

TOWN OF TONAWANDA

TONAWANDA
OPPORTUNITY AREA

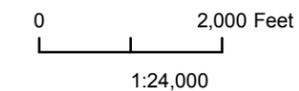
NOMINATION STUDY



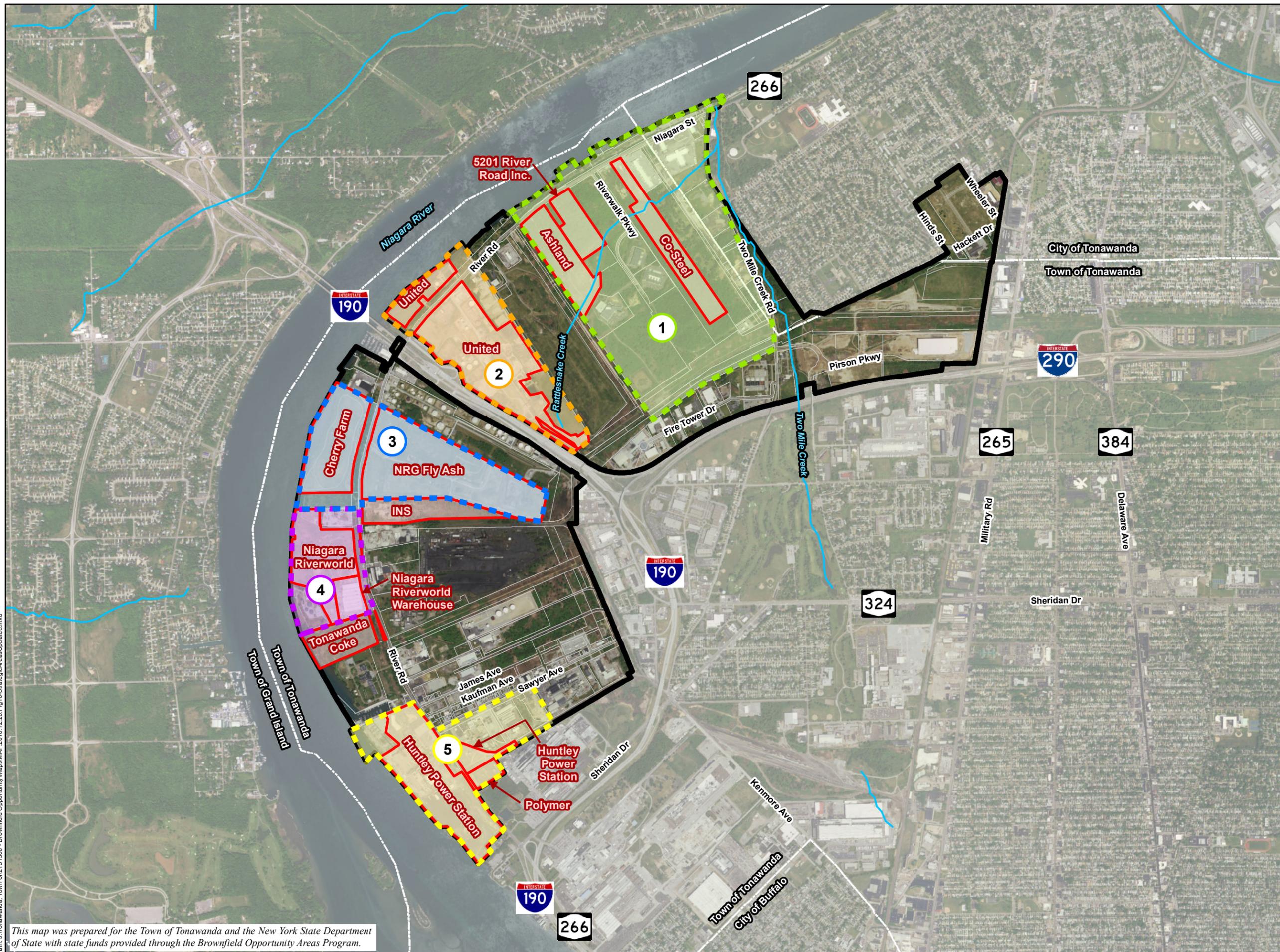
STRATEGIC AREAS AND
STRATEGIC SITES MAP

- TOA Nomination Study Area
 - Municipal Boundaries (White)
 - Creek
 - Other Properties
 - Strategic Sites
- Strategic Areas**
- Strategic Area 1
 - Strategic Area 2
 - Strategic Area 3
 - Strategic Area 4
 - Strategic Area 5

Sources:
 1. TOA Nomination Study Area Boundary: Created by LaBella using parcel boundaries provided by the Town of Tonawanda
 2. Town and City of Tonawanda property boundaries: Provided by the Town of Tonawanda
 3. Strategic Sites and Strategic Areas: Created by LaBella based on Town and Steering Committee input
 4. Roads and Municipal Boundaries: Census Shapefiles from TIGER/Line database (minor edits by LaBella to municipal boundaries to match property lines)
 5. Aerial background: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community.

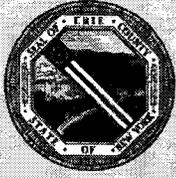


Labella Project No:
2151300



Path: J:\Tonawanda_Town\2151300 - Brownfield Opportunity Maps\MAP.2016.12.20.Fig10.StrategicAreasUpdated.mxd

This map was prepared for the Town of Tonawanda and the New York State Department of State with state funds provided through the Brownfield Opportunity Areas Program.



News from the Office of
ERIE COUNTY EXECUTIVE MARK POLONCARZ

NEWS RELEASE

December 6, 2012

CONTACT: Peter Anderson / Peter.Anderson@erie.gov
Phone: (716)858-8500 / Mobile: (716) 270-7842

POLONCARZ, OFFICIALS VISIT REMEDIATED SPAULDING FIBRE SITE

Collaborative Cleanup Process Began in 2004, Transformed Site Into Modern Business Park

ERIE COUNTY, NY— Today, Erie County Executive Mark C. Poloncarz was joined at the Spaulding Fibre site in Tonawanda by Commissioner of the Department of Environment and Planning Maria Whyte, elected officials, and representatives of the numerous parties involved in the remediation and redevelopment of the former industrial site to highlight the site's renewal. Broad cooperation between Erie County, the City of Tonawanda, the Erie County Industrial Development Agency ("ECIDA"), the NYS Department of Environmental Conservation ("NYSDEC"), the NYS Empire State Development Corporation ("NYSESDC"), the U.S. Department of Housing and Urban Development, and elected officials at the local, County, State, and Federal levels was critical to the project's successful completion.

"This site serves as a good example of what can happen when committed partners work together for the good of the community, and how that shared work can bear fruit that may not have been realized if partnerships were not formed," **said Poloncarz**. "This problem was too big for any one agency to handle alone, and it took more than eight years of work involving participation from the public and private sectors to transform what was an environmentally hazardous neighborhood eyesore into a shovel-ready business park. I would like to thank our partners in this endeavor for their vision, support, and belief that we could get this done."

The Spaulding site is a 47-acre former manufacturing plant with 860,000 square feet of buildings that had been closed since 1992. The NYSDEC placed approximately 4 acres on the Superfund list following the closing, with the balance of the site having portions of land with contamination and vacant factory structures. These structures, designed for a specific process industry and with varying levels of contamination, were not able to be reused after being abandoned and were slated for demolition. Following Spaulding Fibre's bankruptcy proceedings in 2005, the property was formally abandoned and left to the public to clean up. The goal of the public sector team was to demolish the buildings, remediate the environmental problems and redevelop the site as a modern business park.

NYSDEC Project Engineer Greg Sutton QUOTE HERE

NYS ESDC QUOTE HERE

NYS Assemblyman Schimminger QUOTE HERE

ECIDA Chairman John LaFalce QUOTE HERE

City of Tonawanda Mayor Pilozzi QUOTE HERE

National Grid Regional Director Dennis Elsenbeck QUOTE HERE

Work at the site included three phases of demolition and remediation, the first beginning in 2006 and the third reaching completion in 2011; roadway design, an Environmental Impact Statement and Rezoning were also completed in 2011. Roadway construction and landscaping took place in late 2011 through 2012. During demolition, scrap steel was recycled; asbestos, wood, and roofing was landfilled; and clean concrete was crushed and used as a recycled material for backfill on the site.

Funding for the project was provided by:

• Erie County	\$3.4 million
• NYSDEC	\$10.0 million
• Empire State Development	\$3.2 million
• HUD (through Erie County)	\$1.2 million
• City of Tonawanda	\$2.5 million
• National Grid	<u>\$300,000</u>
Total	\$20.6 million

The site is now officially open for business as a 47-acre, fully-serviced and shovel-ready business park with Commercial/Light Industrial Zoning. The working group is now providing information to the Buffalo Niagara Enterprise (“BNE”) to produce a selling flyer for the property; interested purchasers should contact the Mayor’s office in City Hall.

Site History:

The Spaulding Fibre Company began operations on the site in 1911 as a manufacturer of vulcanized fibre, an early “plastic” made by treating paper with a zinc chloride solution. Later products produced on-site included thermosetting laminates made by impregnating natural fibers with phenolic resins. The first structures on the site were built along Wheeler Street, with over 40 building additions taking place up until 1985. Over several generations, Spaulding Fibre provided thousands of jobs to residents of the City of Tonawanda and the surrounding municipalities.

RECEIVED

JUN 6 - 2013



New York State Department of Environmental Conservation

PUBLIC NOTICE

State Superfund Program

INSPECTORS OFFICE

Receive Site Information by *Email*. See **For More Information** to learn how.

Site Name: Spaulding Fibre

June 4, 2013

Site No. 915050 **Tax Map No.** 052.08-5-22, 052.08-5-3.22, 052.08-5-23, 052.08-5-24, 052.08-5-25, 052.08-5-26, 052.08-5-27

Site Location: 310 Wheeler Street, City of Tonawanda, Erie County 14150

Inactive Hazardous Waste Disposal Site Delist Notice

The Inactive Hazardous Waste Disposal Site Program (the State Superfund Program) is the State's program for identifying, investigating, and cleaning up sites where the disposal of hazardous waste may present a threat to public health and/or the environment. The New York State Department of Environmental Conservation (DEC) maintains a list of these sites in the Registry of Inactive Hazardous Waste Disposal Sites (the "Registry"). The DEC has determined that this site (see map on reverse side) no longer presents a threat to public health or the environment and is proposing to delist the site from the Registry for the following reason(s):

Contaminated soil, fill, and waste were removed from the site and disposed off-site between 2004 and 2010. Through remedial actions and institutional controls, human exposures to residual contamination at depth will continue to be addressed as follows:

- **Soil:** An environmental easement was executed and recorded to restrict future land use to restricted residential, commercial, or industrial use for approximately 31 acres of the 46 acre site. The remaining 15 acres did not require any use restrictions. Any future ground-intrusive activities will be performed in compliance with an excavation work plan to ensure residually contaminated soils are properly managed.
- **Groundwater:** The environmental easement restricts the use of groundwater as a source of potable or process water without appropriate treatment as approved by the NYSDEC, NYSDOH or County Health Department for the 31 acre portion of the site.

Periodic certification to verify that the institutional controls remain in place and are effective will continue to be completed.

Public comments are being received before the decision to remove the site from the Registry is finalized. The public comment period will end July 12, 2013. If you would like to provide us with written comments, please send them to: Glenn May, Project Manager, NYSDEC-DER, 270 Michigan Ave., Buffalo, NY 14203; gmmay@gw.dec.state.ny.us; or call 716-851-7220.

For a summary of any comments received, please contact the Project Manager listed above.

If we do not receive any new or additional information during this public comment period that changes our delist proposal, we will delist the site on or after August 3, 2013.

If you own property adjacent to this site and are renting or leasing your property to someone else, please share this information with them. If you no longer wish to be on the contact list for this site or otherwise need to correct our records, please contact DEC's Project Manager listed above.

FOR MORE SITE INFORMATION

Additional information about this site can be found using DEC's "Environmental Site Remediation Database Search" engine which is located on the internet at: www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3

DEC is sending you this notice in accordance with Environmental Conservation Law Article 27, Title 13 and its companion regulation (6 NYCRR 375-2.7(b)(6)(ii)) which requires DEC to notify all parties on the contact list for this site of this recent action.

SPAULDING COMMERCE PARK

Tonawanda, New York

FIGURE 11
Alternative #3



ERIE COUNTY - NEW YORK
NOT DRAWN TO SCALE

LEGEND

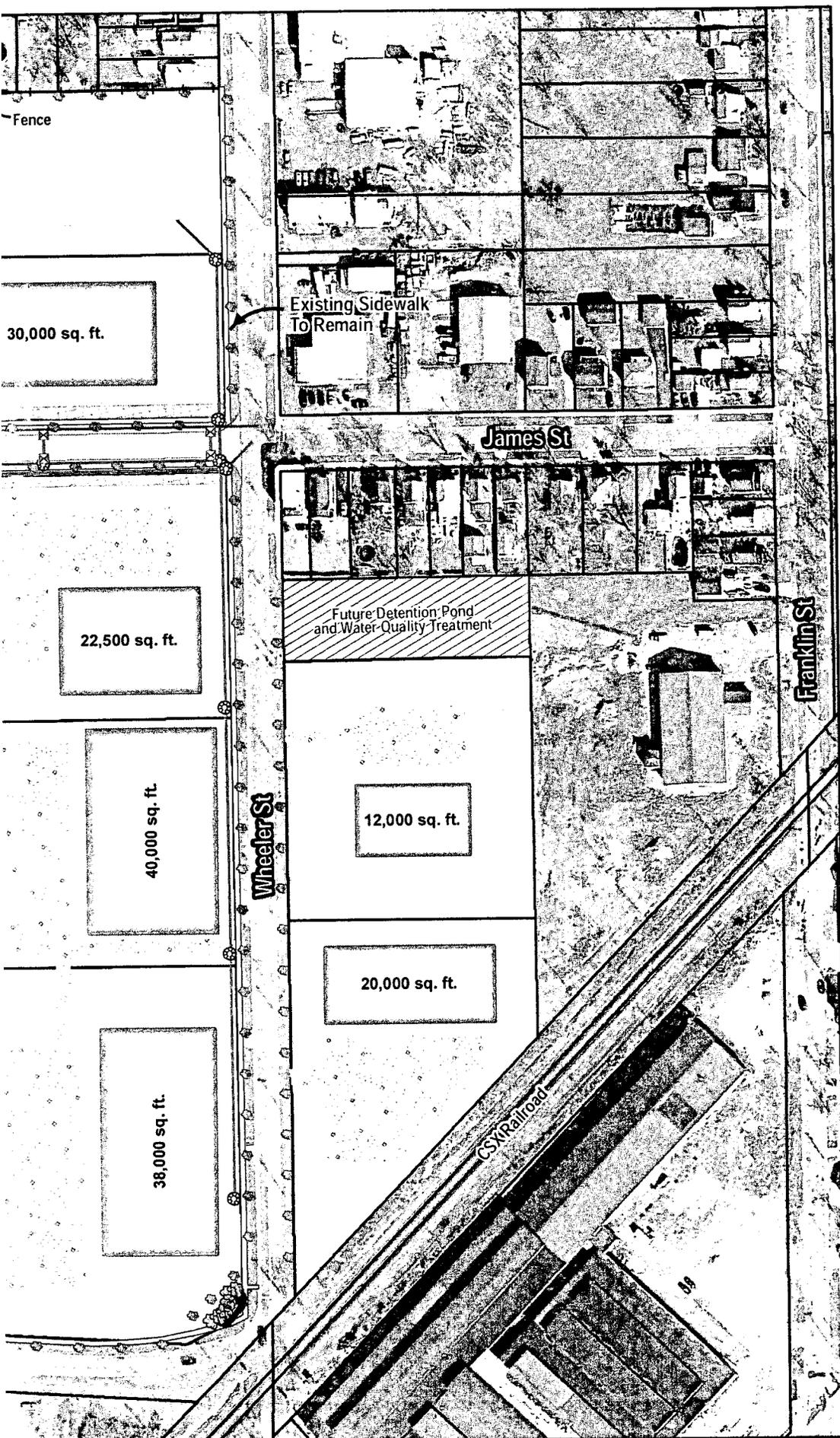
- Parcels
- Building Footprint
- Parking Lot
- Road
- Sidewalk
- Waterline
- Catch Basin
- Manhole
- Sanitary Sewer
- Storm Sewer
- Easement
 - National Grid Easement
 - Private Utility Easement

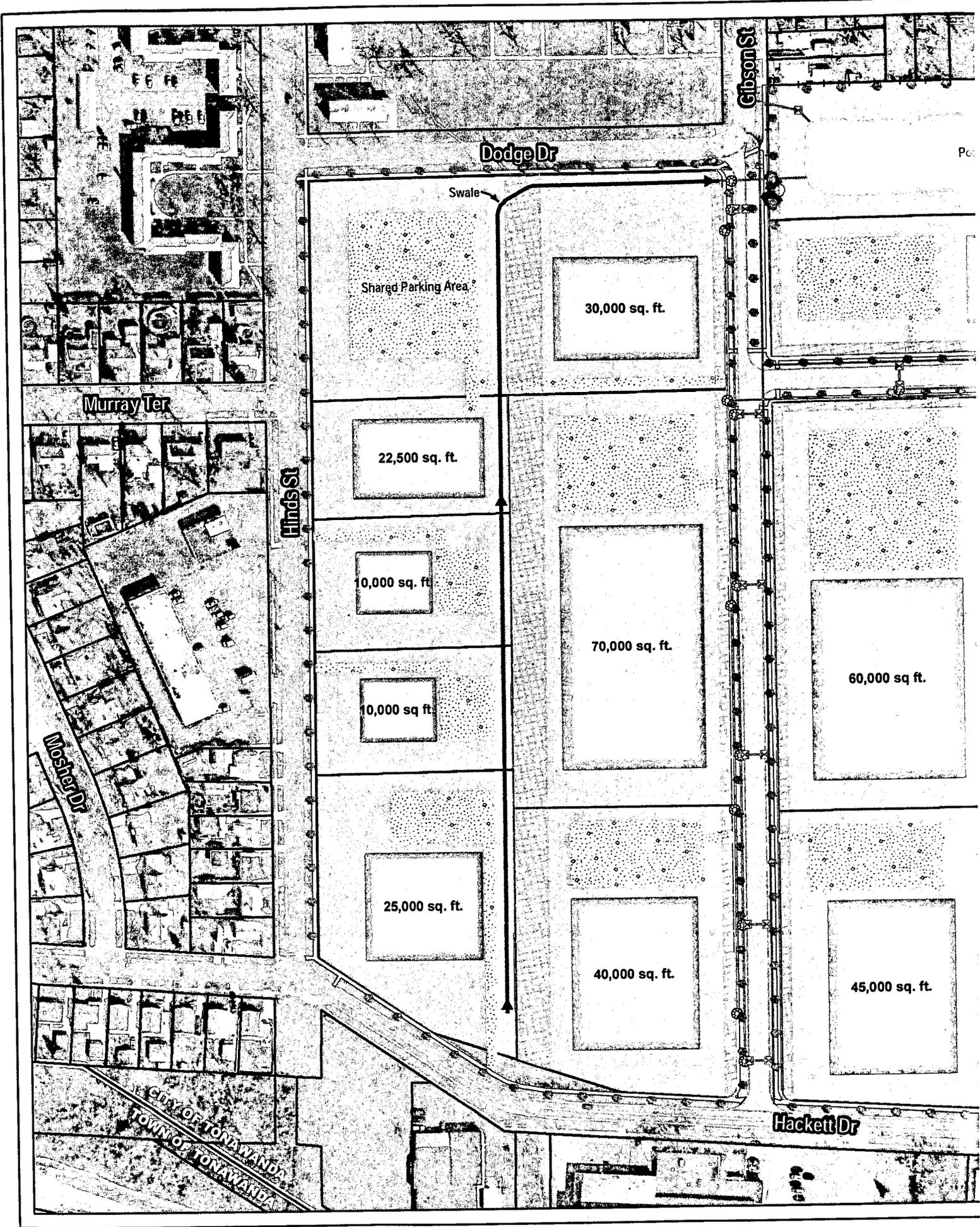
0 25 50 100
Feet

wendel

WD Project # 272910
Map Created: March, 2011

Wendel Duchscherer Architects & Engineers, P.C.
shall assume no liability for:
1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused or; 2. Any decision or action taken or not taken by the reader in reliance upon any information or data furnished hereunder.
Data Sources: NYS GIS Clearinghouse





Dodge Dr

Gibson St

Swale

Shared Parking Area

30,000 sq. ft.

Murray Ter

Hinds St

22,500 sq. ft.

10,000 sq. ft.

70,000 sq. ft.

60,000 sq. ft.

10,000 sq. ft.

Mosher Dr

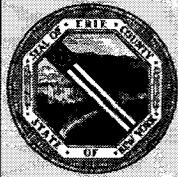
25,000 sq. ft.

40,000 sq. ft.

45,000 sq. ft.

Hackett Dr

CITY OF TONAWANDA
TOWN OF TONAWANDA



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CHANGE ORDER NO. 02 DECREASE \$10,686.10

Job No. 2787.1

Job Description 5335 River Road Containment Pond Removal and Sitework

Contractor Op-Tech Environmental Services, Inc.

Summation of Unit Bid Prices \$156,514.00

TO THE HONORABLE TOWN BOARD OF THE TOWN OF TONAWANDA:

WHEREAS, on the 3rd day of October, 2011 a contract for Job No. 2787.1 Was let to Op-Tech Environmental Services Inc. at the bid price, on a unit basis, of \$156,514.00; and

WHEREAS, during the progress of the work, under said contract, it was discovered that it was necessary to do additional work and furnish and/or install additional materials and supplies, factors which could not be foreseen at the time of making the estimate, because of unknown and unseen factors, all of which additional work, materials and supplies were actually performed and furnished as hereafter set forth in detail; and

WHEREAS, such deviations from the contract are based upon honest, reasonable and intelligent judgment and do not vary so substantially from the original plans and specifications as to constitute a new undertaking, where fairness could be secured only by competitive bidding; and

WHEREAS, the necessary additional work, materials and supplies, performed and furnished to properly complete the job consist of:

- Base Bid – Decrease due to unused quantities;
- Bid Alternate 1 – Decrease due to unused quantities;
- PCO #3 – Decrease due to unused quantities;
- PCO #4 –Increase for exploratory test pitting;
- PCO #5 –Increase for laboratory analysis of soils;
- PCO #6 – Increase for River Road fence replacement
- PCO #7 –Increase for landscaping
- PCO #8 –Increase for wild flower seed mix
- PCO #10 –Increase for recycled concrete import
- PCO #11 –Increase for guard rail install unforeseen conditions

(1) CHANGE TO BE MADE

The quantities actually installed differ from the estimated quantities as listed below with the resultant change in the Contract Price.

ITEM*	AMOUNTS		NET DIFFERENCE	UNIT BID PRICE	COST	
	ESTIMATED	INSTALLED			INCREASE	DECREASE
Base Bid – unused						27,943.40
Bid Alt 1 – unused						29,598.00
PCO #3 – unused						1,355.20
PCO #4					1,497.35	
PCO #5					1,760.00	
PCO #6					27,090.04	
PCO #7					8,096.55	
PCO #8					8,085.00	
PCO #10					193.24	
PCO #11					1488.32	
BID PRICE		\$156,514.00				
CO. 1 <i>Increase</i>		\$74,363.83		TOTAL CONTRACT		\$230,877.83
CO. 2 <i>Decrease</i>		\$10,686.10		TOTAL CONTRACT		\$220,191.73

(2) CHANGE TO BE MADE

The Contract Completion date shall be extended to August 24, 2012 (from the CO. 1 date of May 11, 2012) as a result of the additional Contract Work assigned by this Change Order.

SPAULDING COMMERCE PARK

Tonawanda, New York

FIGURE 11
Alternative #3



ERIE COUNTY - NEW YORK
NOT DRAWN TO SCALE

LEGEND

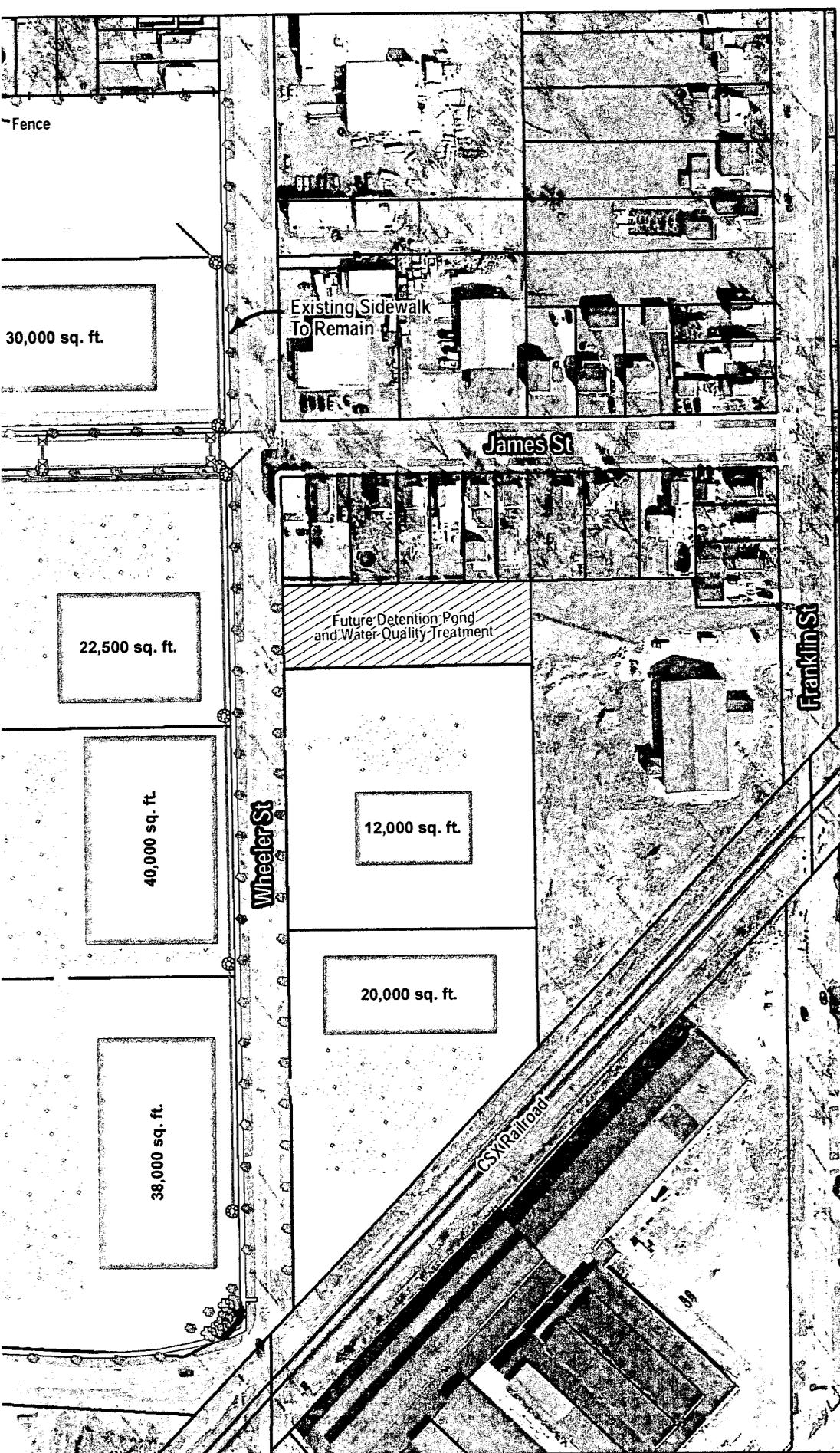
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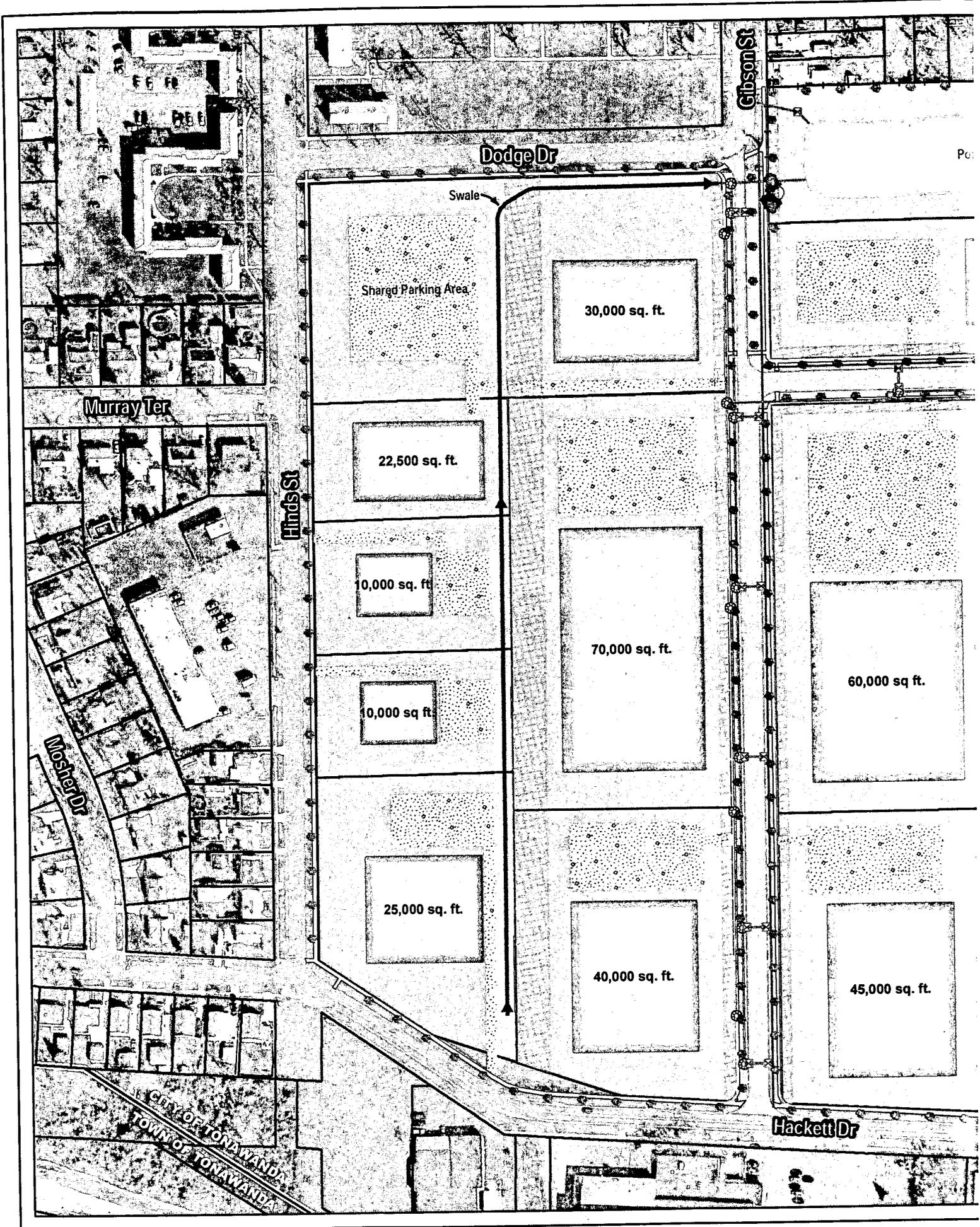
0 25 50 100
Feet

wendel

WQ Project # 272910
Map Created: March, 2011

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Data Sources: NYS GIS Clearinghouse





Redeveloping industrial land into an accessible, vibrant commerce park.

Spaulding Commerce Park

**Spaulding Commerce Park is newly-developed
46-acre business park in the City of Tonawanda.**



Niagara River



Spaulding Commerce Park



Strategically located between Buffalo and Niagara Falls with easy access to I-190 and I-290 and markets in Canada, the Spaulding Commerce Park provides the ideal setting for office and light industrial tenants. Located in the historic City of Tonawanda, also known as the "Gateway to the Erie Canal," business professionals will enjoy easy pedestrian access to the Erie Canal and the Niagara River Riverwalk trail system as well as numerous restaurants and business essentials.

The redeveloped industrial site is now a sustainably designed business park with a large labor pool within walking distance. The two miles of side walk / bike path offers the opportunity for alternative transportation choices such as bus, bicycle, or pedestrian.

Regional Highlights

Workforce

- Skilled, motivated and productive workforce; highly trained in engineering, physical sciences and construction trades.
- Affordable cost of living and competitive labor rates as compared to other northeast metro areas.

Incentives

- Valuable economic development incentives available, including tax credits and tax abatements.
- Available low-cost, reliable hydro-power from the New York Power Authority and Niagara Falls.

Transportation / Logistics

- Cross-border community boasting seven international ports of entry, two of the largest Foreign Trade Zones in the U.S., an extensive transportation infrastructure, and easy access to major U.S. and Canadian markets.
- Service by four Class I railroads (CSX, NS, CN, and CP) and one regional railroad (Buffalo & Pittsburgh), which interchanges with all four Class I railroads. CSX and NS have centrally located intermodal yards, offering access to the Port of New York/New Jersey and Chicago, IL.

Details

ACRES AVAILABLE:	Approximately 42 Acres
COUNTY:	Erie
FORMER USE:	Industrial
ZONING:	Mixed Use (Office & Light Industrial)
PRICE:	\$40,000 per acre
LEASE:	N/A
SPECIAL INCENTIVES:	New York Power Authority Hydropower Zone Potential NYS Excelsior Program Benefits (Investment Zone)

Access

CLOSEST HIGHWAY:	NYS Route 265
MILES TO HIGHWAY:	0.1 mile
CLOSEST INTERSTATE:	I-290
MILES TO INTERCHANGE:	1.0 mile
ACCESS ROADS:	Wheeler St.
RAIL SERVICE:	CSX
CLOSEST AIRPORT:	Buffalo Niagara International Airport

Utilities

WATER & SEWER:	Municipal
ELECTRIC:	National Grid Available lines: 4.16 kV, 2.4 kV, 34.5 kV
NATURAL GAS:	National Fuel
TELECOM:	Verizon





Development Ready

- Generic Environment Impact Statement (GEIS) is completed
- Complete utility infrastructure in place including a plug in storm sewer that allows for maximum usage of sites
- All permits in place
- Design guidelines in place
- Competitive Land Pricing
- Environmentally-Sensitive Business Park
- New York Power Authority Hydropower Zone
- Potential NYS Excelsior Program Benefits (Investment)



Tonawanda, New York

Conveniently located

- 10 minutes to the Niagara Falls International Airport
- 20 minutes to the Buffalo Niagara International Airport
- 15 minutes to downtown Buffalo, NY
- 18 minutes to the Peace Bridge
- 23 minutes to Rainbow Bridge
- 22 minutes to Queenston-Lewiston Bridge



Contact

(716) 695-8645

200 Niagara Street
Tonawanda, NY 14150

adminiassist@ci.tonawanda.ny.us



www.buffaloniagara.org