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New York State Department of Environmental Conservation

PUBLIC NOTICE

State Superfund Program

INSURANCE 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.

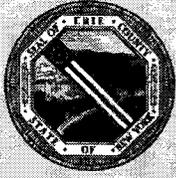
If we do not receive any new or additional information during this public comment period that changes our delist proposal, we will delist the site on or after August 3, 2013.

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/xtapps/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.



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.