordance with USEPA 40 CFR Part 761.

An Asbestos, Lead Paint, and PCB Caulk Survey Report was completed for the 88 Canal Street Site in January 2025, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The survey report identified the following:

- Two homogeneous areas were determined to contain asbestos and included the following: white plaster skim coat (814 SF) and silver/black coating (96 SF).
- Lu Engineers collected four paint samples throughout the Site structure. None of the paints sampled and analyzed contain concentrations of lead.
- Lu Engineers collected five caulk samples from the Site structure. None of the caulk types sampled and analyzed contained detectable concentration of PCBs.

A Pre-Renovation RBM Survey report was completed for the 24 Church Street Site in January 2025, by Lu Engineers. Lu Engineers conducted an asbestos, lead paint, and PCB caulk survey of the Site structure. The RBM survey identified the following:

- One homogeneous area (grey refractory cement [8 SF]) was determined to contain asbestos.
- Lu Engineers collected four paint samples throughout the Site structure. All paints sampled and analyzed contain concentrations of lead. Three paint types are LBP.

Lu Engineers completed an asbestos survey report for the 24 Church Street Site in November 2015. As part of their 2015 asbestos survey, Lu Engineers identified the following:

- Eight homogeneous areas were determined to contain asbestos and include the following: silver roof coating (1,570 SF); black built-up roofing (1,570 SF); silver coating (1,570 SF); black tar paper (1,570 SF); black tar curb flashing (60 SF); black parapet flashing (336 SF); white window glazing (516 SF); black tar flashing (135 SF).

1.2.3 Structural Assessment

The Town of Lyons Code Enforcement Office inspected the structural condition of the 42, 46, 58-66, 67-69 and 80 Canal Street Sites. The Town of Lyons subsequently issued inspection reports dated November

15, 2024 and March 25, 2025. As presented in their reports, the Code Enforcement Office determined the buildings are vacant and secured; are an immediate threat; and their condition poses health and safety risks to the surrounding community. Due to these considerations, it is not possible to deconstruct the building with workers inside without representing a safety hazard to those individuals.

2.0 PROJECT GOAL AND RE-USE PLAN

The WCRLB owns the Sites and has the intention of redeveloping the area as part of the revitalization of the Town of Lyons, New York. The plan for the Sites is to demolish the existing buildings and reuse them as commercial or mixed-use commercial/residential properties. It is noted that 24 Church Street and 52-54 Canal Street are anticipated to undergo abatement to facilitate future renovation; demolition is not proposed.

USEPA brownfield cleanup funding will be used for RBM planning concerning the Site structures prior to demolitions using other funding sources. This allows immediate and definitive resolution of the public health issue, while final development plans can then proceed on a schedule that time and resources allow without worry or expense of maintaining and isolating damaged materials from public exposure. USEPA funds will be used to complete abatement and/or demolition at the Sites to allow for future development.

3.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS

3.1 CLEANUP OVERSIGHT RESPONSIBILITY

The current owner of the Sites, the WCRLB, is responsible for any environmental cleanup, including that which is related to buildings at the Sites in accordance with applicable laws and regulations.

3.2 LAWS AND REGULATIONS APPLICABLE TO THE CLEANUP

The following are applicable laws and regulations for ACMs, lead, polychlorinated biphenyls (PCBs), and other hazardous materials.

3.2.1 Asbestos Laws and Regulations

Asbestos is regulated by the USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP), the Toxic Substances Control Act (TSCA), and the Clean Air Act (CAA), and New York State Department of Labor (NYSDOL) Code Rule 56.

To protect construction workers, all asbestos abatement work must be performed in accordance with US Occupational Safety and Health Administration (OSHA) asbestos regulations as promulgated in Title 29 of the Code of Federal Regulations (CFR), Section 1926.1101.

3.2.2 Lead Laws and Regulations

The United States Department of Housing and Urban Development (HUD) promulgates the rules for evaluating and controlling lead-based paint hazards commonly referred to as Title X (ten). Although HUD Title X specifically focuses on residential housing and child-occupied facilities, the evaluation framework promulgated by HUD for lead paint evaluation is the generally accepted guideline for performing paint surveys/inspections.

Further, to protect construction workers, lead-related work must be performed in accordance with US OSHA lead regulations as promulgated in 29 CFR, Sections 1926.62.

3.2.3 PCBs and Other Hazardous Materials

USEPA regulations specify requirements for managing the following hazardous materials: PCBs, batteries, pesticides, mercury-containing equipment, lamps, household hazardous waste, and conditionally exempt small quantity generator waste. In addition to the USEPA universal waste regulations, the following Federal regulations may also include, but are not limited to the following:

- 6 NYCRR Part 371, New York State Department of Conservation.
- Applicable Federal OSHA regulations.
- Title 40, Code of Federal Regulations, Part 61 Subpart M – NESHAP.
- Title 40, Code of Federal Regulations, Part 260 – Hazardous Waste Management System.
- Title 40, Code of Federal Regulations, Part 261 - Identification and Listing of Hazardous Waste.
- Title 40, Code of Federal Regulations, Part 262 - Standards Applicable to Generators of Hazardous Waste.
- Title 40, Code of Federal Regulations, Part 264 - Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities.
- Title 40, Code of Federal Regulations, Part 265 - Interim Status Standards for Owners and Operators of Hazardous Waste Treatment, Storage, and Disposal Facilities.

- Title 40, Code of Federal Regulations, Part 273 -Standards for Universal Waste Management.
- Title 40, Code of Federal Regulations, Part 268 - Land Disposal Restrictions.
- Title 40, Code of Federal Regulations, Part 761 - Polychlorinated Biphenyls Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions.
- Title 49, Code of Federal Regulations, Parts 100-199 - Transportation of Hazardous Materials.

4.0 EVALUATION OF CLEANUP ALTERNATIVES

4.1 GENERAL CLEANUP CONSIDERATIONS

Following is a discussion of some key redevelopment, site attributes, and other considerations relevant to selection and evaluation of cleanup alternatives for the Sites.

1. The baseline "No Action" alternative is required to be considered as one of the alternatives.
2. The WCRLB has been planning for future uses of the Sites for commercial or mixed-use commercial/residential redevelopment. Alternatives will be evaluated on their impact to facilitate the proposed redevelopment.
3. The Site buildings at 42, 46, 58-66, 67-69 and 80 Canal Street have been condemned and are unsafe to enter; thereby demolition via controlled demolition with asbestos managed in-place. Otherwise, to allow abatement of asbestos prior to demolition, the buildings would need to be structurally supported to allow workers to enter safely.
4. No demolition is planned and only asbestos abatement is required to facilitate renovation of buildings located at 52-54 Canal Street and 24 Church Street.
5. Complete demolition of buildings located at 42, 46, 58-66, 67-69, 78, 80, and 88 Canal Street is required.
6. Workers performing intrusive activities at the Site must be certified by NYSDOL to carry out asbestos removal/abatement and conform with USEPA laws related to asbestos and the potential danger from handling asbestos during abatement.

4.2 CLEANUP ALTERNATIVES CONSIDERED

Based on the general cleanup considerations presented in Section 4.1, the following three remedial alternatives were considered.

- Alternative 1: No Action.
- Alternative 2: ACM Abatement Prior to Demolition or Future Renovation.
- Alternative 3: ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings.

4.2.1 Alternative 1 – No Action

The "no action" scenario is required by the USEPA ABCA process. No action (e.g., not removing the ACMs on the Sites) is the baseline against which all other alternatives will be measured.

4.2.2 Alternative 2 – ACM Abatement Prior To Demolition or Future Renovation

Alternative 2 considers traditional removal/abatement of ACMs using standard industry practices prior to demolition.

Due to the condemned nature of the buildings at 42, 46, 58-66, 67-69 and 80 Canal Street; these buildings would need to be structurally supported to allow ACM abatement workers to enter safely.

Asbestos removal/abatement must be performed by appropriately licensed abatement contractor with a written notification of planned removal activities at least 14 days prior to the commencement of asbestos removal/abatement activities.

Regulated areas would be established prior to the removal of asbestos-containing building materials (ACBM), utilizing a variety of controls such as polyethylene sheeting to establish primary and secondary barriers, negative pressure systems/containments, and/or other applicable measures to prevent asbestos fiber migration beyond the regulated area(s). Abatement procedures require that ACBMs be adequately wetted to control potential spreading of damaged or friable asbestos and airborne particulates. The work would also require decontamination facilities for both abatement workers and for equipment/materials. To aid in the remedial efforts, debris, particulates, and other residual materials would be vacuumed with a high efficiency particulate air (HEPA) unit.

Waste would be containerized in air and leak tight containers to contain ACM in manageable quantities and would be kept adequately wet until final disposal. Waste would be labeled with appropriate OSHA warning labels, Class 9 labels and generator information and disposed in a landfill permitted to accept regulated asbestos-containing material (RACM) waste. Landfill disposal authorizations would be confirmed before starting the project.

Any disturbance of asbestos would include air monitoring and project monitoring by AHERA-certified individuals to ensure appropriate work methods are being adhered to. Final clearance would be provided following a visual inspection of the work area followed by receipt of acceptable phase contrast microscopy (PCM) air sampling in accordance with National Institute for Occupational Safety and Health (NIOSH) 7400 methodology.

4.2.3 Alternative 3 – ACM Abatement Prior To Demolition Or Future Renovation And Controlled Demolition Of Condemned Buildings

Alternative 3 consists of demolition with removal of all debris as regulated asbestos waste from those buildings that have been condemned. Alternative 3 differs from Alternative 2 in that the Site buildings at 42, 46, 58-66, 67-69 and 80 Canal Street will be demolished without abatement and the entire waste stream disposed of as asbestos. In accordance with the asbestos NESHAP, demolition, handling, loading and transportation will require materials to be adequately wet and contained. For this alternative, all structure debris will be treated as RACM and must be handled and disposed of according to all Federal, State, and Local regulations.

This alternative assumes the condemned Site structures are unsafe to the extent that the abatement contractor could not safely implement Alternative 2. This approach requires special approval by the governing regulatory agencies and local code officials. RACM demolition must be performed by a NYSDOL-licensed abatement contractor. This approach, if approved by the regulatory agencies, has the positive aspect of accelerating the period of abatement, demolition, and disposal.

This approach increases the volume of material that must be handled as ACM, which would take greater volume from existing capacity of regional landfills. This option also creates a waste generation stream and associated liabilities for the generator.

4.4 EFFECTIVENESS, IMPLEMENTABILITY, AND COSTS FOR CLEANUP ALTERNATIVES

To assist in the evaluation and recommendation of a preferred remedial alternative for the Site, this section presents an evaluation of the effectiveness, implementability, and Opinions of Probable Cost estimates for each remedial alternative.

4.4.1 Effectiveness

Effectiveness has both short-term and long-term components. The short-term effectiveness of a remedial alternative is evaluated relative to its effect on human health and the environment during the implementation of the remedial action. Potential risks to community, potential impacts on workers, the effectiveness and reliability of protective measures, potential environmental impact of the remedial action, and the effectiveness/reliability of the mitigation measures during implementation, etc. are some of the factors frequently considered. Long-term effectiveness and permanence of a remedial alternative are evaluated with respect to the following factors: magnitude of residual risk to human health and environment from the untreated or residual waste at the completion of remedial activities; an assessment of type, degree, and adequacy of long-term management (engineering controls, monitoring, maintenance, etc.) required for untreated or residual waste; an assessment of the long-term reliability of long-term management to provide continued protection from the untreated/residual waste; and the potential need for replacement of the remedy and continuing need for repairs to maintain the performance of the remedy.

4.4.1.1 Alternative 1 – No Action

This alternative would be ineffective and unacceptable for continued brownfield redevelopment for the Sites for the following reasons:

- It is likely to be considered unacceptable to the community because residents, visitors, nearby workers and construction workers could unknowingly be placed at risk in the future. No action provides neither a remedy nor elimination of the exposure for projection of public health.
- This approach does not provide mitigation of known human carcinogens to potential human receptors (adult and child).
- The continued presence of ACM in the Site buildings would continue to pose a long-term health risk to the public and to workers entering or working around the building.
- The condemned nature of the buildings at 42, 46, 58-66, 67-69 and 80 Canal Street would continue to pose a threat to the surrounding community.
- This alternative would not meet the project goal and re-use plan.

4.4.1.2 Alternative 2 – ACM Abatement Prior to Demolition or Future Renovation

The ACMs are permanently removed. This approach is problematic due to the added structural bracing that would be required at the condemned buildings to allow asbestos abatement but is technically effective as a definitive and direct physical elimination of contaminants that provide a public risk. Follow-up inspections and maintenance would not be required. With removal and off-site disposal of contaminants, the approach requires no special post-remedy institutional or land use controls for the

property. Removal of all ACMs reduces the potential for environmental contamination due to climate change conditions (damage from storms).

4.4.1.3 Alternative 3 – ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings

The ACMs are permanently removed. This approach is technically effective as a definitive and direct physical elimination of the contaminants available to public exposures. Follow-up inspections and maintenance would not be required. Removal of all ACMs reduces the potential for environmental contamination.

4.4.2 Implementability

Implementability refers to the technical and administrative feasibility of implementing an alternative, and the various materials and services required during its implementation. Examples of such factors for implementation of an alternative include the following: ability to construct, operate and monitor; time required to obtain necessary permits and approval; availability of equipment, material, contractor, etc. The implementability of the three remedial alternatives is evaluated below.

4.4.2.1 Alternative 1 – No Action

This alternative is implementable as it requires no action. However, the ACM would still pose a hazard to those entering the buildings and asbestos fibers could continue to be released to ambient air and the Site buildings would be expected to degrade further providing ongoing physical exposure concerns to nearby residents, workers, and visitors.

4.4.2.2 Alternative 2 – ACM Abatement Prior to Demolition or Future Renovation

This alternative allows ACMs to be removed by a licensed abatement contractor, following the installation of building bracing systems at the condemned buildings making them safe for entry, using standard techniques, prior to demolition.

4.4.2.3 Alternative 3 – ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings

This alternative is technically achievable although it would require a work practice variance from various regulatory agencies. The approach requires specialized equipment readily available in the local demolition and engineering markets. Demolishing condemned buildings without conducting abatement will result in all demolition debris being classified as asbestos waste, and a large volume of specialized waste with associated additional requirements for tracking and pre-disposal approvals. A site-specific variance would need to be submitted to NYSDOL for review and approval as appropriate to allow demolition of RACM in place.

4.4.3 Opinions of Probable Cost

Opinions of Probable Cost estimates presented in this section are based on: a) select quotes obtained from qualified contractors and vendors accustomed to working in Lyons, New York; b) unit costs for mobilization, personnel, equipment, demolition, and hauling; and c) Qualified Environmental Professional (QEP) oversight, laboratory analytical and reporting related costs estimated by Montrose based on previous project experience. Detailed cost estimates to provide further context on Alternatives 2 and 3 are provided in **Tables 1** and **2** as noted below.

4.4.3.1 Alternative 1 – No Action

There is no direct cost for this alternative. However, it is likely that Site security will be needed to keep unauthorized personnel from accessing the Site structures. Additionally, it is possible weather could degrade the buildings and create a release of asbestos contamination to nearby properties and reduce property value and increase cleanup costs. The condemned buildings would continue to deteriorate and potentially collapse.

4.4.3.2 Alternative 2 – ACM Abatement Prior to Demolition or Future Renovation

As shown on **Table 1**, the Opinion of Probable Cost to complete Alternative 2 is: $3,762,454.

Due to the anticipated engineering design cost; the construction necessary to secure the condemned buildings for workers to enter safely; and for the work to be completed under asbestos project restrictions, which creates a risk of worker and off-site exposure as well as risk of physical injury during building stabilization, pre-demolition ACM removal is not a feasible alternative except for the structurally sound buildings at 52-54, 78, and 88 Canal Street Sites and the 24 Church Street Site.

4.4.3.3 Alternative 3 – ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings

As shown in **Table 2**, the Opinion of Probable Cost to complete Alternative 3 is: $2,204,036.

4.4.4 Changing Climate Conditions

The USEPA requires each ABCA consider the resilience of the remedial options to address potential adverse impacts caused by extreme weather events and changing climate conditions. The alternatives are generally equal regarding extreme weather and changing climate conditions. Alternative 3 (ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings) will remove the Site buildings faster by not having to install building bracing systems, an interim period after abatement but prior to demolition when building materials would have been removed, and some structures would be more vulnerable to damage from extreme weather such as floods or fires.

4.5 RECOMMENDED REMEDIAL ACTION ALTERNATIVES

The evaluation of Alternative 1 (No Action) demonstrates that this alternative does not meet the remedial objectives of demolishing the Sites for redevelopment. The evaluation of Alternative 2 (ACM Abatement Prior to Demolition or Future Renovation) demonstrates that for the 52-54, 78, and 88 Canal Street Sites and 24 Church Street Site, this alternative supports and is consistent with the project goals and reuse plans, eliminates toxic exposure to workers, visitors, and residents, eliminates long-term obligations (inspection, repair, safety concerns, security), and reduces blight. For the 42, 46, 58-66, and 67-69 and 80 Canal Street Sites, Alternative 2 is not practical due to safety concerns and anticipated costs to make structures structurally safe for abatement. Therefore, the recommended cleanup alternative is Alternative 3. This includes ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings including Demolition of the Buildings at 42, 46, 58-66, 67-69, 78, 80 and 88 Canal Street; and Asbestos Abatement for Future Renovation for the Buildings at 52-54 Canal Street and 24 Church Street. Alternative 3 represents the lowest Opinion of Probable Cost and also satisfies the project goals and reuse plans, eliminates toxic exposure to workers, visitors, and residents, eliminates long-term

obligations (inspection, repair, safety concerns, security), and reduces blight, while taking into consideration the structural instability of the Site structure.

5.0 REFERENCES

LiRo Engineers, Inc., Phase I Environmental Site Assessment, Vacant Commercial Building, 24 Church Street, Lyons New York, prepared for Wayne County Regional Land Bank Corporation, December 15, 2023.

LiRo Engineers, Inc., Phase I Environmental Site Assessment, Wayne County Historical Society (Former Grocery Store, Library, Masons Lodge) 67-69 Canal Street, Lyons New York, prepared for Wayne County Regional Land Bank Corporation, September 26, 2023.

LiRo Engineers, Inc., Phase I Environmental Site Assessment, Former Restaurant, 78 Canal Street, Lyons New York, prepared for Wayne County Regional Land Bank Corporation, September 26, 2023.

LiRo Engineers, Inc., Phase I Environmental Site Assessment, Wayne County Historical Society (Former Gas Station) 52-54 Canal Street, Lyons New York, prepared for Wayne County Regional Land Bank Corporation, September 27, 2023.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Vacant Structure, 24 Church Street, Lyons, New York, Prepared for Montrose Environmental, January 2025.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Abandoned Building, 42 Canal Street, Lyons, New York, Prepared for Wayne County, July 2022.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Abandoned Building, 44-46 Canal Street, Lyons, New York, Prepared for Wayne County, July 2022.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Pre-Demolition RBM Survey, Vacant Structure, 52-54 Canal Street, Lyons, New York, Prepared for Montrose Environmental, February 2025.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Abandoned Building, 58-66 Canal Street, Lyons, New York, Prepared for Wayne County, July 2022.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Vacant Building, 78 Canal Street, Lyons, New York, Prepared for Montrose Environmental, March 2025.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Pre-Demolition RBM Survey, Vacant Structure, 80 Canal Street, Lyons, New York, Prepared for Montrose Environmental, February 2025.

Lu Engineers, Asbestos, Lead Paint, and PCB Caulk Survey Report, Pre-Renovation RBM Survey, Vacant Structure, 88 Canal Street, Lyons, New York, Prepared for Montrose Environmental, January 2025.

Montrose Environmental Solutions, Inc., Phase I Environmental Site Assessment, 80 Canal Street, Lyons, New York, prepared for Wayne County, March 12, 2024.

Stantec Consulting Services Inc., Phase I Environmental Site Assessment, 42 Canal Street, Lyons, New York, Prepared for Wayne County, June 2021.

Stantec Consulting Services Inc., Phase I Environmental Site Assessment, 46 Canal Street, Lyons, New York, Prepared for Wayne County, June 2021.

Stantec Consulting Services Inc., Phase I Environmental Site Assessment, 58-66 Canal Street, Lyons, New York, Prepared for Wayne County, June 2021.

TABLES

TABLE 1
OPINION OF PROBABLE COST
ALTERNATIVE 2 - ACM Abatement Prior to Demolition or Future Renovation
Draft Analysis of Brownfield Cleanup Alternatives – Demolition: 42, 46, 58-66, 67-69, 78, 80 and 88 Canal Street; Asbestos Abatement for Future Renovation: 52-54 Canal Street and 24 Church Street
Lyons, Wayne County, New York

Task / Item	Description	Unit	Unit Cost	Estimated Quantity	Extended Cost	Source(s)
Task 1. Remedial Design & Preliminary Activities						
Subcontracted Services						
	Demolition Plan Preparation	Lump Sum	$ 25,000.00	1	$ 25,000.00	Project Experience
	Structural Engineering Design of Building Bracing Systems (5 Total)	Lump Sum	$ 50,000.00	1	$ 50,000.00	Project Experience
	Health & Safety Plan Preparation	Lump Sum	$ 2,500.00	1	$ 2,500.00	Project Experience
	Permits and Notifications	Lump Sum	$ 5,000.00	1	$ 5,000.00	Project Experience
Qualified Environmental Professional Services						
	Master QAPP Update	Lump Sum	$ 13,340.00	1	$ 13,340.00	Project Experience
	Review Contractor's HASP	Lump Sum	$ 1,515.00	1	$ 1,515.00	Project Experience
	Review Contractor's Demolition Plan	Lump Sum	$ 6,520.00	1	$ 6,520.00	Project Experience
				Task 1. Subtotal:	**$ 103,875.00**	
Task 2. Site Preparation						
Subcontracted Services						
	Mobilization/Demobilization	Each	$ 50,000.00	1	$ 50,000.00	Project Experience
	Universal Waste Removal	Lump Sum	$ 13,500.00	1	$ 13,500.00	Project Experience
	Utility Location/Abandonment	Lump Sum	$ 13,500.00	1	$ 13,500.00	Project Experience
	Temp Office Trailer, Toilet, Fencing, Signage & Saftey Equipment, Silt Socks	Lump Sum	$ 20,170.00	1	$ 20,170.00	Quotes – Averdi, ADMAR, United Rentals
	Vegetation Clearing	Lump Sum	$ 5,000.00	1	$ 5,000.00	Project Experience
	Monitoring Well Decommissioning	Lump Sum	$ 2,000.00	1	$ 2,000.00	Project Experience
Qualified Environmental Professional Services						
	Bidding Support and Bid Award	Lump Sum	$ 7,660.00	1	$ 7,660.00	Project Experience
				Task 2. Subtotal:	**$ 111,830.00**	
Task 3. Abatement & Demolition						
Subcontracted Services						
	Abatement – 24 Church Street	Lump Sum	$ 39,600.00	1	$ 39,600.00	Contractor Quote – Sessler Wrecking
	Shoring/Bracing – 42 Canal Street	Lump Sum	$ 200,000.00	1	$ 200,000.00	Project Experience
	Abatement – 42 Canal Street	Lump Sum	$ 30,612.00	1	$ 30,612.00	Breakout from Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 42 Canal Street	Lump Sum	$ 172,427.44	1	$ 172,427.44	Breakout from Contractor Quote – Sessler Wrecking
	Shoring/Bracing – 46 Canal Street	Lump Sum	$ 200,000.00	1	$ 200,000.00	Project Experience
	Abatement – 46 Canal Street	Lump Sum	$ 41,508.00	1	$ 41,508.00	Breakout from Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 46 Canal Street	Lump Sum	$ 172,427.44	1	$ 172,427.44	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 52-54 Canal Street	Lump Sum	$ 40,800.00	1	$ 40,800.00	Contractor Quote – Sessler Wrecking
	Shoring/Bracing – 58-66 Canal Street	Lump Sum	$ 400,000.00	1	$ 400,000.00	Project Experience
	Abatement – 58-66 Canal Street	Lump Sum	$ 36,375.00	1	$ 36,375.00	Breakout from Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 58-66 Canal Street	Lump Sum	$ 426,847.55	1	$ 426,847.55	Breakout from Contractor Quote – Sessler Wrecking
	Shoring/Bracing – 67-69 Canal Street	Lump Sum	$ 150,000.00	1	$ 150,000.00	Project Experience
	Abatement – 67-69 Canal Street	Lump Sum	$ 32,394.75	1	$ 32,394.75	NO SURVEY CONDUCTED (LS price is average of all properties)
	Demolition & Restoration – 67-69 Canal Street	Lump Sum	$ 268,297.56	1	$ 268,297.56	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 78 Canal Street	Lump Sum	$ 20,200.00	1	$ 20,200.00	Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 78 Canal Street	Lump Sum	$ 116,154.60	1	$ 116,154.60	Breakout from Contractor Quote – Sessler Wrecking
	Shoring/Bracing – 80 Canal Street	Lump Sum	$ 75,000.00	1	$ 75,000.00	Project Experience
	Abatement – 80 Canal Street	Lump Sum	$ 23,463.00	1	$ 23,463.00	Breakout from Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 80 Canal Street	Lump Sum	$ 95,345.40	1	$ 95,345.40	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 88 Canal Street	Lump Sum	$ 26,600.00	1	$ 26,600.00	Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 88 Canal Street	Lump Sum	$ 78,500.00	1	$ 78,500.00	Breakout from Contractor Quote – Sessler Wrecking
	Relocation of Occupants from 59-63, 65 and 36-40 Canal Street (3 residences total)	Week	$ 10,500.00	8	$ 84,000.00	Project Experience
Qualified Environmental Professional Services						
	Field Oversight	Lump Sum	$ 107,360.00	1	$ 107,360.00	Project Experience
	Asbestos Air Monitoring and Clearance Samples	Lump Sum	$ 9,900.00	1	$ 9,900.00	Project Experience
	Imported Fill Laboratory Analytical Testing / Data Validation	Lump Sum	$ 13,170.30	1	$ 13,170.30	Quotes – ALS Analytical / Project Experience
	Vehicle and Mileage	Days	$ 100.00	32	$ 3,200.00	Project Experience
	Miscellaneous Field Supplies, Shipping, Health and Safety Supplies	Week	$ 500.00	16	$ 8,000.00	Project Experience
				Task 3. Subtotal:	**$ 2,872,183.05**	
Task 4. Final Engineering Services						
	Coordination / Management / Stakeholder Engagement	Lump Sum	$ 11,270.00	1	$ 11,270.00	Project Experience
	Construction Completion Report	Lump Sum	$ 36,220.00	1	$ 36,220.00	Project Experience
				Task 4. Subtotal:	**$ 47,490.00**	
				Project Total:	$ 3,135,378.05	
				Contingency 20%:	$ 627,075.61	
				ALTERNATIVE 2 OPINION OF PROBABLE COST:	**$ 3,762,453.66**	

Notes:
1. Construction duration of 16 weeks assumes each building will be worked on singularly, without work taking place concurrently at multiple properties.
2. Building demolition includes removal of all foundations and basement concrete floors, with final restoration including imporation of clean backfill, placement of topsoil and seed.
3. All costs are preliminary and and contingent upon selected contactor bid and construction schedule at the time work is expected to take place.
4. Taxes not included.
5. Costs assume Davis-Bacon or NYS prevailing wage rates.
6. Contingency includes potential reconstruction of two adjoining building walls at 42 and 67-69 Canal Street.

TABLE 2
OPINION OF PROBABLE COST
ALTERNATIVE 3 - ACM Abatement Prior to Demolition or Future Renovation and Controlled Demolition of Condemned Buildings
Draft Analysis of Brownfield Cleanup Alternatives – Demolition: 42, 46, 58-66, 67-69, 78, 80 and 88 Canal Street; Asbestos Abatement for Future Renovation: 52-54 Canal Street and 24 Church Street
Lyons, Wayne County, New York

Task / Item	Description	Unit	Unit Cost	Estimated Quantity	Extended Cost	Source(s)
Task 1. Remedial Design & Preliminary Activities						
Subcontracted Services						
	Demolition Plan Preparation	Lump Sum	$ 7,500.00	1	$ 7,500.00	Project Experience
	Health & Safety Plan Preparation	Lump Sum	$ 2,500.00	1	$ 2,500.00	Project Experience
	Permits and Notifications	Lump Sum	$ 2,500.00	1	$ 2,500.00	Project Experience
Qualified Environmental Professional Services						
	Master QAPP Update	Lump Sum	$ 13,340.00	1	$ 13,340.00	Project Experience
	Review Contractor's HASP	Lump Sum	$ 1,515.00	1	$ 1,515.00	Project Experience
	Review Contractor's Demolition Plan	Lump Sum	$ 5,090.00	1	$ 5,090.00	Project Experience
				Task 1. Subtotal:	**$ 32,445.00**	
Task 2. Site Preparation						
Subcontracted Services						
	Initial Mobilization/Demobilization	Lump Sum	$ 35,000.00	1	$ 35,000.00	Project Experience
	Universal Waste Removal	Lump Sum	$ 13,500.00	1	$ 13,500.00	Project Experience
	Utility Location/Abandonment	Lump Sum	$ 13,500.00	1	$ 13,500.00	Project Experience
	Temp Office Trailer, Toilet, Fencing, Signage & Saftey Equipment, Silt Socks	Lump Sum	$ 19,701.00	1	$ 19,701.00	Quotes – Averdi, ADMAR, United Rentals
	Vegetation Clearing	Lump Sum	$ 1,500.00	1	$ 1,500.00	Project Experience
	Monitoring Well Decommissioning	Lump Sum	$ 2,000.00	1	$ 2,000.00	Project Experience
Qualified Environmental Professional Services						
	Bidding Support and Bid Award	Lump Sum	$ 7,660.00	1	$ 7,660.00	Project Experience
				Task 2. Subtotal:	**$ 92,861.00**	
Task 3. Demolition & Restoration						
Subcontracted Services						
	Abatement – 24 Canal Street	Lump Sum	$ 39,600.00	1	$ 39,600.00	Contractor Quote – Sessler Wrecking
	Controlled Demolition & Restoration – 42 Canal Street	Lump Sum	$ 172,427.44	1	$ 172,427.44	Breakout from Contractor Quote – Sessler Wrecking
	Controlled Demolition & Restoration – 46 Canal Street	Lump Sum	$ 172,427.44	1	$ 172,427.44	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 52-54 Canal Street	Lump Sum	$ 40,800.00	1	$ 40,800.00	Contractor Quote – Sessler Wrecking
	Controlled Demolition & Restoration – 58-66 Canal Street	Lump Sum	$ 426,847.55	1	$ 426,847.55	Breakout from Contractor Quote – Sessler Wrecking
	Controlled Demolition & Restoration – 67-69 Canal Street	Lump Sum	$ 268,297.56	1	$ 268,297.56	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 78 Canal Street	Lump Sum	$ 20,200.00	1	$ 20,200.00	Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 78 Canal Street	Lump Sum	$ 116,154.60	1	$ 116,154.60	Breakout from Contractor Quote – Sessler Wrecking
	Controlled Demolition & Restoration – 80 Canal Street	Lump Sum	$ 78,500.00	1	$ 78,500.00	Breakout from Contractor Quote – Sessler Wrecking
	Abatement – 88 Canal Street	Lump Sum	$ 26,200.00	1	$ 26,200.00	Contractor Quote – Sessler Wrecking
	Demolition & Restoration – 88 Canal Street	Lump Sum	$ 95,345.40	1	$ 95,345.40	Breakout from Contractor Quote – Sessler Wrecking
	Relocation of Occupants from 59-63, 65 and 36-40 Canal Street (3 residences total)	Week	$ 10,500.00	8	$ 84,000.00	Project Experience
Qualified Environmental Professional Services						
	Field Oversight	Lump Sum	$ 90,180.00	1	$ 90,180.00	Project Experience
	Asbestos Air Monitoring and Clearance Samples	Lump Sum	$ 9,900.00	1	$ 9,900.00	Project Experience
	Imported Fill Laboratory Analytical Testing / Data Validation	Lump Sum	$ 13,170.30	1	$ 13,170.30	Contractor Quotes – ALS Analytical / Project Experience
	Vehicle and Mileage	Days	$ 100.00	32	$ 3,200.00	Project Experience
	Miscellaneous Field Supplies, Shipping, Health and Safety Supplies	Week	$ 500.00	16	$ 8,000.00	Project Experience
				Task 3. Subtotal:	**$ 1,665,250.30**	
Task 4. Final Engineering Services						
	Coordination / Management / Stakeholder Engagement	Lump Sum	$ 9,920.00	1	$ 9,920.00	Project Experience
	Construction Completion Report	Lump Sum	$ 36,220.00	1	$ 36,220.00	Project Experience
				Task 4. Subtotal:	**$ 46,140.00**	
				Project Total:	$ 1,836,696.30	
				Contingency 20%:	$ 367,339.26	
				ALTERNATIVE 3 OPINION OF PROBABLE COST:	**$ 2,204,035.56**	

Notes:
1. Construction duration of 14 weeks assumes each building will be worked on singularly, without work taking place concurrently at multiple properties.
2. Building demolition includes removal of all foundations and basement concrete floors, with final restoration including imporation of clean backfill, placement of topsoil and seed.
3. All costs are preliminary and and contingent upon selected contactor bid and construction schedule at the time work is expected to take place.
4. Taxes not included.
5. Costs assume Davis-Bacon or NYS prevailing wage rates.
6. Contingency includes potential reconstruction of two adjoining building walls at 42 and 67-69 Canal Street.

FIGURES

NOTE:
- Contractor to First Perform ACM Abatement for Future Renovations at 52-54 Canal Street and 24 Church Street Prior to Any Other Work

58-66 Canal Street
Controlled Demolition:
- 11,073 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

52-54 Canal Street
Abatement of ACM for Future Renovation:
- 1,346 sq. ft.
- Davis Bacon/NYS Prevailing Wage rates

42 and 46 Canal Street
Controlled Demolition:
- 4,473 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

24 Church Street
Abatement of ACM for Future Renovation:
- 4,374sq. ft.
- Davis Bacon wage rates

67-69 Canal Street
Controlled Demolition:
- 6,960 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

78 Canal Street
Abate ACM and Demolition:
- 2,897 sq. ft.
- Optionally, crush foundations and slabs to 4-inch minus for reuse as backfill
- Davis Bacon wage rates

80 Canal Street
Controlled Demolition:
- 2,151 sq. ft.
- Remove all foundations and slabs
- Davis Bacon/NYS Prevailing Wage rates

88 Canal Street
Abate ACM and Demolition:
- 2,378 sq. ft.
- Optionally, crush foundations and slabs to 4-inch minus for reuse as backfill
- Davis Bacon wage rates

Geneva Street
William Street
Canal Street
Clyde Road
Montezuma Street
59-63 & 65 Canal Street (to Remain)
59-61 Canal Street (to Remain)

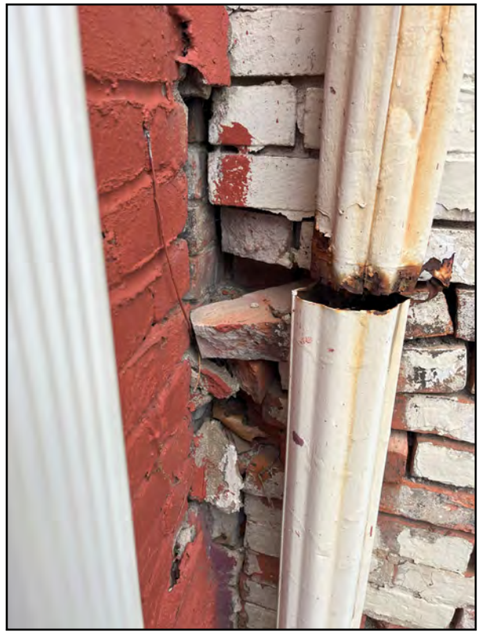
Legend
- Subject Property
- Approximate Location of Monitoring Wells to be Decommissioned

N
0 37.5 75 150 US Feet

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112	**FIGURE 1** Subject Properties
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS / APPRV'D BY: KDI	
	CHEK'D BY: KDI / REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
42 Canal Street (White Structure) and 46 Canal Street (Red Structure)
(Controlled Demolition with Asbestos In-Place as Per NYSDOL 56-11.5)

Building Photo
(South Side)



Building Photo
Connection Between 36-40 Canal Street (Red Brick) to Remain
and 42 Canal Street (White Brick) to be Demolished

Building Photo
(East Side)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 2** 42 and 46 Canal Street Details Controlled Demolition with Asbestos In-Place
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
52-54 Canal Street; 58-66 Canal Street (Pictured in Background)
(Abate ACM for Future Renovation by Others)

Building Photo
(West Side)

Image Source: Google Street View 2024

Building Photo
52-54 Canal Street; 58-66 Canal Street (Pictured Right)
(Abate ACM for Future Renovation by Others)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 3** 52-54 Canal Street Details ACM Abatement for Future Renovation
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
58-66 Canal Street
(Controlled Demolition with Asbestos In-Place as Per NYSDOL 56-11.5)

Building Photo
Connection Between 52-54 Canal Street (Pictured Right) to Remain
and 58-66 Canal Street (Pictured Left) to be Demolished

Building Photo
(South Side)

Building Photo
(East Side)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 4** 58-66 Canal Street Details Controlled Demolition with Asbestos In-Place
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
67-69 Canal Street
(Controlled Demolition with Asbestos In-Place as Per NYSDOL 56-11.5)

Building Photo
Connection Between 65 Canal Street (Pictured Left) to Remain
and 67-69 Canal Street (Pictured Right) to be Demolished

Building Photo
(Northwest Corner)

Building Photo
(East Side)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 5** 67-69 Canal Street Details Controlled Demolition with Asbestos In-Place
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
78 Canal Street (Center); 58-66 Canal Street (Pictured Right) and 80 Canal Street (Pictured Left)
(Abate ACM and Demolish)

Building Photo
(South Side)

Building Photo
(West Side)

Image Source: Google Street View 2024

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 6** 78 Canal Street Details ACM Abatement and Demolition
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
80 Canal Street (Center); 78Canal Street (Pictured Right)
(Controlled Demolition with Asbestos In-Place as Per NYSDOL 56-11.5)

Building Photo
(South Side)

Image Source: Google Street View 2024

Building Photo
(East Side)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 7** 80 Canal Street Details Controlled Demolition with Asbestos In-Place
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
88 Canal Street
(Abate ACM and Demolish)

Building Photo
(South Side)

Image Source: Google Street View 2024

Building Photo
(North / West Side)

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 8** 88 Canal Street Details ACM Abatement and Demolition
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

Building Photo
24 Church Street
(Abate ACM for Future Renovation)

Building Photo
(South / East Side)

Image Source: Google Street View 2024

CREATION DATE: May 09, 2025	PROJECT NO: PROJ-037112		**FIGURE 9** 24 Church Street Details ACM Abatement for Future Renovation
MONTROSE ENVIRONMENTAL	DRAWN BY: BGS	APPRV'D BY: KDI	
	CHEK'D BY: KDI	REVISION: 0	Asbestos Abatement and Demolition of Select Properties Town of Lyons, NY

ATTACHMENT 1

Wayne County Regional Land Bank Corp.
16 Williams St.
Lyons, NY 14489

October 21, 2025

Ms. Kaleigh Flynn,

RE: 42 Canal St. (Tax ID. #71111-09-136667)
Revised Condemnation

Pursuant to the authority conferred to the Code Enforcement Office, by the Town of Lyons Code Chapter 120 and the 19NYCRR 1202, on November 15, 2024, an inspection (2023-0210) was conducted at above mentioned property. I have concluded that:

1. The building is vacant and secured.
2. The building is an immediate threat.
3. The building condition poses health and safety risks to the surrounding community.
4. The building is structurally unsound.

42 Canal St. has been condenmed and I am suggesting that it be demolished as soon as possible. This department is in support of the application of an ICR 56-11.5 – Controlled demolition approach to demolish the noted building with the asbestos containing material in place so as not to place workman in a dangerous situation.

If you have any question, please let me know. 315-946-6252 ext. 104.

Respectfully,

Michael Bouwens
Town of Lyons, CEO

Town of Lyons
43 Phelps Street
Lyons, NY 14489
Tel. (315)946-6252 Ext.104*Fax (315)946-0060

Wayne County Regional Land Bank Corp.
16 Williams St.
Lyons, NY 14489

October 21, 2025

Ms. Kaleigh Flynn,

RE: 46 Canal St. (Tax ID. #71111-09-138667)
Revised Condemnation

Pursuant to the authority conferred to the Code Enforcement Office, by the Town of Lyons Code Chapter 120 and the 19NYCRR 1202, on November 15, 2024, an inspection (2023-0215) was conducted at above mentioned property. I have concluded that:

1. The building is vacant and secured.
2. The building is an immediate threat.
3. The building condition poses health and safety risks to the surrounding community.
4. The building is structurally unsound.

46 Canal St. has been condemned and I am suggesting that it be demolished as soon as possible. This department is in support of the application of an ICR 56-11.5 – Controlled demolition approach to demolish the noted building with the asbestos containing material in place so as not to place workman in a dangerous situation.

If you have any question, please let me know. 315-946-6252 ext. 104.

Respectfully,

Michael Bouwens
Town of Lyons, CEO

Town of Lyons
43 Phelps Street
Lyons, NY 14489
Tel. (315)946-6252 Ext.104*Fax (315)946-0060

Wayne County Regional Land Bank Corp.
16 Williams St.
Lyons, NY 14489

October 21, 2025

Ms. Kaleigh Flynn,

RE: 58-66 Canal St. (Tax ID. #71111-09-157668)
Revised Condemnation

Pursuant to the authority conferred to the Code Enforcement Office, by the Town of Lyons Code Chapter 120 and the 19NYCRR 1202, on November 15, 2024, an inspection (2023-0216) was conducted at above mentioned property. I have concluded that:

1. The building is vacant and secured.
2. The building is an immediate threat.
3. The building condition poses health and safety risks to the surrounding community.
4. The building is structurally unsound.

58-66 Canal St. has been condemned and I am suggesting that it be demolished as soon as possible. This department is in support of the application of an ICR 56-11.5 – Controlled demolition approach to demolish the noted building with the asbestos containing material in place so as not to place workman in a dangerous situation.

If you have any question, please let me know. 315-946-6252 ext. 104.

Respectfully,

Michael Bouwens
Town of Lyons, CEO

Town of Lyons
43 Phelps Street
Lyons, NY 14489
Tel. (315)946-6252 Ext.104*Fax (315)946-0060

Wayne County Regional Land Bank Corp.
16 Williams St.
Lyons, NY 14489

October 21, 2025

Ms. Kaleigh Flynn,

RE: 67-69 Canal St. (Tax ID. #71111-09-171684)
Revised Condemnation

Pursuant to the authority conferred to the Code Enforcement Office, by the Town of Lyons Code Chapter 120 and the 19NYCRR 1202, on November 15, 2024, an inspection (2023-0217) was conducted at above mentioned property. I have concluded that:

1. The building is vacant and secured.
2. The building is an immediate threat.
3. The building condition poses health and safety risks to the surrounding community.
4. the building is structurally unsound.

67-69 Canal St. has been condemned and I am suggesting that it be demolished as soon as possible. This department is in support of the application of an ICR 56-11.5 – Controlled demolition approach to demolish the noted building with the asbestos containing material in place so as not to place workman in a dangerous situation.

If you have any question, please let me know. 315-946-6252 ext. 104.

Respectfully,

Michael Bouwens
Town of Lyons, CEO

Town of Lyons
43 Phelps Street
Lyons, NY 14489
Tel. (315)946-6252 Ext.104*Fax (315)946-0060

Wayne County Regional Land Bank Corp.
16 Williams St.
Lyons, NY 14489

October 21, 2025

Ms. Kaleigh Flynn,

RE: 80 Canal St. (Tax ID. #71111-09-173669)
Revised Condemnation

Pursuant to the authority conferred to the Code Enforcement Office, by the Town of Lyons Code Chapter 120 and the 19NYCRR 1202, on March 25, 2025, an inspection (2023-0265) was conducted at above mentioned property. I have concluded that:

1. The building is vacant and secured.
2. The building is an immediate threat.
3. The building condition poses health and safety risks to the surrounding community.
4. The building is structurally unsound.

80 Canal St. has been condemned and I am suggesting that it be demolished as soon as possible. This department is in support of the application of an ICR 56-11.5 – Controlled demolition approach to demolish the noted building with the asbestos containing material in place so as not to place workman in a dangerous situation.

If you have any question, please let me know. 315-946-6252 ext. 104.

Respectfully,

Michael Bouwens
Town of Lyons, CEO

Town of Lyons
43 Phelps Street
Lyons, NY 14489
Tel. (315)946-6252 Ext.104*Fax (315)946-0060

ATTACHMENT 2

Wayne County Regional Land Bank (WCRLB) Public Meeting
August 21, 2025 1:00 pm
Alternatives of Brownfield Cleanup Alternatives (ABCA) Canal Street Redevelopment Project

Name	Email	Phone