Wayne Economic Development Corporation
and
Wayne County Regional Land Bank Corporation
Community Relations Plan
Savannah Main Street Blight Clearance Project
Wayne County, New York
October 2026

Overview

The purpose of this Community Relations Plan (CRP) is to establish a strategy for Wayne County Economic Development (WEDC) and the Wayne County Regional Land Bank Corporation ("the Land Bank") to address the needs and concerns of its residents potentially affected by the following cleanup activities planned at the properties described below (referred to as "the Site"):

- Former Fertilizer Plant (North Main Street, Savannah, NY; Parcel ID: 77111-10-317717): Controlled Demolition

The project will be funded in whole or in part by a Community Development Block Grant (CDBG) awarded by New York State Homes and Community Renewal (HCR) through the U.S. Department of Housing and Urban Development (HUD) to the Land Bank and Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) Grant award to Wayne County. WEDC manages the RLF program and the Land Bank is a subrecipient. This CRP outlines how WEDC and the Land Bank will continue to involve and inform potentially affected residents and local stakeholders in the decision-making process regarding the environmental cleanup activities.

Spokesperson and Information Repository

The Spokesperson for the project is Kathleen Bronson from WEDC and Kaleigh Flynn from the Land Bank. Contact information is presented below:

Kathleen R Bronson
Deputy Director
Wayne County Economic Development & Planning
9 Pearl Street
Lyons, NY 14489
315-946-5920
KRBronson@waynecountyny.gov
https://www.waynecountyny.gov/761/Brownfield-Revolving-Loan-Fund-Program

Kaleigh Flynn, Director
Wayne County Regional Land Bank Corporation
16 William Street
Lyons, NY 14489
315-946-5495
kflynn@wclandbank.org
http://www.waynecountylandbankny.com/savannah-main-st-project/

Site Description

The Site is situated on an approximate 1.47-acre parcel located at the intersection of North Main Street and Seneca Street in the Town of Savannah, Wayne County, New York. The Site is located in a residential and mixed commercial use area and is bordered to the north by Seneca Street, to the west by North Main Street, to the east by residential properties, and to the south by a railroad. The property contains a warehouse building totaling 14,558 square feet and a trailer on the eastern side of the property. The remainder of the property includes an empty field and wooded area.

According to historical records, the Site operated as the "Savannah Hotel" from 1885 until 1906. Other historical uses of the subject property included a cobbler, a warehouse, and a residential dwelling. The property is currently vacant but most recently operated as a fertilizer plant owned by Baker Chemical Corporation. In 1991, the property was transferred from Baker Chemical Corporation to Todd R. Cipriano. It was then transferred from Mr. Cipriano to the Wayne County Regional Land Bank, the current owner, on August 19, 2025.

Prior environmental investigations identified pollutants in site soils and groundwater at levels in soils that exceed the New York State standards. Furthermore, given the age of the current on-Site warehouse building it is possible that hazardous building materials, such as asbestos, are present. The warehouse building was observed to be in a state of disrepair and partial collapse, posing an imminent risk to the public including pedestrians and adjacent residential properties and buildings. The Town of Savannah Code Enforcement Office determined the building is vacant; poses an imminent and immediate threat; and the building condition poses health and safety risks to the surrounding community. Due to these considerations, it was not possible to enter the building to test for the presence of hazardous building materials. Given the imminent threat that the building poses the Land Bank plans to demolish the on-Site building as soon as funding is secured. Since the Site building has been condemned and is unsafe to enter demolition via Controlled Demolition with asbestos managed in-place is required.

Key Stakeholders

WEDC and the Land Bank has formed a stakeholder group that meets regularly to discuss project progress, inform redevelopment plans, and support outreach to the larger community. Below is a list of key individuals involved in the project.

Name	Agency/Organization	Project Role
Kaleigh Flynn (Director)	Wayne County Regional Land Bank	Property Owner & Grantee
Brian Pincelli	Wayne County Economic Development and Planning Department	Planning & Funding Support
Ora Rothfuss		

Name	Agency/Organization	Project Role
Katie Bronson	Wayne Economic Development Corp	Planning & Funding Support
	U.S. EPA	Regulatory Oversight & Funding Support
Kevin Ignaszak, PE	Onterris	Environmental Consultants
Benjamin Haith, PG		

Key Community Concerns & Continued Community Engagement

If the structure collapses on its own, asbestos-containing materials, which are assumed to be present, could be released without control into the neighborhood. Homes on the eastern property line, pedestrians on North Main Street and Seneca Street, and the rail corridor to the south would be most exposed. Given the proximity of the Site to residential and commercial properties, communication and cooperation with residents and landowners is critical to the success of this project and to ensuring public safety is maintained. Furthermore, fostering community support during demolition will help build and maintain trust of residents during future redevelopment efforts. The Land Bank, Town of Savannah, and Wayne County will have discussions with local property owners and developers to seek input on the overall approach to revitalize the Site.

Stakeholder Outreach Methods

- Project information will be posted on WEDC's and Land Bank's websites.
- A public meeting will be held prior to project initiation.

Proposed Timeline for Community Engagement

- Biweekly meetings with design/consulting team and other stakeholders hosted by the Land Bank and WEDC to coordinate collaboration between key participants and keep the project on schedule and within budget.
- Monthly meetings with the regulatory agencies and design/consulting team are hosted by the Land Bank to discuss project progress and strategize on next steps.
- June – October 2026: Finalize contractor specifications and bid packages for abatement activities, including Davis Bacon Wage determinations (DBA) and Build America, Buy America (BABA) requirements. Advertise/submit RFP to prospective bidders (30-day response period). Evaluate bids and make selection. Inform adjacent property owners of schedule for abatement activities.
- October 2026: Finalize this CRP that outlines the next phases of the cleanup activities.
- October 25, 2026: Publish notice of public meeting and Alternative Brownfield Cleanup Analysis (ABCA) on the Land Bank's website. Beginning of 30-day public comment period for the ABCA.
- November 19, 2026 at 1:00 p.m.: Public Meeting to review ABCA. During the Wayne County Land Bank's Board of Directors meeting at 16 William St, Lyons, NY 14489.
- November 25, 2026: End of 30-Day public comment period for ABCA.
- December 1, 2026: Respond to public comments and finalize ABCA.

- December 4, 2026: Post Final Decision Document
- November 2026: Plan and coordinate to perform abatement activities. Post signage around building notifying the public and onsite contractors of abatement activities in progress.
- December 2026- January 2027: Construction begins. Update the community about the completion of the abatement process during the Land Bank's monthly Board meeting.