

## APPENDICES

## A: COMMUNITY PARTICIPATION

# Community Participation Plan

*Town of Tonawanda*

*Step 1 Pre-nomination Study*

*Brownfield Opportunity Area Program*

NYS DOS Contract C303856



## **Community Participation Plan**

The Town of Tonawanda and LaBella Associates have developed a Community Participation Plan for the Tonawanda Brownfield Opportunity Area (BOA) Pre-Nomination Study. The comprehensive public participation process includes a combination of public meetings, press releases and stakeholder meetings. Together, these tools provide the community and the steering committee with opportunities for meaningful input and dialogue that will facilitate a preliminary conceptual redevelopment and cleanup plan that is acceptable to the community, stakeholders as well as area developers. Below is a summary of the community participation plan components:

### **Public Meetings and Workshops**

A minimum of two public meetings will be held for the Tonawanda Brownfield Opportunity Area study. An initial public meeting will be held early in the project schedule to introduce the Brownfield Opportunity Area (BOA) program to the community, to describe the proposed BOA boundary, and to explain the general characteristics of the Tonawanda BOA. The initial meeting will also include a public workshop to provide the community, stakeholders, steering committee members and elected officials an opportunity to work cooperatively to develop a consensus development concept for the BOA and potential catalyst projects.

The final public meeting will be held to present the proposed redevelopment and cleanup plan for the area, including catalyst projects that will help to advance overall area redevelopment. Any comments received at the meeting will be considered and revisions will be made to the final plan.

### **Press Releases and Media Relations**

LaBella Associates, in coordination with the Town of Tonawanda will be responsible for creating publicity and awareness for the project as well as educating the public on the benefits of the BOA program. The public relations model includes press releases, communications with media contacts and working with the project team to respond effectively to questions or concerns generated by the public or stakeholders during the project. LaBella, in coordination with the Town, is also responsible to alert the media of upcoming meetings, facilitate media attendance at meetings and to provide any follow up with media to insure the correct content is included in any media articles.

LaBella Associates will also provide the Town with documents, meeting minutes, press releases, copies of public presentations and other study materials to place on the Town's website. Project information will also be available in the Technical Services Department in the Tonawanda Municipal Building.

### **Stakeholder Meetings**

In addition to public meetings, the LaBella Team and members of the Town of Tonawanda steering committee will hold meetings with stakeholders and partners within the BOA. The stakeholder meetings are not a substitute for the public meetings as stakeholders will be encouraged to attend and participate in the public meetings. Instead, the stakeholder meeting are meant to provide more in depth interviews with property owners or developers that may be impacted by (or impact) potential BOA redevelopment plans. The meetings will provide an opportunity for dialogue and collaboration on redevelopment or cleanup plans that will be mutually beneficial to the community and the stakeholders.

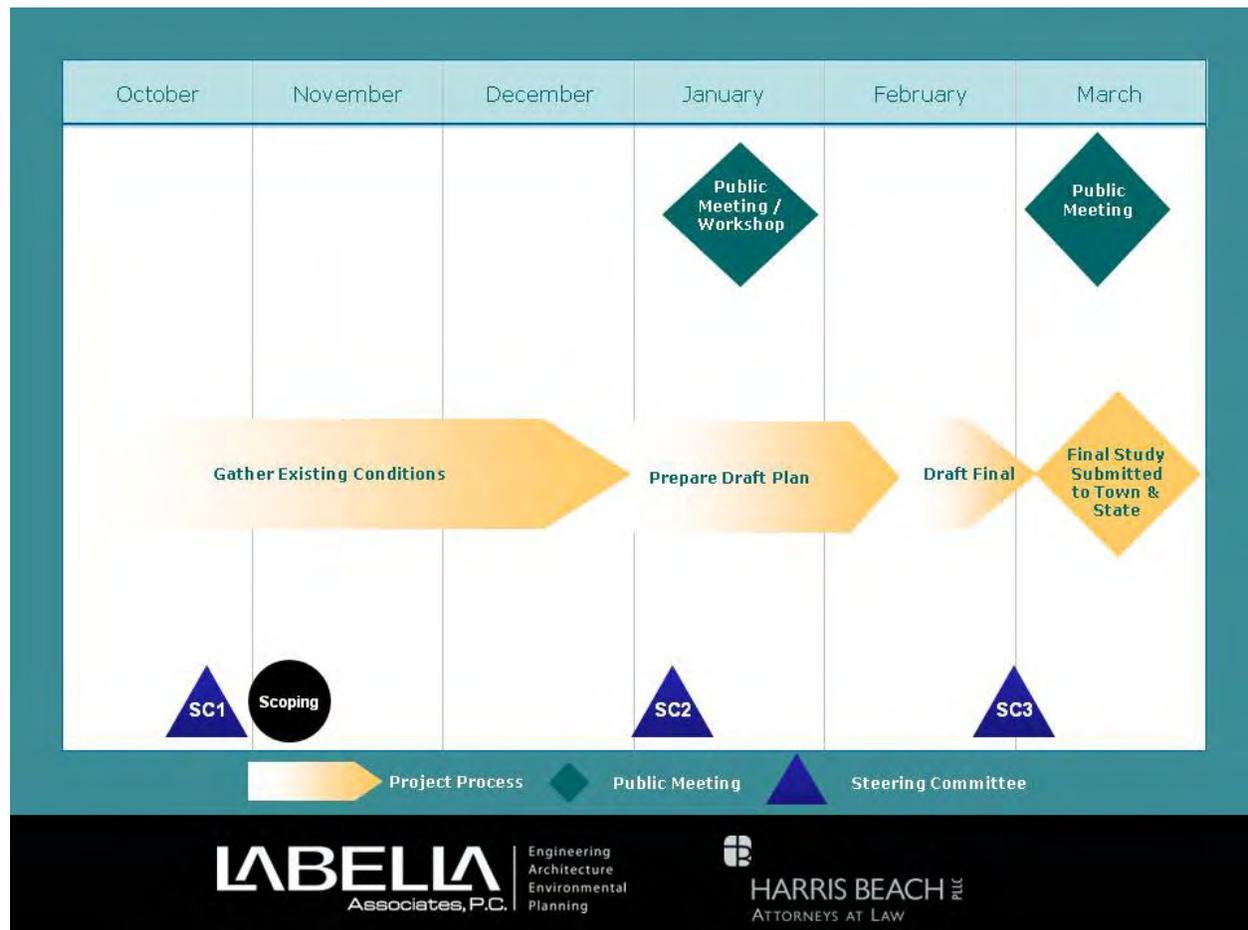
Other partners and stakeholders, such as the local development agencies and New York State agencies will also be consulted for their input and potential financial assistance. These include, but are not limited to, ECIDA, Empire State Development Corporation, New York State Division of Homes and Community Renewal, New York State Office for Parks, Recreation and Historic Preservation, New York State Department of State and New York State Department of Environmental Conservation.

**Steering Committee**

The Town of Tonawanda has formed a Steering Committee made up of representatives from the Town of Tonawanda, the City of Tonawanda, Erie County and New York State agencies. Steering Committee members will meet with LaBella Associates and the Town periodically to review study components, offer insight into proposed redevelopment scenarios and to act as liaisons with the community and their respective organizations. Members will also be encouraged to attend public meetings to understand community concerns and to offer their knowledge of the BOA. A list of steering committee members is available upon request.

**Schedule**

The Tonawanda pre-nomination BOA project is anticipated to be completed within a six to eight month timeframe. LaBella Associates will be gathering information on the project in the winter of 2010 and 2011 and the first public meeting will be held in January. Existing conditions as well as site assessments will be evaluated in the late winter and spring of 2010 and a final public meeting will be held in the spring or early summer of 2010. A tentative schedule is outlined below.



**Contacts**

Any questions or concerns about this project can be directed to the following:

Jim Jones, Town Engineer  
Technical Services Department  
2919 Delaware Avenue  
Room 20, Municipal Building  
Tonawanda, NY 14217-2308  
(716) 877-8805

Edward Flynn, Project Manager  
LaBella Associates  
300 State Street, Suite 201  
Rochester, NY 14614  
(585) 295-6285



**FOR IMMEDIATE RELEASE:**

**CONTACT:**

- Mr. Jim Jones, Town Engineer, Technical Services Department, 716.877.8805, jjones@tonawanda.ny.us

**Public Meeting will focus on Redevelopment of Brownfields in the Town of Tonawanda**

**Tonawanda, NY, January 17, 2010** – The Tonawanda Brownfield Opportunity Area Steering Committee invites residents, business owners, property owners and others to a public meeting on Thursday, January 27, 2011 from 6:30 – 8:30 p.m. at the Sheridan Parkside Community Center. The meeting will provide information on the Tonawanda Brownfield Opportunity Area, a 1,093 acre area bounded by the Yougmann Expressway (I-290), Niagara Thruway (I-190), Niagara River and City of Tonawanda.

The purpose of the Tonawanda Brownfield Opportunity project is to develop an area wide revitalization and cleanup strategy for brownfield, vacant, abandoned and underutilized properties within the brownfield opportunity area. The area consists of 116 parcels in the Town and City of Tonawanda that include River Road properties, the mudflats, and the Spaulding Fibre property.

The meeting will be conducted by LaBella Associates, in conjunction with the Town of Tonawanda Technical Services Department. Attorneys from Harris Beach will also provide information on brownfield redevelopment incentives for property and business owners in the Brownfield Opportunity Area.

The meeting will provide an opportunity for questions, comments and public input.

For more information on the Tonawanda BOA pre-nomination study, visit the Town's website, [www.tonawanda.ny.us](http://www.tonawanda.ny.us).

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# Public Meeting

## Tonawanda Brownfield Opportunity Area

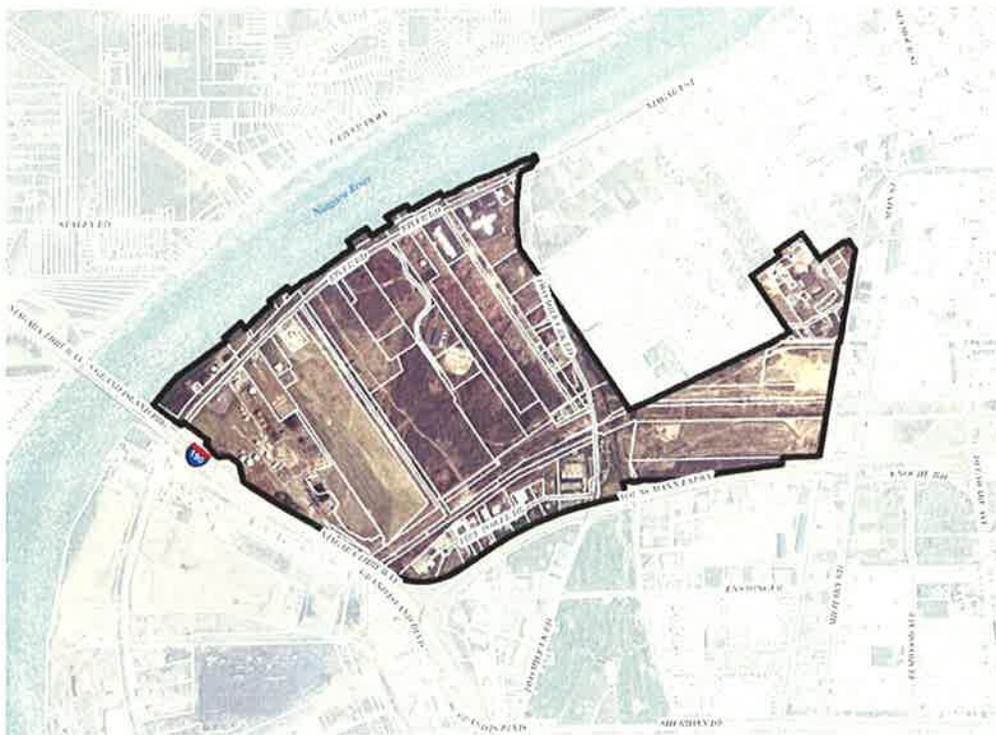
The Tonawanda Brownfield Opportunity Area Steering Committee invites you to a public meeting to provide information on the Tonawanda Brownfield Opportunity Plan. The purpose of the plan is to develop an area wide revitalization and cleanup strategy for brownfield, vacant, abandoned and underutilized properties in the area. ***As your property may be within the Brownfield Opportunity Area we encourage your attendance.***

**Thursday, January 27, 2011**

**6:30 p.m. - 8:30 p.m.**

**Sheridan Parkside Community Center**

(169 Sheridan Parkside Dr, Tonawanda)



### CONTACT/QUESTIONS

James B. Jones, PE, Town Engineer  
Town of Tonawanda Technical  
Support Department  
716-677-8805  
[www.tonawanda.ny.us/BOA](http://www.tonawanda.ny.us/BOA)



Town of  
Tonawanda

Tonawanda Opportunity Area  
Pre-Nomination Study

Tonawanda Opportunity Area

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Agenda

- What is a Brownfield & the Brownfield Opportunity Area (BOA) Program
- Tonawanda Opportunity Area Characteristics
  - Demographic/Economic
  - Land Characteristics
  - Environmental
- Brownfield Incentives
- Schedule
- Next Steps

Tonawanda Opportunity Area

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Project Team & Partners



Town of  
Tonawanda

LABELIA  
HARRIS BEACH

City of Tonawanda

Erie County

WYSDC

Area Businesses

Tonawanda Opportunity Area

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### What is a Brownfield?

*A site, where the expansion, redevelopment, or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.*

Source: U.S. EPA

**Tonawanda Opportunity Area**

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### What is a Brownfield?



**Tonawanda Opportunity Area**

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### Brownfield Opportunity Area (BOA)

- Multiple Brownfield Sites . . .
  - and Vacant, Underutilized, Abandoned Sites
- Area Revitalization Plan
- Partnerships
  - Local Community
  - Department of State
  - Department of Environmental Conservation
  - Other local, regional and state partners

**Tonawanda Opportunity Area**

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### Brownfield Opportunity Area

**Benefit - Advances projects to the marketplace**

- Community support / Partnerships
- Revitalization strategy
- Transparency of environmental conditions
- Grants/Tax Incentives
- Project marketing

Tonawanda Opportunity Area

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### Project Analysis and Plan

	Low Contamination	High Contamination
High Development Potential	Developer Sites	Public – Private Partnership
Low Redevelopment Potential	Public Sector Projects	Cleanup & Closure

Source: Rutgers University, Brownfield County Ranking Assessment program for CBOs

**Tonawanda Opportunity Area**

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### Tonawanda Opportunity Area



- 1,093 acres
- 116 parcels
- 26 Brownfield Sites
- I-190, I-290, Niagara River, City of Tonawanda
- Town and City

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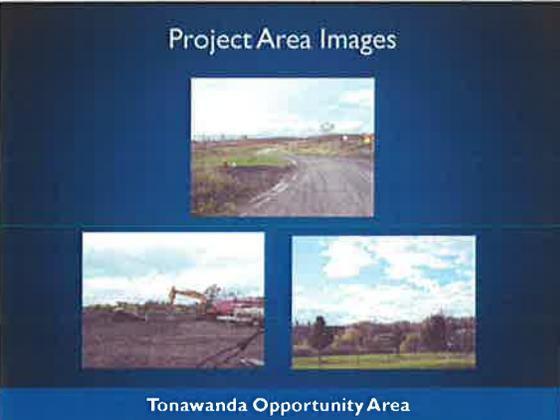
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### Project Area Images



**Tonawanda Opportunity Area**

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### Project Area Characteristics

Relevant Plan Recommendations

- Comprehensive Plan
- Local Waterfront Revitalization Plan
- Waterfront Land Use Plan
  - Roadway System/Connectivity
    - River to Spaulding Fibre via proposed North Youngmann Center
  - Shovel Ready Economic Development
  - River Road Image
  - Environmental Protection/Remediation



**Tonawanda Opportunity Area**

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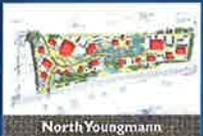
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### Project Area Characteristics

Current or Planned Development



North Youngmann



5335 River Rd.



Spaulding Commerce

**Tonawanda Opportunity Area**

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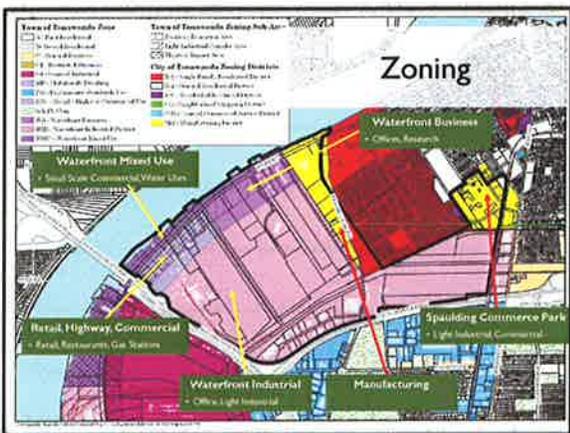
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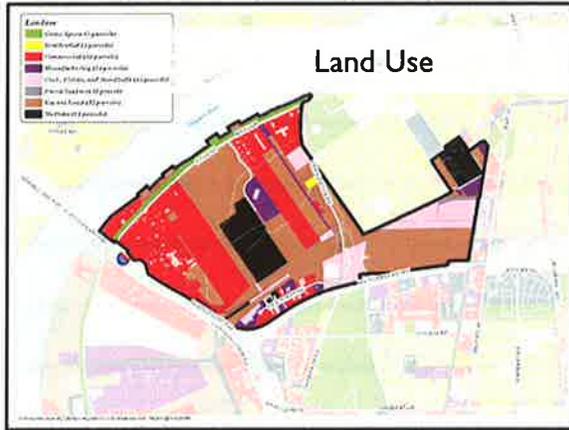
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### Project Area Characteristics

Identified Brownfield Sites Within the Project Area

- 26 parcels identified within the BOA as potential brownfields.
- Multiple site reconnaissance trips
- Review of environmental records and historical aerial photographs from 1927, 1951 and 1972.



**Tonawanda Opportunity Area**

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### Project Area Characteristics

Identified Brownfield Sites Within the Project Area



- 5335 River Road
  - Former above and underground tank farm
  - 5 areas of concern (AOCs) identified
  - October 2010 Site Investigation Report
    - 3 AOCs cleaned up; 2 remain
      - Pipeline
      - Potential Orphan USTs
- 5565 River Road
  - Historically used for disposal of industrial waste
  - November 2010 Preliminary Site Assessment recommended further investigation for industrial waste

**Tonawanda Opportunity Area**

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### Project Area Characteristics

Identified Brownfield Sites Within the Project Area

- 5445 River Road
  - Leaking 250-gallon ASTs
  - Historical scrap/salvage yard
- 4545 River Road
  - United Refining Waterfront Property
  - Petroleum contamination discovered in soil in 1994/1995
  - Associated with improper drum disposal



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### Project Area Characteristics

Formerly Utilized Sites Remedial Action Program (FUSRAP) Sites



- Ashland I – FUSRAP-related materials cleanup completed in 2003
- Ashland II – FUSRAP-related materials cleanup completed in 1999
- Rattlesnake Creek – FUSRAP-related materials cleanup completed in September 2005 – suitable for commercial and industrial use
- Seaway Landfill
  - FUSRAP-related materials being managed
  - Record of Decision (ROD) executed on October 25, 2009
  - Multiple systems in place to prevent leaching of radiological and hazardous substances

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### Project Area Characteristics

Formerly Utilized Sites Remedial Action Program (FUSRAP) Sites

- Future North Youngmann Commerce Center
  - ROD executed on September 30, 2008
- Tonawanda Landfill
  - FUSRAP-related materials need to be removed
  - Portions of the Town Landfill are currently being closed and capped
  - Under investigation by the USACE
    - Local officials and NYSDEC demand complete removal of FUSRAP-related materials



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### Brownfield Redevelopment Incentives

NYS Brownfield Cleanup Program (BCP)

#### Contamination Can be a Good Thing

- If you Currently Own or Anticipate Owning a Brownfield Property:
  - Brownfield Cleanup and Redevelopment Tax Credit
  - Brownfield Real Property Tax Credit
  - Brownfield Insurance Credit
- Best State Incentive Available
- BOA provides information for BCP Tax benefits



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### Brownfield Redevelopment Incentives

Brownfield Cleanup Program (BCP) Tax Credits

- **BCP Brownfield Cleanup/Remediation Credit:**
  - REFUNDALBE and the cleaner the site, the greater the credit



- **BCP Brownfield Redevelopment /Tangible Property Credit:**
  - REFUNDALBE - Initial 10% (personal), 12% (corporation)
    - + 2% for unrestricted use
    - + 8% in Environmental Zone
    - + 2% within BOA

**Tonawanda Opportunity Area**

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### Brownfield Redevelopment Incentives

Other BCP Benefits



- **Remediated Brownfield Tax Credit (10 year benefit period)**
  - Real Property Tax CREDIT equal to up 100% of real property tax
  - > 25 employees on site
- **BCP Insurance Tax Credit**
  - \$30,000 or
  - 50% of premiums
  - One time

**Tonawanda Opportunity Area**

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### Brownfield Redevelopment Incentives

Brownfield Opportunity Program (BOA) Benefits

- **Owner/Potential Owner**
  - 2% Additional BCP Redevelopment Tax Credit
  - Upfront Due Diligence
  - Identify Potential Liabilities
  - Identify Potential Financial Opportunities



**Tonawanda Opportunity Area**

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### Brownfield Redevelopment Incentives

#### Brownfield Financial Incentive Planning Tips



- Plan early
  - Get a Professional team (attorney, engineer, architects, etc.) in place ASAP
  - Establish Timelines
- Identify All Incentives Up-Front
  - Best to identify/analyze all benefits together
- Overlap Incentives
  - Overlap financial Incentive Planning with site acquisition, permitting, and lending considerations and timing

**Tonawanda Opportunity Area**

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### Brownfield Redevelopment Incentives

#### Other Incentives

<b>Local</b>	Industrial Development Agencies Revolving Loan Funds Local Development Corporations
<b>New York State</b>	BOA Enhanced Tax Credit Brownfield Cleanup Program MIS Rehabilitation Tax Credits Excelsior Program Build Now, New York Linked Deposit Program NYSERDA
<b>Federal</b>	HUD Community Development Block Grant Economic Development Administration (EDA) HUD Brownfields Economic Development Initiative (BEDI) New Market Tax Credits Federal Historic Tax Credits
<b>Other</b>	EB-5 Foreign Investment Program

\*\*\* See fund-out materials for more information programs.

**Tonawanda Opportunity Area**

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### Brownfield Redevelopment Incentives

#### Case Study

- Seneca Market Site – Harbor Hotel – Watkins Glen, NY
  - Former drycleaner, bus garage and auto repair facility (~3 acres)
  - Great location w/ Seneca Lake view
  - Former NYSDEC Superfund site
  - Planned upscale, 100-room hotel



**Tonawanda Opportunity Area**

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**Next Steps**

- Prepare Draft Plan
  - Market Analysis
  - Stakeholder Discussions
  - Recommendations
    - Economic
    - Environmental
    - Quality of Life/Social
    - Preliminary "Master Plan" Concepts
- Final Public Meeting
  - Late Spring/Summer
  - Review of Draft Plan, Recommendations

**Tonawanda Opportunity Area**

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**Project Information**

- [www.tonawanda.ny.us/BOA](http://www.tonawanda.ny.us/BOA)
- James B. Jones, Town Engineer, Town of Tonawanda, 877-8805
- Ed Flynn, Senior Planner, LaBella Associates, [eflynn@labellapc.com](mailto:eflynn@labellapc.com)
- Greg Senecal, Environmental Division Director, LaBella Associates, [gseecal@labellapc.com](mailto:gseecal@labellapc.com)
- Robert G. Murray, Esq., Harris Beach, [bmurray@harrisbeach.com](mailto:bmurray@harrisbeach.com)
- Richard Rising, Mgr. Economic Development, Harris Beach, [rrising@harrisbeach.com](mailto:rrising@harrisbeach.com)

**Tonawanda Opportunity Area**

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# LaBella Associates discusses findings of brownfield study

by KRISTEN KOTZ  
Reporter

Members of LaBella Associates, the firm hired by the Town of Tonawanda to complete the prenomination study of the Brownfield Opportunity Area, addressed members of the community Thursday evening at the Sheridan Parkside Community Center.

The town received a \$60,480 state grant last summer to conduct a prenomination study on the Brownfield Opportunity Area.

This type of study provides a basic and preliminary analysis of the area affected by brownfield sites, including a description and justification of the study area and associated boundaries; a basic description and understanding of current land use and zoning; the outlining and description of existing brownfield sites and other underutilized properties; and a description of the area's potential for revitalization.

A brownfield is a site where expansion, redevelopment or reuse can be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

The Tonawanda BOA is a 1,093-acre area bounded by the Youngmann Expressway (Inter-



Town of Tonawanda Engineer Jim Jones spoke during a public forum held Thursday at the Sheridan Parkside Community Center. The discussion was

conducted to get comments regarding the brownfields site on River Road.

Photo by John Rusac  
Purchase color photos at www.BeeNews.com

state 290), Niagara Thruway (I-190), the Niagara River and the City of Tonawanda.

The purpose of the project is to develop an areawide revitalization and cleanup strategy for brownfield, vacant, abandoned and underused properties within the BOA. The area consists of 116 parcels in

the town and city of Tonawanda that include River Road Properties, The North Youngmann Commerce Center site and the Spaulding Fibre property.

Attorney Robert G. Murray of Harris Beach PLLC, said that individuals who take on the challenge of cleaning up and redeveloping

land in the BOA are eligible for a number of tax incentives. He also added that in turn for the individuals agreeing to clean the land up to state standards, the state will grant them a covenant not to sue. This means that the state will not sue the individual who redeveloped the

(Please turn to back page)

24 February 2, 2011

## Labella Associates

(Continued from page one)

The Kenyon Bee — Your Community Newspaper — www.kenyonbee.com

## Gaughan targets state

(Cont.)

leave the villages alone. In fact, that message was shouted at him outside the Sloan Fire Hall just after last year's dissolution vote.

Gaughan's plan begins with the Senate. He hopes to force a referendum vote in November and has asked each senator to declare his or her position on Gaughan's website [www.leptopedecide.org](http://www.leptopedecide.org).

In a letter sent to each of the senators, Gaughan said "The chronic fiscal crisis in which New York State has been mired has brought our state to its economic knees. Past responses have included cutting state support for public amenities, social services, law enforcement, transportation, and cultural programs. But none of these solutions reduced spending."

The idea to reduce the size of the government has caught on with some officials. Sen. Michael Ranzano, says he supports the move.

"New York State government is too big and too costly," Ranzano said. "For many years I have been a strong proponent of reducing the size of government. I fully support giving citizens the opportunity to decide whether or not to reduce the size of their government."

According to Gaughan's plan, New Yorkers would vote on a statewide proposition in November to reduce the size of the Senate. He says the elimination of 12 Senate positions will save \$12 million per

**“I think it is exciting, because we are going to see developers interested in redeveloping these sites.”**

— Joseph Emminger, town councilman

Another benefit of the BOA redevelopment would be the potential for more jobs to be created.

Town of Tonawanda Councilman Joseph Emminger supports the redevelopment of the BOA area.

"I think it is exciting, because we are going to see developers interested in redeveloping these sites," he said.

Of the 116 parcels of land, 42 were found to be potential brownfield sites.

The study found that the site at 5565 River Road has been historically used for industrial waste disposal, and the November 2010 preliminary site assessment recommends further investigation of it for industrial waste.

A site at 5445 River Road has a leading 250-gallon above-ground storage tank and has been historically used as a scrap yard. A site at 4645 River Road has been the site of petroleum contamination

area, but another individual still owned in the BOA study is the Beaway Landfill, and another is the Tonawanda Landfill vicinity property. There was some concern that people might get sick from the contaminants in these areas and in the other parts of the BOA if they are not cleaned up properly. However, Murray provided his assurance.

"When you volunteer to clean up the site, they have to clean it up to rigorous standards," he said.

development would be the potential for more jobs to be created.

Town of Tonawanda Councilman Joseph Emminger supports the redevelopment of the BOA area.

"I think it is exciting, because we are going to see developers interested in redeveloping these sites," he said.

**Pamper yourself... you deserve it!**

**Photo-rejuvenation:**

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- Laser Resurfacing
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- IPL (Intense Pulsed Light)
- Botox
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- Laser Hair Removal

**Audubon Women's Medical Associates**

1850 North Beach Road  
#1 of 2 spots • Westport, NY  
**639.0016**

## Senior nutrition

(Continued from page one)

what Crofty describes as, "compassionate and concerned neighbors. Besides the obvious — cooking or delivering the meals — there is also a need for people with administrative skills and computer competence.

Through Ken-Ton Meals on Wheels operates between 7:30 a.m. and 12:30 p.m., people are welcome to offer their assistance whenever they can. Willing community members of all types, including students, are invited to help.

Crofty has also been busy planning fundraising events, which will doubtlessly require some Good Samaritans as well. A fundraiser and a carwash fundraiser are just two ideas she is trying to get started. While she and those involved in the organization are "thinking outside the box" to help

others, the need for their energy and interest is in through Ken-Ton Meals on Wheels is not-for-profit. Crofty says high school students will find that there fits in volunteering the just getting some service being able to socialize to know people in the community is one aspect of the program. Crofty says many volunteers will find that there is enough for many volunteers.

## Police for sus

Town of Tonawanda police the community's help we expect that may have been

# Tonawanda News

*January 26, 2011*

## Taking stock of brownfield sites

*By David J. Hill*  
The Tonawanda News

— — A relic of the region's industrial past, a sizable portion of land in both the Town and City of Tonawanda contains brownfield sites — land where site redevelopment can be tricky due to the presence of hazardous substances.

Thursday night, anyone with an interest in the reuse of those sites is invited to attend a public meeting on the Tonawanda Brownfield Opportunity Plan.

The meeting will be held from 6:30 to 8:30 p.m. in the auditorium at the Sheridan Parkside Community Center, 169 Sheridan Parkside Drive in the town.

The Brownfield Opportunity Plan covers an area mostly in the town that is bounded by the I-190 and I-290, as well as the Niagara River. It extends partially into the City of Tonawanda, with the inclusion of the Spaulding Fibre site that has recently been revamped. All told, the Brownfield Opportunity Area consists of 116 parcels covering 1,093 acres of land.

City of Tonawanda Mayor Ron Pillozzi said it's important for residents to keep in mind that the Brownfield Opportunity Area does include a portion of the city.

"The purpose of the Tonawanda Brownfield Opportunity project is to develop an area wide revitalization and cleanup strategy for brownfield, vacant, abandoned and underutilized properties within the brownfield opportunity area," according to the town's Brownfield Opportunity Program website.

Last year, the town received a \$60,000 grant from New York state to take the initial steps in preparing a report on brownfields in the area. "The focus of the study is to take an inventory of the properties and review existing environmental recommendations to kind of get a handle on the amount of brownfield that are there," said Town Engineer Jim Jones.

"The ultimate goal is to gain beneficial reuse of these sites," he added. "But we need to know how many we have and what the costs are."

A prime brownfield site in the town is located at 5335 River Road. Formerly a gas terminal, it was abandoned by the owner in the 1990s. The town and Erie County have since partnered to demolish the building and the gas tank that were there, Jones said.

Thursday's meeting will be facilitated by LaBella Associates, in conjunction with the Town of Tonawanda

Technical Support Department. In addition, attorneys from Harris Beach will offer information on brownfield redevelopment incentives available for property and business owners in the Brownfield Opportunity Area.

The meeting also will include an opportunity for the public to comment on the project and ask questions. More information on the Brownfield Opportunity Area is available on the town's website at [www.tonawanda.ny.us/BOA](http://www.tonawanda.ny.us/BOA)

**Tonawanda Brownfield Opportunity Area Plan  
Survey  
Public Meeting – January 27, 2011**

1. Which *best* describes your interest in the Tonawanda Brownfield Opportunity Area:

- Elected or appointed official     Homeowner     Municipal Employee  
 Interested resident/citizen     Commercial Property Owner     Business Owner     Other

2. I am a resident, official, property owner, business owner in the:

- Town of Tonawanda     City of Tonawanda     Other \_\_\_\_\_

3. Should the Town and City of Tonawanda continue to work cooperatively to redevelop the Brownfield Opportunity Area?

- Yes  
 No

Comments: \_\_\_\_\_

4. Please list any types of businesses or land uses that should be discouraged in the Brownfield Opportunity Area:

\_\_\_\_\_

5. Please list any types of businesses or land uses that should be encouraged in the Brownfield Opportunity Area:

\_\_\_\_\_

6. Should the Town and City of Tonawanda, as well as other economic development agencies, offer incentives to real estate developers and businesses to redevelop the area?

- Yes  
 No

Comments: \_\_\_\_\_

7. Are there any buildings, sites, corridors or views in the Brownfield Opportunity Area that should be preserved for their value to the community?

\_\_\_\_\_

\_\_\_\_\_

8. Are there any places in the region or other areas that you would use as a model for redevelopment of the Brownfield Opportunity Area? Please list the areas and what makes those areas desirable.

\_\_\_\_\_

\_\_\_\_\_

9. Please use the map and blank spaces on the other side of this survey to note any other comments or ideas you have regarding the Brownfield Opportunity Area including appropriate areas for certain types of land uses/businesses, changes/additions to the road network, protection of environmental areas or general concerns with any properties in the area. Also note which site(s) should be a priority for cleanup (mark "CLEANUP), redevelopment (REDEVELOPMENT), open space (OPEN SPACE), and public space (PUBLIC SPACE).





## Tonawanda Opportunity Area



Tonawanda Opportunity Area

## Agenda

- Tonawanda Opportunity Area
  - Restoring our Waterfront
- Market Analysis
- Land Use Analysis
- Master Plan
- Next Steps



Tonawanda Opportunity Area

## Project Team & Partners



Tonawanda Opportunity Area

## Tonawanda Opportunity Area January Meeting

- Characterized Opportunity Area
  - Demographic/Economic Data
  - Area Plans
  - Property Characteristics
  - Redevelopment Incentives
- Return:
  - Market Analysis
  - Master Plan / Recommendations



Tonawanda Opportunity Area

## Tonawanda Opportunity Area Larger Boundary

Acres – 1093 to 1743  
Parcels – 116 to 202



Tonawanda Opportunity Area

## Tonawanda Opportunity Area (TOA) Alignment with Restoring Our Waterfront



Tonawanda Opportunity Area

### Tonawanda Opportunity Area

Alignment with Restoring Our Waterfront

- Jobs
- Taxes
- Waterfront Access
- Recreation
- Connect with Community

Tonawanda Opportunity Area

### Tonawanda Opportunity Area

Alignment with Restoring Our Waterfront

- Niagara Riverfront
- Cleanup
- Natural Resources
  - Wooded Areas
  - Creek Corridors
- New Development

Tonawanda Opportunity Area

### Tonawanda Opportunity Area

Alignment with Restoring Our Waterfront

- Advance Redevelopment:
  - Vacant
  - Underutilized
  - Abandon/Foreclosed
  - Cleanup
- Niagara Riverfront
- Expose Opportunities

Tonawanda Opportunity Area

### Market Analysis

Industries with Large Employment Share – Buffalo Metro - 2008

Industry	Location Quotient
Truck and Other Passenger Transportation	~1.8
Health and Residential Care Facilities	~1.7
Waste Management and Remediation Services	~1.6
Printing and Related Support Activities	~1.5
Food and Beverage Services	~1.4
Social Assistance	~1.3
Plastics and Rubber Products Manufacturing	~1.2
Chemical Manufacturing	~1.1
Machinery Manufacturing	~1.0
Nonmetallic Mineral Product Manufacturing	~0.9
Fabricated Metal Product Manufacturing	~0.8
Health and Personal Care Stores	~0.7
Credit Intermediation and Related Activities	~0.6
Insurance Carriers and Related Activities	~0.5
Support Activities for Transportation	~0.4
Educational Services	~0.3
Merchant Wholesale, Durable Goods	~0.2
Electrical Equipment, Appliance, and	~0.1
Hospital	~0.05
Sporting Goods, Hobby, Book, and Music Stores	~0.05
Architectural, Engineering, and	~0.05
Health Care Services	~0.05
Electric, Electronic, and Optical Goods	~0.05
Religious, Grantmaking, Civic, Professional, and	~0.05
Printing and Related Support Activities	~0.05
Food Service and Drinking Places	~0.05
Personal and Laundry Services	~0.05

Tonawanda Opportunity Area

### Market Analysis

Industries with a Low Employment Share – Buffalo Metro - 2008

Industry	Location Quotient
Miscellaneous Store Retailers	~0.05
Miscellaneous Store Retailers	~0.05
Paper Manufacturing	~0.05
Merchant Wholesale, Non-durable Goods	~0.05
Performing Arts, Spectator Sports, and Related	~0.05
Building Material and Garden Equipment and	~0.05
Clothing Stores	~0.05
Food Manufacturing	~0.05
Accommodation	~0.05
Retail and Wholesale Trade	~0.05
Construction	~0.05
Utilities	~0.05
Government of Non-durable Goods	~0.05
Furniture and Home Furnishings Stores	~0.05
Truck Transportation	~0.05
Professional, Scientific, and Technical Services	~0.05
Management of Companies and Enterprises	~0.05
Administrative and Support Services	~0.05
Machinery, Electrical, and Electronic Manufacturing	~0.05
Road Construction	~0.05
Trucking and Warehousing	~0.05
Rental and Leasing Services	~0.05
Computer and Electronic Product Manufacturing	~0.05
Specialty Trade Contractors	~0.05
Arts, Entertainment, and Recreation Industries	~0.05
Construction of Buildings	~0.05
Publishing Industries (except Internet)	~0.05
Wood Product Manufacturing	~0.05
Furniture and Related Product Manufacturing	~0.05
Motion Picture and Sound Recording Industries	~0.05
Heavy and Civil Engineering Construction	~0.05

Tonawanda Opportunity Area

### Industries Gaining Regional Employment Share

Buffalo Metro Area – 1998 to 2008

Industry	Employment Change Attributed to Regional Factors
Insurance Carriers and Related Activities	~1800
Management of Companies and Enterprises	~1500
Accommodation	~1200
Health and Residential Care Facilities	~1000
Fabricated Metal Product Manufacturing	~800
Machinery Manufacturing	~700
Computer and Electronic Product Manufacturing	~600
Miscellaneous Retailers	~500
Printing and Related Support Activities	~400
Electrical Equipment, Appliance, and Component	~300
Electronics and Appliance Stores	~200
Educational Services	~100
Plastics and Rubber Products Manufacturing	~100
Textile Product Mills	~100
Miscellaneous Store Retailers	~100
Furniture and Related Product Manufacturing	~100
Sporting Goods, Hobby, Book, and Music Stores	~100

Tonawanda Opportunity Area



### Market Analysis Industry Clusters

Current Strengths	Retention Targets
Health Care and Related	Trains & Ground Transportation
Nursing & Residential Care	Waste Management & Remediation
Technical Trade Training	Food & Beverage Stores
Machinery Manufacturing	Travel Assistance
Printing & Related	Chemical Manufacturing
Electrical Equipment, Appliance & Component Mfg.	Misc. Manufacturing
Electronics & Appliance Stores	Nonmetallic Mineral Product Mfg.
Educational Services	Health & Personal Care Stores
Food & Tobacco Mfg.	Child Information and Related
Softing Goods, Hobby, Book & Music Stores	Support Activities Air Transportation
Emerging Strengths	Retention Targets
Management of Landlords & Enterprises	Offices, Durable Goods
Administration	Architectural, Heavy Construction
Computer & Electronic Product Mfg.	Hotels
Ware Stores Retailers	Temporary, Grant Making, Civic, Professional Organizations
Food Product Mfg.	Clothing and Accessories Stores
Auto, Truck, Trailer	Food Services & Drinking Places
Furniture & Related Mfg.	Personal Services
	Motor Vehicle and Parts Dealers

Tonawanda Opportunity Area

### Market Analysis Industry Clusters

- Heavy Industry
- Professional Offices
- Light Industrial
- Large Space Users (Transportation, Warehouse)
- Accommodation/Food
- Retail - Oversupply

Tonawanda Opportunity Area

### Market Analysis Vacancy Rates – Buffalo Niagara

- Office – 11%, Stable
- Industrial – 12%, Decreasing
- Retail – 13%, Stable/Slow

Source: CB Richard Ellis

Tonawanda Opportunity Area



### Market Analysis Development Suitability

	Low Constraints	High Constraints
High Redevelopment Potential	Developer Sites	Public – Private Partnership
Low Redevelopment Potential	Public Sector Projects	Land Bank

Source: Tonawanda Opportunity Area, Buffalo Niagara Capacity Building Assistance program No. 0204

- Redevelopment Potential
  - Current Access
  - Frontage (River vs. other)
  - Riverview
  - Parcel Size/Shape
  - Utilities
  - Other

Tonawanda Opportunity Area



### Next Steps

- Prepare Draft Plan
- Step 2 Opportunity Area Project
  - Land Assembly
  - Sustainable Zoning
  - Site Specific Market/Redevelopment Studies
  - Infrastructure – road, water, sewer

Tonawanda Opportunity Area



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# Town of Tonawanda seeking input on waterfront plans

By **Janice L. Habuda**

Published: September 19, 2011, 12:00 AM

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Updated: September 19, 2011, 6:40 AM

A parcel at a time, property along the Town of Tonawanda waterfront has been targeted for rehabilitation and reuse by developers and municipal officials.

With both efforts continuing along mostly separate but related tracks, residents are invited to a public meeting Thursday to discuss the future of the roughly 6-mile-long waterfront area. The session begins at 7 p. m. in the Noco Pavilion in Sheridan Park, 450 Ensminger Road.

One focus of the meeting will be the proposed Tonawanda Brownfield Opportunity Area, which represents more than 100 parcels stretching from the Cherry Farm, a remediated former landfill south of the South Grand Island bridges, to the former Spaulding Fibre site in the City of Tonawanda.

Last year, the town was awarded a \$60,000 grant from the Department of State toward a three-phase process to rehabilitate the area. The grant funded the first phase, creating an areawide revitalization and cleanup strategy for brownfield, vacant, abandoned and under-utilized properties. Thursday night, the draft report developed by LaBella Associates — the town's consultant—will be presented.

Next in the process, sites will be further analyzed and prioritized according to their potential as a catalyst for revitalization. "The Step 2 funding opportunities are much larger . . . up to fivefold," said James B. Jones, the town's engineer.

The third step would involve the actual cleanup of sites, Jones said.

"You can really start to pick up the curtain on some of these properties," he said last week.

It's a daunting prospect, given the industrial background of many waterfront properties and the continuing environmental challenges posed by remaining industries, as well as traffic on the heavily traveled Grand Island bridges.

"It's a big elephant; you've got to start eating him somewhere," Jones said. "You just can't continue to ignore it."

A developer already has an ambitious plan for construction on an almost-32-acre waterfront site, at 4630 River Road, within the brownfield opportunity area. A portion of the site previously was a storm water retention pond by the former Ashland petroleum refinery and was contaminated by an oil spill on adjacent property.

Earlier this year, Mark W. Tiedemann presented plans to build 16 upscale townhouses and 19 boat docks on the site, almost half of which is in the Niagara River. The project would cost between \$8 million and \$12 million, Tiedemann previously said.

Tiedemann, president of MWT Architecture, couldn't be reached to comment about the status of his plans. But he has filed an application, on behalf of Giuseppe Holdings LLC, to seek cleanup money from the state Department of Environmental Conservation's Brownfield Cleanup Program.

The site had been remediated to meet commercial-level cleanup standards; further cleanup is intended to meet residential standards.

The DEC is accepting comments on the application through Sept. 30 at <http://www.dec.ny.gov/chemical/60058.html> or sent to the attention of Glenn May, project manager at the DEC's Region 9 office, at 270 Michigan Ave., Buffalo, NY 14203.

The Brownfield Cleanup Program, funded by the state, provides tax credits based on a percentage of cleanup, site preparation and capital costs, according to Megan Gollwitzer, a DEC spokeswoman.

"At this early stage in the BCP application process, it is too preliminary for us to speculate on potential project costs," she said last week.

The DEC also has to issue a protection of waters permit, which is pending, for the waterside construction.

Meanwhile, the Army Corps of Engineers is moving forward with a permit application for work affecting navigable waters. Bruce Sanders, a spokesman, said that an unvalidated permit is ready for Tiedemann.

"If he agrees with the terms and conditions, he signs it, sends it back to us and then we sign it," Sanders said. "At that point, it becomes a valid permit."

Added Joseph Rowley, the corps' project manager: "Our jurisdiction for this particular project was just docks and the associated marina structure — the bulkhead going around it."

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TOWN OF TONAWANDA

# Development plans for waterfront discussed

By **Janice L. Habuda**

Published: September 25, 2011, 12:00 AM

0 Comments

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Updated: September 25, 2011, 6:34 AM

A realignment of Two Mile Creek Road and the construction of additional roads are among recommendations for revitalizing the Town of Tonawanda's waterfront.

Several dozen people who attended a meeting Thursday night in the Noco Pavilion on Ensminger Road heard those suggestions for the proposed Tonawanda Brownfield Opportunity Area, and offered input on a separate, but related, effort to update the waterfront land use plan.

With the town observing its 175th anniversary this year, Town Supervisor Anthony F. Caruana noted that all of the land in question once was pristine farmland.

"What we are trying to do now is figure out how to reclaim it," he said.

Two Mile Creek Road is the northern boundary for both efforts.

The brownfield opportunity area extends to 4000 River Road and encompasses 202 parcels totaling 1,743 acres. Market and land use analyses, as well as a master plan, were developed under a \$60,000 grant the town received from the state Department of State.

The grant funded the first of a three-step program to clean up and revitalize vacant, abandoned, underutilized and environmentally contaminated properties in the town's industrial core.

Market analysis indicates the development of professional offices, light industrial and accommodation/food-related projects is the way to go, said Edward M. Flynn, a senior planner with LaBella Associates, the town's consultant. Large retail development, such as a big-box store, isn't recommended.

Flynn noted that the area is lacking in roads and sidewalks.

“Probably the major recommendation of the [master] plan is to start [to develop] a road network,” Flynn said.

Another significant recommendation is to realign Two Mile Creek Road, he said, straightening it out and creating a boulevard into a new development area. The existing road bed could become a multiuse trail, Flynn added.

“We have landlocked parcels now,” explained town engineer James B. Jones. “By moving Two Mile Creek [Road] over into the Town of Tonawanda, it opens up that 200-foot strip.”

The step-two grant application is due in the spring. Those monies would be used to further analyze and prioritize sites according to their potential.

Cleanup and redevelopment would follow in phase three.

Meanwhile, work has begun on updating the town’s 2002 waterfront land use plan, which covers an approximately six-mile area from Two Mile Creek Road to Vulcan Street. Infrastructure, industry and brownfields, and parks and trails are part of the picture.

Audience members were given handheld electronic devices to register their opinions to various questions about the waterfront. Approximately three dozen people participated.

Based on the number of votes cast, the waterfront’s greatest strength and the greatest opportunity for improvement is waterfront access.

Environmental conditions and concerns was the top answer to a question about the area’s biggest challenge, and reusing abandoned properties was the top response to a question about the most important issue the plan must address.

[jhabuda@buffnews.com](mailto:jhabuda@buffnews.com)

# Tonawanda residents discuss waterfront

Updated: Thursday, 22 Sep 2011, 10:29 PM EDT  
Published : Thursday, 22 Sep 2011, 10:29 PM EDT

- Brian Tabor
- Posted by: Eli George

TONAWANDA, N.Y. (WIVB) - Buffalo has made progress developing its section of waterfront. Now how about other riverside communities?

Dozens of people sat down to hear the town of Tonawanda's plans for restoring its own waterfront. Leaders expect to focus on redeveloping brownfields and tapping the potential of waterfront lands that haven't been built up so far.

Tonawanda town engineer Jim Jones said, "We're reviewing our zoning laws up there, we're taking a look at existing land use, comparing those with market trends and economic analysis, and seeing if our zoning is compatible with market trends and what opportunities we have there for economic development."

The town has already received state money to help it redevelop the brownfields and waterfront.

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## B: SITE SUMMARIES

# Tax Status

## Tonawanda Opportunity Area

Brownfield, Underutilized and Vacant Parcels

	Parcel	Property	Owner Listed	Actual Owner/Other Info.	Taxes Owed
<b>BROWNFIELD/LANDFILL PROPERTIES</b>					
1	51.20-1-1.2	4293 River Road	Huntley Power LLC	NRG Inc.	\$ -
2	51.12-1.4.2	4545 River Road	United Refining		\$ -
3	52.13-1-2	4625 River Road	Ashland Oil & Refining		\$ -
4	52.09-1-13	4825 River Road	Seaway Industrial Development	Benderson Development Company	\$ 2,030,934.87
5	52.06-3-9	5445 River Road	Lake Ontario Steel	GERDAU AMERISTEEL BFLO METALS RECYCLING, Ohio Street Buffalo	\$ -
6	52.06-3-8	5565 River Road	Nick Magliarditti	Owner passed, DEC sampling, Assoc. w/ Niagara Novelities	\$ 845,179.53
7	52.10-2-1.1	5605 River Road	Nick Magliarditti	Owner passed, DEC sampling, Assoc. w/ Niagara Novelities	\$ 16,184.55
8	Various	793-797 River Road	Town of Tonawanda		\$ -
<b>UNDERUTILIZED PROPERTIES</b>					
1	64.12-4-1	3821 River Road	Rouse Breihan Inc.		\$ -
2	64.08-1-9	3937 River Road	ECIDA	Braxner LLC	\$ -
3	64.08-1-1.1	4002 River Road	Niagara River World, Inc.		\$ -
4	51.20-1-1.1	4290 River Road	Niagara Mohawk Power Corp.		\$ -
5	51.12-1-2	4560 River Road	Enbride Energy Partners		\$ -
6	52.09-1-1	4630 River Road	Giuseppe Holdings, LLC		\$ -
7	52.09-1-12.1	4697 River Road	Browning Ferr Ind. Of NY Inc.		\$ -
8	52.09-1-2	4700 River Road	Enbride Energy Partners		\$ -
9	52.15-1-2.2	786 East Park Drive	Pinnacle Towers	Cell Tower	\$ -
<b>VACANT/UNDEVELOPED PROPERTIES</b>					
1	64.08-1-8	4001 River Road	Braxner, LLC		\$ -
2	52.09-1-15	4620 River Road	Ashland Oil & Refining		\$ -
3	52.05-1-6	4999 River Road	Ashland Oil & Refining		\$ -
4	52.05-1-4	5201 River Road	5201 River Road Inc.	Thomas Montante	\$ -
5	52.10-1-1	5211 River Road	Wachovia Bank National Association		\$ -
6	52.06-3-11.11	5315 River Road	5201 River Road Inc.	Thomas Montante	\$ 28,581.97
7	52.06-3-10	5335 River Road	Riverview Inds Center	County Temporary Incidence of Ownership, DEC Cleanup	\$ 1,789,169.81
8	52.06-3-4	5601 River Road	Con-way Transportation		\$ -
9	52.06-3-5	5603 River Road	3679 River Road Inc.	Anthony Pariso	\$ -
10	52.11-1-2	5607 River Road	Enbride Energy Partners		\$ -
11	Various	785-791 River Road	Town of Tonawanda		\$ -
12	Various	Spaulding Fibre Sites	City of Tonawanda		\$ -
				TOTAL	\$ 4,710,050.73

# BROWNFIELD PROPERTIES

**Site Assessment/Profile:**

**Owner:** Huntley Power, LLC  
**Site Address:** 4293 River Road  
**Owner Address:** C/O NRG Energy Inc Tax Dept.  
211 Carnegie Ctr, Princeton, NJ 08540  
**SBL#:** 51.20-1-1.2



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$2,966,200.00  
**Size/Area (acres):** 116.95  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** G1

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 1,000 feet to the south of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site is currently appears utilized as an ash landfill.

**Environmental:** No information available.

**Groundwater:** No information available.

**Remedial Actions:** No known remediation or environmental investigation.

**References**

Site reconnaissance – April 22, 2011

**Site Assessment/Profile:**

**Owner:** United Refining Company  
**Site Address:** 4545 River Road  
**Owner Address:** P.O. Box 780, Warren, PA 16365  
**SBL#:** 51.12-1-4.2



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$1,592,800  
**Size/Area (acres):** 17.257

**Buildings (Quantity and Quality/Condition):** There is one building, approximately 5,000 square feet in area, located on the northeastern portion of this property. Two large aboveground storage tanks are located to the southwest of this building. A settling pond is located to the northeast of the building.  
**Zoning:** W-2

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Partially Utilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to I-190  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The United Refining Waterfront Parcel includes the area on the northwestern side of River Road. The southwestern two-thirds of the parcel is undeveloped and forested. The property was previously a passage for product transfer from the Ashland site, adjacent to the southeast beyond River Road, to the Niagara River shipping corridor

**Environmental:** A geophysical and several Phase II ESAs (overburden soil investigations) were completed at the Site in the mid-1990's. These studies appear to be limited to the forested portion of the Site. The studies found localized areas of petroleum contamination likely due to the improper disposal of drums (several buried drums found). A dense clay layer (confining layer) was identified at 4.5-ft to 6-ft below ground surface. Additional studies have not been identified.

**Groundwater:** No information available.

**Remedial Actions:** None known.

**References**

Remedial Action Site Investigation Work Plan – Waste Resource Associates, December 12, 1995

**Site Assessment/Profile:**

**Owner:** Ashland Oil & Refining  
**Site Address:** 4625 River Road  
**Owner Address:** P.O. Box 14000, Lexington, KY 40512  
**SBL#:** 52.13-1-2



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$42,800.00  
**Size/Area (acres):** 21.1  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Partially Utilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to I-190  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The majority of this parcel contains the former Ashland I FUSRAP site (previously remediated for radionuclides, but not hazardous substance or petroleum contamination). In addition, part of Ashland Tank 75 (NYSDEC State Superfund Site #915008B) is located on northern portion of Site.

**Environmental:** Uranium ore processing by Linde Air Products, USACE Manhattan Engineer District (MED) and the Atomic Energy Commission in the Buffalo/Tonawanda region took place from 1942 to 1946. Solid byproducts of this processing (e.g., mill tailings) were disposed of on the southern portion of this parcel. In addition, the northern portion is part of a NYSDEC State Superfund Site. Petroleum and sludge (including refinery wastes KO49, KO50 and KO52) have been identified in soils associated with Ashland Tank 75.

**Groundwater:** Groundwater impacts have not been identified at the Site associated with either FUSRAP material or Tank 75.

**Remedial Actions:** Remediation of radionuclide contamination took place between June 1999 and December 2001. This remediation included the excavation of radioactive materials and placement in the adjacent Seaway Landfill. According to the USACE, no further action is necessary associated with this clean up. A remedial work plan was submitted for the Ashland Tank 75 site to the NYSDEC by URS Corporation in July 2006; however, no follow-up information associated with this work plan has been identified.

**References**

Site Closeout Report completed by USACE in October 2006  
Completion Fact Sheet completed by USACE in September 2006  
Addendum to Feasibility Study completed by USACE in April 2008  
Remedial Work Plan – URS Corporation, July 2006

**Site Assessment/Profile:**

**Owner:** Seaway Industrial Park Dev./Benderson  
Development Company, Inc.  
**Site Address:** 4825 River Road  
**Owner Address:** 570 Delaware Avenue, Buffalo, NY 14202  
**SBL#:** 52.09-1-13

**Publicly Owned:** Yes  
**Assessed Value:** \$618,600  
**Size/Area (acres):** 96.628  
**Buildings (Quantity and Quality/Condition):** The Site  
is undeveloped.  
**Zoning:** WID, RHC



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Visible from I-190

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** Driveway from River Road – Fair condition

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** None

**Narrative Summary:**

**Background:** The Site comprises the majority of the Seaway Landfill, which includes several parcels. Seaway Landfill was utilized as a municipal landfill from approximately 1930 to 1993, when it was closed and capped by Browning-Ferris Industries (BFI).

**Environmental:** Uranium ore processing by Linde Air Products, USACE Manhattan Engineer District (MED) and the Atomic Energy Commission in the Buffalo/Tonawanda region took place from 1942 to 1946. Solid byproducts of this processing (e.g., mill tailings) were disposed of in or adjacent to the Seaway Landfill. In 2008, USACE study identified contamination of the landfill by five (5) radionuclides known to be associated with the historical uranium ore processing. These materials were found to be widespread throughout the landfill. Additional radiological materials previously placed adjacent to the landfill (i.e., Ashland I and II) are also known to have been disposed of at Seaway Landfill subsequent to 1946.

**Groundwater:** According to the USACE, there are no MED-related groundwater impacts at Seaway Landfill.

**Remedial Actions:** A Record of Decision (ROD) was approved by the USACE in September 2009. The remedy is excavation/off-site disposal of some material, in-place capping of other material. Capping will consist of a 4'-5.5' thick top constructed of multiple layers of soil, fabric, geomembranes. The remedy also includes a land use control plan, long term surveillance, monitoring and maintenance by the Federal Government. Seaway Landfill currently utilizes a clay cutoff wall which extends below ground surface to an underlying clay unit. The wall is 30"-48" thick and was constructed in 1983. In addition, other standard landfill monitoring measures (leachate collection system, gas collection, surface water/GW monitoring) are in place. Rattlesnake creek runs through a concrete culvert below the landfill. The construction date of this culvert is unknown but the 1972 aerial shows Rattlesnake Creek exposed on this parcel, indicating that the culvert was constructed sometime after 1972. The potential for impacts from additional materials (i.e., hazardous substances or petroleum) have not been assessed.

**References**

Record of Decision completed by USACE in October 2009

Addendum to Feasibility Study completed by USACE in April 2008

**Site Assessment/Profile:**

**Owner:** Lake Ontario Steel Company, Inc.  
**Site Address:** 5445 River Road  
**Owner Address:** PO BOX 31328, Tampa, FL 33631  
**SBL#:** 52.06-3-9



**Publicly Owned:** No  
**Assessed Value:** \$563,200.00  
**Size/Area (acres):** 37.478  
**Buildings (Quantity and Quality/Condition):** The Site is developed with one building located on the northern portion of the Site, along River Road.  
**Zoning:** WID, WB

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been previously utilized as a scrap metal, salvage and auto wrecking yard.

**Environmental:** A previous Phase I ESA identified RECs associated with the historical use of the Site and the presence of two leaking 250-gallon ASTs near the Site building. The Site is also located adjacent to the former tank farm at 5335 River Road.

**Groundwater:** No information available.  
**Remedial Actions:** No known remediation or further investigation.

**References**

Phase I ESA completed by TGVA in October 2009

**Site Assessment/Profile:**

**Owner:** Mr. Nick Magliarditti  
**Site Address:** 5565 River Road  
**Owner Address:** 1365 Ashland Avenue, Niagara Falls, NY  
**SBL#:** 52.06-3-8

**Publicly Owned:** No  
**Assessed Value:** \$394,900.00  
**Size/Area (acres):** 37.001  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WIB, WB



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been historically undeveloped.

**Environmental:** A previous Phase I ESA identified 15-20 drums in poor condition containing a black tar-like substance on the central portion of the Site. The Erie County Soil Survey lists 50% of the Site as "dump." A crude oil pipeline runs along the Site's western property line. A federally designated wetland is located on the Site. Rattlesnake Creek runs through the northern portion of the Site.

**Groundwater:** No information available as of the date of this report.

**Remedial Actions:** This portion of Rattlesnake Creek was remediated by the US Army Corps of Engineers in 2006. The NYSDEC reportedly did an elaborate Phase II ESA at the Site in 2011 and found mounded coal fly ash at the Site. In addition, this Phase II found foundry wastes at the Site up to 16 feet below grade including 100's of drums containing foundry sand with PCB impairment. A report detailing this work (including groundwater evaluations) is anticipated to be released in Spring 2012.

**References**

Phase I ESA completed by TGVA in September 2009  
Preliminary Site Assessment (proposed) by TGVA in November 2010

**Site Assessment/Profile:**

**Owner:** Mr. Nick Magliarditti  
**Site Address:** 5605 River Road  
**Owner Address:** 3649 River Road, Tonawanda, NY 14150  
**SBL#:** 52.10-2-1.1



**Publicly Owned:** No  
**Assessed Value:** \$7,200  
**Size/Area (acres):** 0.603  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** None  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been historically undeveloped.

**Environmental:** A previous Phase I ESA completed by TGVA did not identify recognized environmental conditions (RECs). However, mounding/fill including soil and construction and demolition debris is currently located on the Site and apparent filling was identified in the 1972 aerial photograph.

**Groundwater:** No information available.

**Remedial Actions:** No known assessments or remediation.

**References**

Phase I Environmental Site Assessment (ESA) completed by TGVA Consultants in September 2009  
1972 aerial photograph

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 793 East Park Drive  
**Owner Address:** 2919 Delaware Avenue,  
Tonawanda, NY 14217  
**SBL#:** 52.12-6-5



**Publicly Owned:** Yes  
**Assessed Value:** \$130,500  
**Size/Area (acres):** 19.408  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Visible from I-290  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** None

**Narrative Summary:**

**Background:** The Site comprises a portion of the Town of Tonawanda municipal landfill, AKA the Tonawanda Landfill Vicinity Property (TLVP), and includes several parcels. The western portion of the TLVP was utilized as a quarry from the early 1900's to 1920.

**Environmental:** The historical quarry appears to have been filled with waste material. The TLVP is also known to have previously received ash from nearby waste incinerators (previously located adjacent to the west), C&D debris, yard refuse and some MSW and industrial wastewater sludge when the incinerators were offline. A radionuclide (Am-241) has been found at the TLVP presumably from the disposal of wastewater sludge from a nearby industrial facility. Sections of the TLVP in which Am-241 were identified were capped in 1989. Additional radiological waste was found in the TLVP; this waste includes dissolved uranium associated with historic Manhattan Engineer District (MED) disposal. Radiological waste disposal areas have been mapped by the USACE. The landfill is to be closed imminently.

**Groundwater:** According to USACE, groundwater at the TLVP may have been impacted by dissolved uranium.

**Remedial Actions:** Closure and capping of the landfill. The USACE's Proposed Plan (PP) proposed no further action should be required based on a 2001 Baseline Risk Assessment. However, the public's response to the PP forced additional sampling by the USACE in 2009. Results of this sampling have not yet been released. In addition, the investigations/proposed remedial actions at the Site have been limited to MED-related waste and do not include non-MED-related wastes (Am-241) or petroleum and/or hazardous substances.

**References**

Remedial Investigation Report completed by USACE in April 2005  
Proposed Plan completed by USACE in January 2007

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 797 East Park Drive  
**Owner Address:** 2919 Delaware Avenue,  
Tonawanda, NY 14217  
**SBL#:** 52.12-6-7

**Publicly Owned:** Yes  
**Assessed Value:** \$126,600  
**Size/Area (acres):** 21.283  
**Buildings (Quantity and Quality/Condition):** The Site  
is undeveloped.  
**Zoning:** WID



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Visible from I-290  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** Rail line adjacent east  
**Infrastructure (Availability/Quality):** None

**Narrative Summary:**

**Background:** The Site comprises a portion of the Town of Tonawanda municipal landfill, AKA the Tonawanda Landfill Vicinity Property (TLVP), and includes several parcels. The western portion of the TLVP was utilized as a quarry from the early 1900's to 1920.

**Environmental:** The historical quarry appears to have been filled with waste material. The TLVP is also known to have previously received ash from nearby waste incinerators (previously located adjacent to the west), C&D debris, yard refuse and some MSW and industrial wastewater sludge when the incinerators were offline. A radionuclide (Am-241) has been found at the TLVP presumably from the disposal of wastewater sludge from a nearby industrial facility. Sections of the TLVP in which Am-241 were identified were capped in 1989. The landfill is to be closed imminently.

**Groundwater:** According to USACE, groundwater at the TLVP may have been impacted by dissolved uranium.

**Remedial Actions:** Closure and capping of the landfill. The USACE's Proposed Plan (PP) proposed no further action should be required based on a 2001 Baseline Risk Assessment. However, the public's response to the PP forced additional sampling by the USACE in 2009. Results of this sampling have not yet been released. In addition, the investigations/proposed remedial actions at the Site do not include petroleum and/or hazardous substances.

**References**

Remedial Investigation Report completed by USACE in April 2005  
Proposed Plan completed by USACE in January 2007

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 795 East Park Drive  
**Owner Address:** 2919 Delaware Avenue,  
Tonawanda, NY 14217  
**SBL#:** 52.12-6-6

**Publicly Owned:** Yes  
**Assessed Value:** \$29,500  
**Size/Area (acres):** 14.739  
**Buildings (Quantity and Quality/Condition):** The Site  
is undeveloped.  
**Zoning:** WID



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Visible from I-290  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** None

**Narrative Summary:**

**Background:** The Site comprises a portion of the Town of Tonawanda municipal landfill, AKA the Tonawanda Landfill Vicinity Property (TLVP), and includes several parcels. The western portion of the TLVP was utilized as a quarry from the early 1900's to 1920.

**Environmental:** The historical quarry appears to have been filled with waste material. The TLVP is also known to have previously received ash from nearby waste incinerators (previously located adjacent to the west), C&D debris, yard refuse and some MSW and industrial wastewater sludge when the incinerators were offline. A radionuclide (Am-241) has been found at the TLVP presumably from the disposal of wastewater sludge from a nearby industrial facility. Additional radiological waste was found in the TLVP; this waste includes dissolved uranium associated with historic Manhattan Engineer District (MED) disposal. Radiological waste disposal areas have been mapped by the USACE. The landfill is to be closed imminently.

**Groundwater:** According to USACE, groundwater at the TLVP may have been impacted by dissolved uranium.

**Remedial Actions:** Closure and capping of the landfill. The USACE's Proposed Plan (PP) proposed no further action should be required based on a 2001 Baseline Risk Assessment. However, the public's response to the PP forced additional sampling by the USACE in 2009. Results of this sampling have not yet been released. In addition, the investigations/proposed remedial actions at the Site have been limited to MED-related waste and do not include non-MED-related wastes (Am-241) or petroleum and/or hazardous substances.

**References**

Remedial Investigation Report completed by USACE in April 2005  
Proposed Plan completed by USACE in January 2007

# UNDERUTILIZED PROPERTIES

**Site Assessment/Profile:**

**Owner:** Rouse Breihan Inc.  
**Site Address:** 3821 River Road  
**Owner Address:** PO Box 420, Amherst, New York  
**SBL No.:** 64.12-4-1



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$150,000  
**Size/Area (acres):** 17.35  
**Buildings (Quantity and Quality/Condition):** There are several site buildings of unknown size.  
**Zoning:** G1

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Vacant

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 1.0 mile to the south of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** At site

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site was utilized by Allied Chemical from the early 1900s to 1978 when it was sold to the Tonawanda Coke Corporation.

**Environmental:** This site is registered with the NYSDEC as an Inactive Hazardous Waste Disposal Site (IHWDS) #915003B & #915003C. A portion of the site was a former blow-down pit utilized during the 1950s and 1960s for the disposal of spent catalyst containing chromium compounds, polyethylene, and chlorinated polyethylene. The pit was approximately 40 feet in diameter, and was located adjacent to Plant Building 6. Soil samples collected from inside the pit identified high levels of chromium and elevated levels of lead. Also, sediment from an on-site catch basin identified elevated metals concentrations. Off-site sewer samples did not identify migration from this source. Both the blow-down pit and the catch basin were remediated in 1991. To further investigate the source of organics contamination in the upgradient monitoring wells, four additional wells were installed. Sampling and analysis of five monitoring wells on-site over a one year period was completed. Groundwater Standards have been exceeded for cyanide, benzene, ethylbenzene, toluene, xylene, and numerous PAH compounds. Chromium contaminated soil and fill was excavated from the pit in 1991, with the waste material sent off-site to a permitted landfill. During the site investigation prior to remediation, significant organic contamination was detected in an upgradient monitoring well. This contamination is unrelated to the blow-down pit and is thought to be part of the coking operations which took place in this area. No further activity related to the blowdown pit is required by the NYSDEC.

A portion of the site consisted of an area where pools of coal tar, from spillage and leakage during product-transfer operations, were located. In 1981, approximately 500 cubic yards of coal tars and contaminated soils were excavated from an area approximately 100 feet long by 10-20 feet wide. The waste material was transported to the adjacent Tonawanda Coke Corporation facility and burned in their coal tar ovens. Following excavation, six confirmatory soil samples from the floor of the excavation were collected and analyzed for coal tar derivatives

(acenaphthene, acenaphthylene, anthracene, fluorene, naphthalene, phenanthrene, phenol and dimethylphenol). These contaminants were not detected in three of the samples, and only detected at low parts per million concentrations (<0.1 ppm) in the remaining three samples. In addition, three test holes adjacent to the excavation were completed to a depth of approximately three feet to determine if any further migration of coal tar had taken place. No contamination was observed in any of these test holes. Based upon the results of the confirmatory soil samples and test holes, the NYSDEC informed Allied Chemical in October 1981 that no further remediation was necessary at this site.

Groundwater: Concentrations of contaminants in groundwater are indicative of residual contamination rather than an on-going source.

Remedial Actions: None known.

### **References**

NYSDEC IHWDS, accessed from the Internet at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3>

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3>

**Site Assessment/Profile:**

**Owner:** ECIDA c/o Braxner LLC  
**Site Address:** 3937 River Road  
**Owner Address:** PO Box 58, Tonawanda, NY  
**SBL# No.:** 64.08-1-9



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$309,000  
**Size/Area (acres):** 16.52

**Buildings (Quantity and Quality/Condition):** There is one apparent vacant manufacturing building on site with a "Vanocur Refractories" sign. The address on the building is "3937-4001".

**Zoning:** G1

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Vacant

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 0.75 miles to the south of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The site is developed with one apparent vacant industrial building.

**Environmental:** This site is registered with the New York State Department of Environmental Conservation as a Chemical Bulk Storage (CBS) facility (ID #9-000075) listed under Ivaco Steel Processing (New York) LLC.

**Groundwater:** No information available.

**Remedial Actions:** None known.

**References**

CBS, NYSDEC, accessed from the Internet at:

<http://www.dec.ny.gov/cfm/x/xtapps/derexternal/abs/details.cfm>

**Site Assessment/Profile:**

**Owner:** Niagara River World, Inc.  
**Site Address:** 4002 River Road  
**Owner Address:** 4000 River Road, Tonawanda, NY  
**SBL No.:** 64.08-1-1.1

**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$83,000  
**Size/Area (acres):** 50.08

**Buildings (Quantity and Quality/Condition):** There are three (3) buildings on site, one (1) large building with a stack. All buildings appear to be in fair to poor condition.

**Zoning:** WID



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Underutilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 0.75 miles to the south of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** At site

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** Roblin Steel used the site for industrial operations (steel-making) starting in early 1900s following placement of slag and other fill in low-lying areas on the site. Portions of the site were leased by a variety of industries after the 1960s. From 1981 to 1989 Envirotek leased a portion of the site for solvent recovery operations.

**Environmental:** This site is registered with the New York State Department of Environmental Conservation as an Inactive Hazardous Waste Disposal Site (IHWDS) (ID #915056). Sources of contamination include on-site disposal, leaking tanks, condensate from waste processing still, and spills. Numerous Remedial Investigations and Interim Remedial Measures have been conducted at the site. Natural attenuation is taking place. A Site Management Plan (SMP) exists for the site which contains separate soil, groundwater, and IC/EC management plans, and an environmental easement that will address any residual contamination that may be excavated during future redevelopment, requires sub-slab depressurization systems in any buildings constructed over the remnants of the Envirotek groundwater plume, requires groundwater monitoring, restricts use of the site to commercial or industrial uses, and provides periodic certification of the remedy.

**Groundwater:** Annual Site Management of groundwater quality monitoring is ongoing. The next sampling event will be 2015 with a frequency of every five years up to 2025.

**Remedial Actions:** No additional known remediation or further investigation.

**References**

NYSDEC IHWDS, accessed from the Internet at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3>

**Site Assessment/Profile:**

**Owner:** Niagara Mohawk Power Corp. c/o Real Estate Tax Department A-3  
**Site Address:** 4290 River Road  
**Owner Address:** 300 Erie Boulevard West, Syracuse, NY  
**SBL No.:** 51.2-1-1.1

**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$153,710  
**Size/Area (acres):** 56.42  
**Buildings (Quantity and Quality/Condition):** No buildings are on site.  
**Zoning:** WMU



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Inactive landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Approximately 1,400 feet to south of I-190

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 60-ft wide, condition good.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The site was a landfill from the early 1900s to 1970 and consisted of fly ash, boiler cleaning wastes and foundry sand. Additionally, impacted river sediments were dredged and disposed of on-Site in late 1990s.

**Environmental:** This site is an inactive, capped landfill. Remediation is primarily complete; however, ash, foundry sand and construction and demolition debris are still present on site. Operations Maintenance & Monitoring Plan required annual monitoring and 5 year reviews. On Site contaminants of concern are primarily limited to poly-aromatic hydrocarbons (PAHs) and metals. The most recent environmental reports indicate diminishing groundwater impacts at the Site; however, a groundwater extraction system is still in operation.

**Groundwater:** The most recent environmental reports indicate diminishing groundwater impacts at the Site; however, a groundwater extraction system is still in operation.

**Remedial Actions:** None known.

**References**

Phase I Study for NYS IHWDS Hazard Rating – June 1983 by Engineering and Science/Dame and Moore  
Site Investigation – April 1986 by O'Brien and Gere  
Remedial Investigation – June 1989 by O'Brien and Gere  
Feasibility Study – April 1990 by O'Brien and Gere  
Amended ROD – October 1993 by NYSDEC  
Phase I Sediment Data Assessment Report – April 1995 by Parsons Engineering  
Phase II Sediment Investigation/Remedial Alternatives – November 1996 by Parsons  
Sediment Removal at Cherry Farm/River Rd Sites Final RDR – May 1998 by Parsons  
Post-Construction GW Monitoring – October 1998 by Parsons

2008 Annual and 5yr Review OM&M – May 2009 by GES (of Cheektowaga)  
2009 Annual Review of OM&M – May 2010 by GES

**Site Assessment/Profile:**

**Owner:** Enbridge Energy Partners  
**Site Address:** 4560 River Road  
**Owner Address:** 1100 Louisiana SU 2900  
Houston, TX 77002  
**SBL#:** 51.12-1-2



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$72,700.00  
**Size/Area (acres):** 0.52  
**Buildings (Quantity and Quality/Condition):** The Site is developed with one (1) building.  
**Zoning:** WMU

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Underutilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 850 feet to the north of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site is currently developed with one (1) building.

**Environmental:** An apparent oil pipeline is located under the property, extending from the Ashland properties across River Road to the Niagara River. No additional information is available.

**Groundwater:** No information available.

**Remedial Actions:** No known remediation or environmental investigation.

**References**

Site reconnaissance – January 4, 2011

**Site Assessment/Profile:**

**Owner:** Guiseppe Holdings, LLC  
**Site Address:** 4630 River Road  
**Owner Address:** 2947 Delaware Avenue  
Kenmore, NY 14217  
**SBL#:** 52.09-1-1



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$20,000.00  
**Size/Area (acres):** 3  
**Buildings (Quantity and Quality/Condition):** There are no buildings on the site.  
**Zoning:** WMU

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Underutilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 1,000 feet to the north of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped.

**Environmental:** The 1972 aerial photograph shows an apparent settling pond on parcel.

**Groundwater:** No information available.

**Remedial Actions:** No known remediation or environmental investigation.

**References**

1972 Aerial Photograph

**Site Assessment/Profile:**

**Owner:** Browning-Ferris Industries of NY, Inc.  
**Site Address:** 4697 River Road  
**Owner Address:** P.O. Box 29246, Phoenix, AZ 85038  
**SBL#:** 52.09-1-12.1

**Publicly Owned:** Yes  
**Assessed Value:** \$43,300  
**Size/Area (acres):** 1.838  
**Buildings (Quantity and Quality/Condition):** There are buildings on the site.  
**Zoning:** RHC



no

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Landfill

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Visible from I-190  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** None

**Narrative Summary:**

**Background:** The Site comprises a portion of the Seaway Landfill, which includes several parcels. Seaway Landfill was utilized as a municipal landfill from approximately 1930 to 1993, when it was closed and partially capped by Browning-Ferris Industries (BFI).

**Environmental:** Uranium ore processing by Linde Air Products, USACE Manhattan Engineer District (MED) and the Atomic Energy Commission in the Buffalo/Tonawanda region took place from 1942 to 1946. Solid byproducts of this processing (e.g., mill tailings) were disposed of in or adjacent to the Seaway Landfill. In 2008, USACE study identified contamination of the landfill by five (5) radionuclides known to be associated with the historical uranium ore processing. These materials were found to be widespread throughout the landfill. Additional radiological materials previously placed adjacent to the landfill (i.e., Ashland I and II) are also known to have been disposed of at Seaway Landfill subsequent to 1946.

**Groundwater:** According to the USACE, there are no MED-related groundwater impacts at Seaway Landfill.

**Remedial Actions:** A Record of Decision (ROD) was approved by the USACE in September 2009. The remedy is excavation/off-site disposal of some material, in-place capping of other material. Capping will consist of a 4'-5.5' thick top constructed of multiple layers of soil, fabric, geomembranes. The remedy also includes a land use control plan, long term surveillance, monitoring and maintenance by the Federal Government. Seaway Landfill currently utilizes a clay cutoff wall which extends below ground surface to an underlying clay unit. The wall is 30"-48" thick and was constructed in 1983. In addition, other standard landfill monitoring measures (leachate collection system, gas collection, surface water/GW monitoring) are in place. Rattlesnake creek runs through a concrete culvert below the landfill. The construction date of this culvert is unknown but the 1972 aerial shows Rattlesnake Creek exposed on this parcel, indicating that the culvert was constructed sometime after 1972. The potential for impacts from additional materials (i.e., hazardous substances or petroleum) have not been assessed.

**References**

Record of Decision completed by USACE in October 2009  
Addendum to Feasibility Study completed by USACE in April 2008

**Site Assessment/Profile:**

**Owner:** Enbridge Energy Partners  
**Site Address:** 4700 River Road  
**Owner Address:** P.O. Box 14000, Lexington, KY 40512  
**SBL#:** 52.09-1-2



**Publicly Owned:** No  
**Assessed Value:** \$1,030,900  
**Size/Area (acres):** 0.071

**Buildings (Quantity and Quality/Condition):** The Site is developed with one unoccupied building in fair condition.

**Zoning:** WMU

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site building was apparently constructed in 1963. The property is located on the northern side of River Road and borders the Niagara River.

**Environmental:** Two of the Site's property lines border 4630 River Road, which historically had a settling pond apparently associated with refining activities. A petroleum pipe line from Ashland runs through or adjacent to the Site. There are no known environmental assessments.

**Groundwater:** No information available.

**Remedial Actions:** No known assessments or remediation.

**References**

Site Reconnaissance – January 4, 2011

**Site Assessment/Profile:**

**Owner:** Pinnacle Towers, Inc.  
**Site Address:** 786 East Park Drive  
**Owner Address:** 4017 Washington Road, Cannonsburg,  
PA 15317  
**SBL#:** 52.15-1-2.2



**Publicly Owned:** No  
**Assessed Value:** \$192,800  
**Size/Area (acres):** 0.882  
**Buildings (Quantity and Quality/Condition):** A cell tower  
is on the site.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Underutilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to I-290  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** East Park Drive – condition fair  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical  
infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site is currently developed with a cellular phone tower but appears to have been undeveloped prior to the tower's construction.

**Environmental:** Adjacent to the Town of Tonawanda Landfill Vicinity Property (TLVP).

**Groundwater:** No information available.

**Remedial Actions:** No known assessments or remediation.

**References**

Site reconnaissance – January 4, 2011

# VACANT/UNDEVELOPED PROPERTIES

**Site Assessment/Profile:**

**Owner:** Braxner LLC  
**Site Address:** 4001 River Road  
**Owner Address:** 4001 River Road, Tonawanda, NY  
**SBL# No.:** 64.08-1-8

**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$148,000  
**Size/Area (acres):** 9.70  
**Buildings (Quantity and Quality/Condition):** Undeveloped  
**Zoning:** G1



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped. Appears to share a portion of the parking lot associated with 3937 River Rd.

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 0.75 miles to the south of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The site is located adjacent to the Tonawanda Coke facility.

**Environmental:** No information available.

**Groundwater:** No information available.

**Remedial Actions:** None known.

**Site Assessment/Profile:**

**Owner:** Ashland Oil & Refining Co  
**Site Address:** 4620 River Road  
**Owner Address:** P.O. Box 14000, Lexington, KY 40512  
**SBL#:** 52.09-1-15



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$3,400.00  
**Size/Area (acres):** 0.04  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WMU

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Underutilized

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 1,000 feet to the north of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped.

**Environmental:** No information available

**Groundwater:** No information available.

**Remedial Actions:** No known remediation or environmental investigation.

**References**

Site reconnaissance – January 4, 2011

**Site Assessment/Profile:**

**Owner:** Ashland Oil and Refining Company  
**Site Address:** 4999 River Road  
**Owner Address:** P.O. Box 14000, Lexington, KY 40512  
**SBL#:** 52.05-1-6



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$1,030,900  
**Size/Area (acres):** 90.41  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WB, WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 0.75 miles to the northeast of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** Unnamed paved road bisects the Site perpendicular to River Road.

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been historically undeveloped.

**Environmental:** Rattlesnake Creek and the Ashland II site are located on the southern portion of this parcel. The 1972 aerial photograph indicates solid waste disposal and/or fill on a portion of the Site, likely associated with Ashland II. In addition, the 2005 aerial photograph indicates that this parcel was utilized for staging of excavated soils from the US Army Corps of Engineers Formerly Utilized Sites Remedial Action Program (FUSRAP) work in this area.

**Groundwater:** No information available.

**Remedial Actions:** Rattlesnake creek and the Ashland Sites were previously remediated for radiological material. However, radiological wastes are currently stored in Seaway Landfill, thus allowing the potential for recontamination of Rattlesnake Creek.

**References**

United States Army Corps of Engineers Formerly Utilized Sites Remedial Action Program (FUSRAP)

Website: <http://www.lrb.usace.army.mil/fusrap/>

**Site Assessment/Profile:**

**Owner:** 5201 River Road, Inc.  
**Site Address:** 5201 River Road  
**Owner Address:** 2760 Kenmore Ave, Tonawanda, NY 14150  
**SBL#:** 52.05-1-4



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$381,400  
**Size/Area (acres):** 19.969  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** W-2

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 0.75 miles to the northeast of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site is currently undeveloped and the northern three-quarters of the parcel appears to have been historically undeveloped. Rattlesnake creek flows southwest to northeast along the southern portion of the Site.

**Environmental:** Rattlesnake creek runs through the southern portion of the Site.

**Groundwater:** No information available.

**Remedial Actions:** Rattlesnake creek was previously remediated for radiological material deposited by runoff from Seaway Landfill and the Ashland sites. However, radiological wastes are currently stored in Seaway Landfill, thus allowing the potential for recontamination of Rattlesnake Creek.

**References**

United States Army Corps of Engineers Formerly Utilized Sites Remedial Action Program (FUSRAP)  
Website: <http://www.lrb.usace.army.mil/fusrap/>

**Site Assessment/Profile:**

**Owner:** Wachovia Bank National Association  
**Site Address:** 5211 River Road  
**Owner Address:** C/o Cust Behalf of Erie County  
25 Delaware Avenue, Buffalo, NY 14202  
**SBL#:** 52.10-1-1



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$36,300.00  
**Size/Area (acres):** 6.69  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to Riverview Parkway

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** Riverview Parkway - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped.

**Environmental:** Rattlesnake Creek (a former FUSRAP site) runs through the center of this parcel.

**Groundwater:** No information available.

**Remedial Actions:** Remediation of FUSRAP-materials has been completed by the USACE. According to the USACE, no further response is needed to protect human health and the environment from the project contaminants of concern.

**References:**

Site Closeout Report completed by USACE in October 2006  
Completion Fact Sheet completed by USACE in September 2006  
Explanation of Significant Differences completed by USACE in September 2004  
Rattlesnake Creek Fact Sheet completed by USACE in January 2001

**Site Assessment/Profile:**

**Owner:** 5201 River Road Inc.  
**Site Address:** 5315 River Road  
**Owner Address:** 2760 Kenmore Avenue, Tonawanda, NY  
**SBL#:** 52.06-3-11.11



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$542,900.00  
**Size/Area (acres):** 54.31  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WB, WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped.

**Environmental:** Rattlesnake Creek (a former FUSRAP site) runs through the center of this parcel.

**Groundwater:** No information available.

**Remedial Actions:** Remediation of FUSRAP-materials has been completed by the USACE. According to the USACE, no further response is needed to protect human health and the environment from the project contaminants of concern.

**References:**

Site Closeout Report completed by USACE in October 2006  
Completion Fact Sheet completed by USACE in September 2006  
Explanation of Significant Differences completed by USACE in September 2004  
Rattlesnake Creek Fact Sheet completed by USACE in January 2001

**Site Assessment/Profile:**

**Owner:** Riverview Industrial Center 5/6 Int  
**Site Address:** 5335 River Road  
**Owner Address:** 15 Elmwood Hill Ln, Rochester, NY 14610  
**SBL#:** 52.06-3-10

**Publicly Owned:** No  
**Assessed Value:** \$494,800  
**Size/Area (acres):** 25.186  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WB, WID



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road and approximately 1-mile northeast of I-190.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site extends approximately 4,600-ft southwest from River Road. The majority of the Site is forested. However, the northern portion of the property was previously utilized as a petroleum tank farm. A building was previously located on the northern portion of the Site, along River Road. Remediation is currently underway associated with the tank farm (see below)

**Environmental:** A tank farm was located on the northern portion of the parcel. Based on historic aerial photographs, large ASTs were present at the tank farm from at least 1951-2008. Contamination has been identified in pond sediments and a fill area in the southwestern corner of the former tank farm. Interim Remedial Actions were taken by the NYSDEC to address 3 additional issues in 2009/2010. The Arco oil pipeline is thought to be located somewhere on parcel (enters from south) but was not found during prior investigations. The 1951 aerial photograph indicates a disturbance potentially associated with a pipeline along the Site's eastern property line.

**Groundwater:** Minor SVOC, pesticide and metal exceedences of NYSDEC TOGS 1.1.1.

**Remedial Actions:** Removal of 14 USTs and surrounding contaminated soils and removal of petroleum product from the onsite concrete sewer. Remediation of the large AST containment ponds is anticipated to be completed in Spring 2012.

**References**

NYSDEC Site Investigation & Remedial Action Report – October 2010  
Mr. James B. Jones, Town Engineer, Town of Tonawanda

**Site Assessment/Profile:**

**Owner:** Con-Way Transportation Services Inc.  
**Site Address:** 5601 River Road  
**Owner Address:** PO Box 4138, Portland, OR 97208  
**SBL#:** 52.06-3-4



**Publicly Owned:** No  
**Foreclosure List:** No  
**Assessed Value:** \$81,500.00  
**Size/Area (acres):** 1.644  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WB

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to River Road  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** River Road - 50-ft wide, condition fair.  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped.

**Environmental:** The 1972 aerial photograph indicates potential filling at the Site.

**Groundwater:** No information available.

**Remedial Actions:** No information available.

**References:**

1972 Aerial Photograph

**Site Assessment/Profile:**

**Owner:** 3679 River Road, Inc.  
**Site Address:** 5603 River Road  
**Owner Address:** 3649 River Road, Tonawanda, NY 14150  
**SBL#:** 52.06-3-5

**Publicly Owned:** No  
**Assessed Value:** \$89,100  
**Size/Area (acres):** 8.632  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** G1



**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** None  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** No road access  
**Secondary Road Access:** None  
**Rail Access (At Site, Adjacent, Nearby):** None  
**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been historically undeveloped.

**Environmental:** Mounding/fill including soil and construction and demolition debris is currently located on the Site. The NYSDEC recently sampled foundry ash discovered in storage containers at the Site. Analytical data associated with this sampling is not yet available.

**Groundwater:** No information available.

**Remedial Actions:** No known assessments or remediation.

**References**

Site reconnaissance – January 4, 2011

**Site Assessment/Profile:**

**Owner:** Enbridge Energy Partners  
**Site Address:** 5607 River Road  
**Owner Address:** 1100 Louisiana SU 2900  
Houston, TX  
**SBL#:** 52.11-1-2



**Publicly Owned:** No  
**Assessed Value:** \$8,600.00  
**Size/Area (acres):** 0.811  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** None  
**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** A driveway extends through the central portion of the Site from Two Mile Creek Road to the Enbridge facility at 860 Two Mile Creek Road.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site appears to have been historically undeveloped.

**Environmental:** Based on the review of the 1972 aerial photograph there exists the potential for historical solid waste/fill disposal.

**Groundwater:** No information available.

**Remedial Actions:** No known assessments or remediation.

**References**

1972 historical aerial photograph

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 785 East Park Drive  
**Owner Address:** 2919 Delaware Avenue, Kenmore, NY  
**SBL#:** 52.15-1-3



**Publicly Owned:** Yes  
**Foreclosure List:** No  
**Assessed Value:** \$79,100.00  
**Size/Area (acres):** 2.34  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to East Park Drive and visible from I-290.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** East Park Drive - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The Site has been historically undeveloped. Soil piles were observed on this parcel during site reconnaissance. Portions of the Future North Youngmann Commerce Park (FNYCP) are currently used to store street sweepings, mulch, etc. by the Town Department of Public Works.

**Environmental:** FUSRAP material has been identified found in FNYCP by USACE at radiological risk levels below National Oil and Hazardous Substance Pollution Contingency Plan (NPC) levels. A Record of Decision was signed by the USACE in 2008 associated with the FNYCP. The decision was no further (remedial) action with future development restricted to commercial/industrial use.

**Groundwater:** No information available.

**Remedial Actions:** FUSRAP materials have been identified at concentrations below guidance levels and a no further action remedy was deemed appropriate.

**References:**

Site reconnaissance – January 4, 2011  
Remedial Investigation Report – April 2005, completed by USACE  
Record of Decision – September 2008, completed by USACE

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 789 East Park Drive  
**Owner Address:** 2919 Delaware Avenue, Kenmore, NY  
**SBL#:** 52.16-1-1



**Publicly Owned:** Yes  
**Foreclosure List:** No  
**Assessed Value:** \$ 167,700.00  
**Size/Area (acres):** 18.35  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to East Park Drive and visible from I-290.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** East Park Drive - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** Town of Tonawanda waste incinerators were previously located on the western-most portion of this parcel. Soil piles were observed on this parcel during site reconnaissance. Portions of the Future North Youngmann Commerce Park (FNYCP) are currently used to store street sweepings, mulch, etc. by the Town Department of Public Works.

**Environmental:** FUSRAP material has been identified found in FNYCP by USACE at radiological risk levels below National Oil and Hazardous Substance Pollution Contingency Plan (NPC) levels. A Record of Decision was signed by the USACE in 2008 associated with the FNYCP. The decision was no further (remedial) action with future development restricted to commercial/industrial use.

**Groundwater:** No information available.

**Remedial Actions:** FUSRAP materials have been identified at concentrations below guidance levels and a no further action remedy was deemed appropriate.

**References:**

Site reconnaissance – January 4, 2011  
Remedial Investigation Report – April 2005, completed by USACE  
Record of Decision – September 2008, completed by USACE

**Site Assessment/Profile:**

**Owner:** Town of Tonawanda  
**Site Address:** 791 East Park Drive  
**Owner Address:** 2919 Delaware Avenue, Kenmore, NY  
**SBL#:** 52.16-1-3



**Publicly Owned:** Yes  
**Foreclosure List:** No  
**Assessed Value:** \$849,600.00  
**Size/Area (acres):** 66.52  
**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.  
**Zoning:** WID

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to East Park Drive and visible from I-290.

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** East Park Drive - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** None

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** Town of Tonawanda waste incinerators were previously located on the western-most portion of this parcel. Soil piles were observed on this parcel during site reconnaissance. Portions of the Future North Youngmann Commerce Park (FNYCP) are currently used to store street sweepings, mulch, etc. by the Town Department of Public Works.

**Environmental:** FUSRAP material has been identified found in FNYCP by USACE at radiological risk levels below National Oil and Hazardous Substance Pollution Contingency Plan (NPC) levels. A Record of Decision was signed by the USACE in 2008 associated with the FNYCP. The decision was no further (remedial) action with future development restricted to commercial/industrial use.

**Groundwater:** No information available.

**Remedial Actions:** FUSRAP materials have been identified at concentrations below guidance levels and a no further action remedy was deemed appropriate.

**References:**

Site reconnaissance – January 4, 2011  
Remedial Investigation Report – April 2005, completed by USACE  
Record of Decision – September 2008, completed by USACE

**Site Assessment/Profile:**

**Owner:** Spaulding Fibre Co., Spaulding Composites and City of Tonawanda

**Site Address:** Various

**Owner Address:** Various

<b>SBL#:</b> 52.08-5-3.23	52.08-5-25
52.08-4-19	52.08-5-24
52.08-5-4	52.08-5-23
52.08-5-3.11	52.08-4-17
52.08-4-14.1	52.08-4-18
52.08-5-22	52.08-5-3.24
52.08-5-26	52.08-5-27
52.08-4-20	52.08-5-2
52.08-5-3.22	52.08-5-1



**Publicly Owned:** No

**Foreclosure List:** No

**Size/Area (acres):** 48.609

**Buildings (Quantity and Quality/Condition):** The Site is undeveloped.

**Zoning:** SCPD

**Use Status (Full Use, Underutilized/Run-down, Vacant, Other):** Undeveloped

**Proximity to Gateway Area (A Primary Point of Entry to Community):** Adjacent to Wheeler Street and Hackett Drive

**Historic Preservation Potential:** None

**Quality of Road Access (Size/Condition):** Wheeler Street - 50-ft wide, condition fair.

**Secondary Road Access:** None

**Rail Access (At Site, Adjacent, Nearby):** Adjacent to east

**Infrastructure (Availability/Quality):** Municipal water/sewer available. Extensive electrical infrastructure present throughout the area.

**Narrative Summary:**

**Background:** The site has been utilized primarily for vulcanized fiber manufacturing from 1911 to 1992. Operations at the Site included paper production. The facility was decommissioned by Spaulding Fibre between 1992 and 1995.

**Environmental:** Investigations at the Site (beginning in 1995) identified petroleum, PCB and metals contamination in soils and groundwater.

**Groundwater:** Chemicals of concern have been identified in groundwater at levels exceeding NYSDEC groundwater standards in one section of the property (Operable Unit 6). However, site geology and hydrology appears to have prevented impacted groundwater from migrating offsite and the sources of groundwater contamination have been removed from the Site.

**Remedial Actions:** Remediation (primarily soil removal) was conducted between 2004 and 2010. No further action was deemed necessary by the NYSDEC as part of the Record of Decision completed in March 2011. A site management plan is in place at the Site.

**References:**

Site Investigation Report completed by Liro Engineers, Inc., in May 2008  
Record of Decision (OU-1 through OU-4) completed by NYSDEC in May 2003  
Final IRM Report for OU-2 completed by NYSDEC in March 2007  
Remedial Alternatives Report for OU-7 completed by Liro Engineers, Inc., in January 2009  
Revised Supplemental Investigation Result Report completed by Liro Engineers, Inc., in January 2009  
Spaulding Fibre Press Room Basement Results completed by Liro Engineers, Inc., in May 2009  
Record of Decision (OU-7) completed by NYSDEC in March 2009  
IRM Work Plan (OU-5) completed by Liro Engineers in May 2009  
IRM Work Plan (OU-6) completed by Liro Engineers in June 2009  
Final Remediation Report for OU2 - Basement/Storm Sewer completed by NYSDEC in June 2010