

ATTACHMENT 1

**COMPLETE REVISED BCP APPLICATION
(IN PDF FORMAT)**



Brownfield Cleanup Application

BCP Site No. TBD
1746 Dale Road Site
Cheektowaga, New York

August 2026

Niagara Power Transformer Site

Prepared For:

Niagara Power Transformer, LLC
1755 Dale Road
Cheektowaga, NY 14225

Prepared By:

TRC Engineers, Inc.
1090 Union Road, Suite 280
West Seneca, NY 14224



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SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SITE NAME: 1746 Dale Road Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C915300

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 1746 Dale Road Site

ADDRESS/LOCATION 1746 Dale Road

CITY/TOWN Cheektowaga, NY

ZIP CODE 14225

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Town of Cheektowaga

COUNTY Erie

SITE SIZE (ACRES) 2.160

LATITUDE

LONGITUDE

42 ° 54 ' 18.44 " 78 ° 46 ' 19.89 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

See Figures 1, 2, 3, 4, & 5

Parcel Address	Section	Block	Lot	Acreage
1746 Dale Road	102.03	2	30	1.07
24 Anderson Road	102.03	2	29	1.09

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) See Figures 1, 2, and 3	☒	☐
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) See Figure 6 If yes, identify census tract: _____ Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☐ 100%	☐	☒
4. Is the project located within a disadvantaged community? See application instructions for additional information. See Figure 7	☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. See Figure 8	☐	☒
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	☐	☒

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: 915300 Class: P		☒	☐
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Application Narrative, Section I		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City. Not Applicable			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11–13 of this form.		☐	☐
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☐
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		☐	☐
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

1. The project will be starting at: ☐ Investigation ☒ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☒ Yes ☐ No ☐ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☒ RAWP ☐ IRM ☐ No

- 4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

See Application Narrative, Section II & Figures 16 & 17

- 4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

☐ Yes ☐ No ☒ N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached?

☒ Yes ☐ No

See Application Narrative, Section II

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☒ Yes ☐ No

See Application Narrative, Section II

SECTION III: Ecological Concerns

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
☒	☐

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐	☒
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3. Is/are there a/any Contaminant(s) of Ecological Concern?

☐	☒
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If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

See Application Narrative, Section III & Figures 18 and 19.

N/A

☐	☐	☒
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SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>M1 - Light Manufacturing District</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☐ Commercial ☐ Industrial ☒ See Application Narrative for 1 and 2, Section IV & Figure 9		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☒ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application? See Application Narrative for 3 and 4, Section IV.	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☐ Commercial ☐ Industrial ☒ See Application Narrative for 5 through 9, Section IV. If residential, does it qualify as single-family housing? N/A ☒	☐	☐
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary. See Application Narrative for 10, Section IV.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Niagara Power Transformer, LLC		
CONTACT NAME Stan Hatch		
ADDRESS 1755 Dale Road		
CITY Cheektowaga	STATE NY	ZIP CODE 14225
PHONE (716) 896-6500	EMAIL shatch@nptransformer.com	
OWNERSHIP START DATE February 2026 (24 Anderson Road) and May 2026 (1746 Dale Road)		
CURRENT OPERATOR Niagara Power Transformer LLC		
CONTACT NAME Stan Hatch		
ADDRESS 1755 Dale Road		
CITY Cheektowaga	STATE NY	ZIP CODE 14225
PHONE (716) 896-6500	EMAIL shatch@nptransformer.com	
OPERATION START DATE February 2026 (24 Anderson Road) and May 2026 (1746 Dale Road)		

See Application Narrative, Section V.

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☐
Chlorinated Solvents	☒	☒	☒
Other VOCs	☐	☐	☐
SVOCs	☐	☒	☐
Metals	☐	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

N/A

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

See Application Narrative, Section VI, Tables 1 through 6, and Figures 10, 11, and 12.

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?



YES



NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☒ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: From 1924 to 1949, the Site was an air reduction plant with buildings and railroad lines that were removed before 1946 when the current building was constructed. From 1954 to 1994 precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing. From 1994 to 2026 the site was used as a warehouse.

SECTION VII: Requestor Information					
NAME Niagara Power Transformer LLC					
ADDRESS 1755 Dale Road					
CITY/TOWN Cheektowaga		STATE NY	ZIP CODE 14225		
PHONE (716) 896-6500		EMAIL shatch@nptransformer.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)? See Application Narrative, Section VII				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? See Application Narrative, Section VII N/A ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Stan Hatch		
ADDRESS 1755 Dale Road		
CITY Cheektowaga	STATE NY	ZIP CODE 14225
PHONE (716) 896-6500	EMAIL shatch@nptransformer.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Bryan Hann		
COMPANY TRC Engineering, Inc.		
ADDRESS 1090 Union Road, Suite 280		
CITY West Seneca	STATE NY	ZIP CODE 14224
PHONE (716) 870-1165	EMAIL bhann@trccompanies.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Steven Russo		
COMPANY Greenberg Traurig, LLP		
ADDRESS One Vanderbilt Avenue		
CITY New York	STATE NY	ZIP CODE 10017
PHONE (212) 801-2155	EMAIL Steven.Russo@gtlaw.com	

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☒	☐

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	☐	☒
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	☐	☒
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	☐	☒
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below: See Application Narrative, Section X

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes

☐ No

☐ N/A

See Application Narrative, Section X

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached?

☐ Yes

☐ No

☒ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? See Application Narrative, Section XI If yes, please provide the DEC site number: <u>915300</u> Class: <u>P</u>	☐	☒
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	☐	☒
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ☐	☐	☒
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	☐	☒
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	☐	☒

SECTION XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following: See Application Narrative, Section XII • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

Not Applicable

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am **President** (title) of **Niagara Power Transformer, LLC** (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 8/3/2026

Signature: Chris Kraft

Print Name: Chris Kraft, President

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1)(a) must be submitted if requestor is seeking this determination.

Not Applicable**BCP App Rev 17**

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y**N**

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☐☐

2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?

☐☐

3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?

☐☐

4. Is the property upside down or underutilized as defined below?

Upside down

☐☐

Underutilized

☐☐**From ECL 27-1405(31):**

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

Not Applicable

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

Not Applicable

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☐ No

From ECL 75-0111 as of April 9, 2022:

(5) “Disadvantaged communities” means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

SECTION I – PROPERTY INFORMATION

Parcel Description

The 1746 Dale Road property (herein referred to as “Project Site” and/or “Site”), the subject of this New York State (NYS) Brownfield Cleanup Program (BCP) application, is in an industrial area of the Town of Cheektowaga, Erie County, New York (see **Figures 1 and 2**). The Site tax map is presented as **Figure 3** and the surrounding area up to 1,000-feet is presented as **Figure 4**. The Site is a vacant, 2.16-acre property which presently consists of two parcels; 1746 Dale Road (1.07-acres), identified as Erie County SBL No. 102.03-2-30 and 24 Anderson Road (1.09-acres), identified as Erie County SBL No. 102.03-2-29 (see **Attachment 1**). The two parcels are currently being combined into a single parcel through the Town of Cheektowaga, and the combined property will be identified as 1746 Dale Road.

Potential Environmental Justice Areas (PEJAs)

New York State Department of Environmental Conservation (NYSDEC) Potential Environmental Justice Areas (PEJAs) are U.S. Census block groups of 250 to 500 households, having populations that met or exceeded at least one of the following statistical thresholds during the Census:

- At least 52.42% of the population in an urban area reported themselves to be members of minority groups; or
- At least 26.28% of the population in a rural area reported themselves to be members of minority groups; or
- At least 22.82% of the population in an urban or rural area had household incomes below the federal poverty level.

According to NYSDEC mapping, the Site is not located within a PEJA. The closest PEJA is identified as Census Block 15000US360290104001, approximately 3,100-feet northeast of the Site. The Site location proximate to the nearest PEJA is presented in **Figure 5**.

En-Zones

The NYS Department of Labor's (NYSDOL) State Data Center designates Enhanced Environmental Zones (commonly known as “En-Zones”) to provide enhanced tax credits for developers undertaking cleanups through the NY State's BCP. A census tract qualifies as an En-Zone if it meets at least one of the following criteria: (1) Poverty & High Unemployment: The census tract has a poverty rate of at least 20 percent and an unemployment rate of at least 1.25 times (125%) the overall NYS unemployment rate, and (2) High County Poverty: The census tract has a poverty rate that is at least double (200%) the rate for the specific county in which the tract is located. If at least 50 percent of the area of a BCP site is in a designated En-Zone, it is eligible for additional BCP tax credits. To be designated as an En-Zone, the census tract must have a poverty rate of 20 percent and unemployment rate at least 1.25 times the statewide unemployment rate (En-Zone A). A site can also qualify if it has a poverty rate at least double the rate for the county in which the tract is located (En-Zone B). A site can also be designated as an En-Zone AB indicating that the site meets both criteria. According to the NYS En-Zone Map, the Site is not located within a designated Environmental Zone (En-Zone). The closest En-Zone is



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identified as “AB”, approximately 1.4 miles west of the Site. The Site location proximate to the nearest En-Zone is presented in **Figure 6**.

Disadvantaged Community (DAC)

To meet the challenge of climate change, New York’s Climate Act, officially known as the Climate Leadership and Community Protection Act (CLCPA), recognizes that climate change does not affect all communities equally. The Climate Act charged the Climate Justice Working Group (CJWG) with the development of criteria to identify disadvantaged communities to ensure that frontline and otherwise underserved communities benefit from the state’s historic transition to cleaner, greener sources of energy, reduced pollution and cleaner air, and economic opportunities. According to the NYS Climate Leadership and Community Protection Act Disadvantaged Communities Map, the Site is located within a Disadvantaged Community (DAC) (see **Figure 7**), identified as Census Tract 36029010700 which is designated a DAC because the Environmental Burden is higher than 50% of Census Tracts statewide and the Population Vulnerability is higher than 60% of Census Tracts statewide.

Brownfield Opportunity Area (BOA)

Brownfields are neighborhoods or areas within a community negatively affected by real or perceived environmental conditions. These properties often are underutilized because the contamination (or perception thereof) has impeded investment and redevelopment, making them an economic and aesthetic drain to communities. The New York State Department of State (NYSDOS) Brownfield Opportunity Area (BOA) Program provides communities grant funding and technical assistance to develop area-wide, community-based plans to effectively redevelop brownfields and other vacant and abandoned sites, transforming them into catalytic properties that facilitate community investment and improvement. The Site is not located within a NYSDOS Brownfield Opportunity Area (BOA). The closest BOA to the Site is approximately 3.6 miles west. The Site location proximate to the nearest BOA is presented on **Figure 8**.

Easements and Permits

Niagara Power Transformer, LLC (NPT), the BCP applicant, is not aware of any formal enforcement action, civil, judicial, or administrative enforcement cases in connection with the Site. In addition, based on information gathered to date, there are no institutional controls recorded for the Site. Utilities are on the right-of-way along Dale Road. The Site is supplied with municipal sanitary sewer, electric, natural-gas, and public potable water. NPT is not aware of any other easements or restrictions on the Site.

Property Description

Location

The two parcels that comprise the Site are located at 1746 Dale Road and 24 Anderson Road in an industrial area of the Town of Cheektowaga, on the corner of Dale and Anderson Roads.

Site Features

The 1746 Dale Road property (SBL #102.03-2-30) was improved with a one-story 33,000 square foot (SF) cement block at-grade building (constructed in 1946) with an asphalt-covered parking lot in the southeast corner and a few feet of asphalt and gravel-covered area around the perimeter of the building. A fire on July 15, 2021, destroyed much of the building. All that remains is the northeastern and the northwestern portions of the building and concrete building foundations.



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The 24 Anderson Road property (SBL #102.03-2-29), located directly north of, and contiguous to the 1746 Dale Road property, is improved with a 25,200 SF industrial building and associated asphalt parking lot and driveway. The building has approximately 8,000 SF of office space and showroom on two floors; the remainder is warehouse space.

Current Zoning and Land Use

The Town of Cheektowaga zoning for the Site is M2 General Manufacturing District (see **Figure 9**). The BCP project includes the development of the Site into NPT's new Welding Shop Building and Warehouse with associated parking areas and driveways.

The surrounding parcels are currently used as follows:

- North – Dimar Manufacturing Corporation (a metal fabrication facility).
- South – Dale Road and NPT's 1747 Dale Road Class 4 State Superfund (SSF) Program Site (No. 915146) adjacent to NPT's 1755 Dale Road BCP Site (C915234); both the 1747 SSF and 1755 BCP Dale Road Sites have been successfully remediated and are currently in post-closure monitoring and maintenance via individual Site Management Plans (SMPs). The 1747 Dale Road Site consists of NPT's main Welding Shop/Office Building and Warehouse and the 1755 Dale Road BCP Site consists of NPT's main Winding and Assembly Buildings.
- East – a commercial office building (recently purchased by NPT), to the west by Upstate Farms Cooperative, Inc. (a dairy product processing and distribution center).
- West – Holy Mother of the Rosary Cemetery is located southwest of the Site.

The nearest residential property is approximately 1,900 feet southwest and 2,300 feet northwest of the Site.

Past Use of the Site

1746 Dale Road Property

From about 1924 to 1946, the 1746 Dale Road property was operated as an air reduction plant with buildings and railroad lines. From about 1946 to 2014, on-site operations included precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing. The materials involved in the manufacturing process included stainless steel, aluminum, brass, copper, exotic metals, specialty metals, extrusions and plastics. During this period, process chemicals were reportedly used in the Metal Prep Room located in the northwest corner of the building, which is the suspected source of site contamination. The 1746 Dale Road property was used as a warehouse from 2014 to May 2026 when NPT purchased the Site. Numerous investigations (1998, 2000, 2002, and 2003) and groundwater remediation (from 2003 to 2010) activities were performed at the 1746 Dale Road property under the NYS Voluntary Cleanup Program (VCP) (Site No. V00422). The Site was abandoned shortly after a Site Management Plan (SMP) was submitted in 2011. The VCP was terminated by NYSDEC in 2013. Additional site assessments, soil vapor extraction (2015 to 2016), and groundwater monitoring (2016 and 2020) activities under the NYS Superfund Program (Site No. 915300).



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24 Anderson Road Property

The 24 Anderson Road property appears to have been vacant land developed with train tracks from at least 1938 until the late-1940s or early-1950s. The tracks were removed and eastern portion of the on-site building was constructed. Westward expansion of the building occurred through the 1960s. Original occupants of the building are not known; however, since 1963, the building has been utilized by a silverware manufacturer, and electrical supplies warehouse, a silkscreen and textiles printing operation, and electrical supply sales/warehouse from the early-1980s to 2022. NPT purchased the 24 Anderson Road property in February 2026. Although historical occupants of the 24 Anderson Road property appear to have included activities indicative of potential environmental concern such as metal utensil manufacturing and cleaning and printing operations, existing contamination in soil, groundwater, and soil vapor is primarily attributed to the 1746 Dale Road contamination.

Site Geology and Hydrogeology

The Site is located on the Lake Erie Plain of the Erie-Ontario Lowlands, which is approximately six to 12 miles wide, and extends from the Onondaga Escarpment (northern border) to northern Chautauqua County. This Plain is typified by little topographic relief and gently slopes southwestward towards Lake Erie, except in the immediate vicinity of major drainage ways. The surficial geology of the Erie-Ontario Lowlands has developed from lacustrine and glaciolacustrine deposits or till that may contain both limestone and shale.

The surface of the Site consists of asphalt pavement and three vacant buildings (see **Figure 2**). The predominate soil in the vicinity of the Site is a glaciolacustrine lean clay (CL) with variable amounts of shallow sand and gravel and silt partings. This deposit consists predominantly of a medium to stiff, gray to brown, silty clay to clayey silt and is generally not conducive to groundwater flow. These soils overlie a grey, unweathered, hard, fossiliferous, Onondaga Limestone bedrock of the Middle Devonian Formation. Depth to bedrock at the Site was determined to be 49.5 ft bgs.

According to the United States Department of Agriculture (USDA) Web soil survey, the Site consists of Urban Land (Ud). **Figure 13** shows the USDA soil map for the Site.

Groundwater was not identified in all borings across the Site. When observed, groundwater was identified at a depth between 1.0 and 10 ft bgs. The Remedial Investigation (RI) determined that shallow groundwater is present in the upper 16 feet of overburden, and within these partings. The depth to water disparity (between first observed and static measurements) is an indication that shallow groundwater observed at the Site, and within the silt and sand partings, may be a confined, or at least semi-confined, condition with a strong upward vertical gradient. The narrowing disparity between first observed and static measurements of less than one foot at well GW-3 may explain the presence of an assumed radial flow from that well, and a release of the confining pressure (i.e. semi-confined). Below this interbedded lean clay is a denser lean clay with fine gravel with no observed groundwater down to bedrock.

Based on RI groundwater elevations for April/May 2026 and July 9, 2026 from nine on-site monitoring wells (GW-1, GW-2, GW-3, GW-5, and MW-1 through MW-5), the direction of groundwater flow appears to be radially from the vicinity of well GW-3 in a west to east direction. The calculated 2026 hydraulic gradient is approximately 0.012 feet/feet for the April/May 2026 event and 0.006 feet/feet for the July 2026 event (between wells GW-3 and MW-2), indicating



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possible seasonal variability in groundwater flow velocity. Groundwater isopotential maps are presented in **Figures 14A** (April/May 2026) and **14B** (July 9, 2026).

The Federal Emergency Management Agency's (FEMAs) National Flood Hazard Layer (NFHL), a geospatial database that contains current effective flood hazard data, designates a Zone X for the Site. A Zone X designation indicates an area outside the 0.2% annual chance of flooding. The FEMA NFHL map for the Site is presented in **Figure 15**.

Environmental Assessment

Past use of the Site for precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing has impacted soil, soil vapor, and groundwater at the Site. Trichloroethene (TCE) and tetrachloroethene (PCE) and their breakdown compounds cis-1,2-dichloroethene (DCE), trans-1,2-DCE, 1,1-dichloroethane (1,1-DCA), 1,2-dichloroethane (1,2-DCA), 1,1-dichloroethene (1,1-DCE), and vinyl chloride (VC) are considered Constituents of Potential Concern (COPCs) at the Site.

Based on historical subsurface soil, groundwater, and soil vapor analytical results obtained from various reports, the following concentration ranges should be expected (by matrix):

- Groundwater:
 - o **PCE:** non-detect (all locations)
 - o **TCE:** non-detect (GW7) to 91 (GW4, off-site) ug/L
 - o **cis-1,2-DCE:** 1.0 J (GW2) to 8,800 (GW3) ug/L
 - o **trans-1,2-DCE:** non-detect (GW1, GW2, GW5, and GW7) to 43 (GW4) ug/L
 - o **1,1-DCA:** non-detect (all locations)
 - o **1,2-DCA:** non-detect (all locations)
 - o **1,1-DCE:** non-detect (GW1, GW2, GW3, and GW5) to 4.4 ug/L (GW4)
 - o **VC:** non-detect (GW5) to 23,000 D (GW3)
- Subsurface Soil:
 - o **PCE:** non-detect (several locations) to 130,000 ug/kg (B4A (4'-6'))
 - o **TCE:** non-detect (several locations) to 257,000 ug/kg (B4 (1'-7'))
 - o **cis-1,2-DCE:** non-detect (several locations) to 8,100 ug/kg (B4A (6'-8'))
 - o **trans-1,2-DCE:** non-detect (all locations)
 - o **1,1-DCA:** non-detect (several locations) to 5,600 ug/kg (B5A (10'-12'))
 - o **1,2-DCA:** non-detect (several locations) to 150 ug/kg (B5A (6'-8'))
 - o **1,1-DCE:** non-detect (several locations) to 330 ug/kg (B5A (6'-8'))
 - o **VC:** non-detect (several locations) to 39 ug/kg (B8A (8'-10'))
- Soil Vapor:
 - o **PCE:** 1.94 to 710 J ug/m³
 - o **TCE:** non-detect to 190,000 ug/m³
 - o **cis-1,2-DCE:** non-detect to 2,300 ug/m³
 - o **trans-1,2-DCE:** non-detect
 - o **1,1-DCA:** non-detect
 - o **1,2-DCA:** non-detect
 - o **1,1-DCE:** non detect to 800 J ug/m³
 - o **VC:** non-detect to 13 ug/m³

To prevent exposure to the remaining contamination identified in soil, groundwater, and soil vapor at the Site, a final cover system comprised of a combination of soft-scape (e.g., topsoil) and hard-scape (e.g., asphalt, concrete, buildings, etc.) will need to be installed across the Site.

Figure 10 illustrates (via spider diagram) the environmental impacts exceeding applicable Part 375 Industrial-Use Soil Cleanup Objectives (ISCOS) and Protection of Groundwater SCOs (PGWSCOs) for soil. **Figure 11** illustrates (via spider diagram) the environmental impacts exceeding applicable Class “GA” Ambient Water Quality Standards (AWQSs) for groundwater. **Figure 12** illustrates (via spider diagram) the environmental impacts requiring MITIGATION per NYSDOH SVI soil vapor/indoor air Matrices A through F.

SECTION II – PROJECT DESCRIPTION

Project Description & Schedule

The proposed redevelopment of the Site is to construct a new Welding Shop and Warehouse in support of NPT’s industrial transformer operations. **Figure 16** presents a rendering of the preliminary redevelopment plan.

NPT proposes to complete the investigation and remediate the Site under the NYS BCP as a volunteer by submitting this BCP Application for eligibility acceptance into the program. NPT is entering the BCP at the remediation phase and will be submitting the Remedial Investigation Report (RIR) and the Alternatives Analysis/Remedial Action Work Plan (AA/RAWP) concurrently with the BCP Application. Remediation activities are planned to begin after official NYSDEC-acceptance into the BCP (tentatively in October/November 2026), with assumed remedial activities beginning December 2026/January 2027 followed by approval and issuance of the Certificate of Completion by the end of 2027. **Figure 17** presents the preliminary project schedule.

Green Remediation (DER-31) (Item 5)

The proposed groundwater remedial action incorporates several green and sustainable remediation (GSR) practices, as required by NYSDEC DER-31. The remedy will rely on bioremediation to clean the groundwater impacts, with bioremediation amendments injected into the treatment zone using a direct push drill rig. The following GSR practices have been considered and incorporated into the remedy design:

- The bioremediation amendment will be manufactured using renewable resources, American grown agricultural products, mainly soybeans. This amendment is carbon negative, as the plants grow by extracting carbon dioxide from the air.
- The amendment, emulsified vegetable oil (EVO), is also long lasting in the environment, and should provide organic carbon to stimulate bioremediation for 3 to 5 years. The longevity of the amendment reduces the need for reapplication and can sustain remediation longer, reducing the need to re-mobilize for subsequent injections.
- To the extent feasible, any EVO that daylights to the ground surface will be recovered and re-injected. The benefits of reusing the injection material include preventing the amendment from entering surface waters and reducing material waste.



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During the remedy implementation, TRC and the contractor will implement several general best management practices (BMPs) to reduce and control the environmental footprint of the project. These BMPs will include the following:

- Source injection water locally, to prevent transporting water.
- Avoid idling drill rigs during injection.
- Turn off generators and compressors that power the injection pump when not under load.

To prevent impacts to natural receptors, land, and ecosystems, TRC will monitor the injection program to prevent injection amendment from being introduced into stormwater management systems and surface water. Daily inspections of the work will be conducted to identify any spillage or day-lighting of the injection material. Work will be paused and corrective measures will be implemented to prevent amendment migration off-site.

Climate Change Screening or Vulnerability Assessment (Item 6)

The Climate Change Vulnerability Screening (CCVS) has been completed for this site and is provided in the attached memo (**Attachment 2**). The CCVS considers the climate resiliency and vulnerability to climate change of the preferred Site remedy and includes a completed Climate Change Screening Checklist.

The CCVS includes an assessment of physical hazards that may arise due to climate change, and how those hazards will impact the protectiveness of the site remedy. The CCVS considered the following hazards:

- Precipitation
- Temperature Extremes
- Sea Level Rise
- Flooding
- Storm Surge
- Wildfires
- Drought
- Storm Severity
- Landslides
- Seismic Hazards

While the Site may experience changes in these parameters and hazards, none of them are anticipated to materially impact the remedy protectiveness. Additional monitoring and inspections are recommended after any extreme weather or climate events at the site.

The CCVS also assessed the surrounding area for environmental justice zone and disadvantaged communities (DAC). The site is located within a DAC; however, the proposed remedial actions will not further burden the community or magnify any climate change vulnerabilities.

The CCVS has determined that the proposed remedy is not significantly impacted by climate change, nor will the remedy result in greater vulnerability to the local population. Several minor recommendations are included in the CCVS, including ensuring that SSDS equipment is elevated



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above the expected flood levels, upgrading monitoring well manholes to be watertight, and inspecting the site after significant weather and climate events.

SECTION III – ECOLOGICAL CONCERNS

The need to perform a FWRIA is discussed in the NYSDEC document titled *Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites*, dated October 1994 (NYSDEC, 1994). NYSDEC requires a FWRIA when there is a significant potential for fish and wildlife resources to be present at a site, and there is a significant potential for the migration of residuals to these resources.

Fish & Wildlife Impact Analysis (FWRIA)

The purpose of the FWRIA is to identify actual or potential impacts to fish and wildlife resources from Site contaminants of ecological concern. Step 1 of the FWRIA involves preparation of a description of the Site and its surrounding area, including physical characteristics (e.g., topography, drainage, and habitat cover types) and wildlife resources. Fish and wildlife resources in the vicinity of the Site, applicable regulatory criteria used for this analysis, contaminant migration and exposure pathways, and conclusions to be considered for this BCP project are discussed in the following sections.

The DER-10 Appendix 3C Fish and Wildlife Resources Impact Analysis (FWRIA) Decision Key was completed as part of the RI and has been included in this Application (see **Attachment 3**). The FWRIA topographic map and cover type map are shown in **Figures 18 and 19**, respectively.

Description of Fish & Wildlife Resources

The Site is in an urbanized industrial area of the Town of Cheektowaga. The Site is located on the corner of Dale and Anderson Roads; bounded to the east by Anderson Road and a commercial office building (recently purchased by NPT), to the west by a dairy product processing and distribution center, to the north by a metal fabrication facility, and to the south by Dale Road and NPT's main manufacturing facility. The Site topography is relatively flat with an average elevation of approximately 650 feet. The surface of the Site is covered with asphalt pavement, remaining concrete foundations, and buildings with no vegetation. Precipitation (i.e., rain or melting snow) discharges stormwater to catch basins located along Dale (south) and Anderson (east) Roads. The nearest water bodies are Scajaquada Creek approximately 0.6 miles north of the Site and Cayuga Creek approximately 1.70 miles southeast of the Site. Based on our desktop review, the Site and the urban adjacent areas are covered by developed and other human use areas (see **Figure 18**). Other land cover types within on-quarter mile of the Site include open space (i.e., cemetery, utility rights-of-way, railroad sidings, and vacant (formerly developed) land).

The NYS Environmental Resource Mapper was used in a preliminary search of the Site to evaluate the need for a FWRIA. The mapping tool indicated no fish and wildlife resources (or wetlands) on the Site or within one-quarter mile of the Site. The mapping tool did, however, identify one Freshwater Forested/Shrub Wetland (PSS1/EM1B), two Freshwater Emergent Wetlands (PEM1Ad and PEM1Fx), one Riverine (R4SBAX), and one Freshwater Pond (PUBHx) located within a half mile of the Site. **Figure 19** shows these wetlands/ponds proximate to the Site. According to NYSDEC, no other state or federal wetlands or floodplains, critical environmental areas, significant natural communities, or endangered, threatened, or rare species habitats were identified in the vicinity of the Site.



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Fate & Transport of COPCs

The findings of the RI and previous investigation samples were incorporated with the physical characterization of the Site to evaluate the fate and transport of COPCs in Site media. A summary of this evaluation is provided below:

- Fugitive Dust Generation: The fugitive dust migration pathway is potentially relevant under the current land use scenario. However, this migration pathway is not considered relevant under the reasonably anticipated future land use (i.e., industrial), as long as hard-scaped (i.e., asphalt and concrete) and soil covered areas across the Site are maintained.
- Volatilization: Volatilization from the soil-to-air and/or groundwater-to-air pathway is considered relevant.
- Surface Water Runoff & Transport: Surface water runoff is not considered a likely migration pathway as the Site is covered by existing (and to be constructed) hardscape surfaces such as building(s), asphalt driveway, and asphalt parking areas.
- Leaching: Although most of the Site is covered by impermeable surfaces (i.e., asphalt, concrete, and building) that limit infiltration of precipitation, leaching due to groundwater table fluctuation and limited percolation is considered a relevant migration pathway.
- Groundwater Transport: Transport of cVOCs and 1,4-dioxane off-site via groundwater migration is a relevant migration pathway; however, contaminants present would not reach receptors at significant exposure point concentrations.

Based on the fate and transport analysis provided in the RI, the pathways through which contaminants detected on-site could potentially migrate to other areas or media under the current use scenario include fugitive dust emissions via physical disturbance of soil particles (during remediation and/or construction), volatilization of cVOCs in groundwater, leaching, and groundwater transport.

Ecological Effects of Remedial Actions

Under the future use scenario, it is unlikely that site-related contaminants would reach off-site receptors at significant exposure point concentrations based on proposed in-situ groundwater remediation, anticipated Environmental Easement that will restrict groundwater for potable use, vapor barrier and active SSDS, and NYSDEC/NYSDOH requirements for an SMP that addresses soil handling and dust controls during future excavation at remedial program construction sites. None of these actions will have adverse ecological impact, and remediation of the site will result in eliminating any future potential pathways to ecological systems.

Conclusions

In accordance with DER-10 Section 3.10.1(b)(2) and the completed DER-10 Appendix 3C Decision Key (see **Attachment 3**), the Site is a point source of contamination to groundwater (i.e. discharge or spill event) which will be prevented from discharging to surface water, and there is no widespread soil contamination or habitat of an endangered, threatened or special concern species present. As such, there are no ecological concerns related to this Site **and no FWRIA is needed**.



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SECTION IV – LAND USE FACTORS

Current Zoning (Questions 1 & 2)

The Site, located within the Town of Cheektowaga, New York, is zoned M1-Light Manufacturing District (see **Figure 9**).

Current Use (Questions 3 & 4)

The Site consists of two parcels, 1746 Dale Road and 24 Anderson Road.

Historically, the 1746 Dale Road property (SBL #102.03-2-30) was comprised of a one-story 33,000 square foot (SF) cement block at-grade building (constructed in 1946) occupied most of the 1746 Dale Road property, except for an asphalt-covered parking lot in the southeast corner and a few feet of asphalt and gravel-covered area around the perimeter of the building. A fire on July 15, 2021, caused much of the building at 1746 Dale Road property to collapse, and the affected portions of the building were subsequently demolished. All that remains is the northeastern portion of the building consisting of the former Brake Area, Shear Area, and Machine Shop; the northwestern portion of the building consisting of the former Metal Prep Room; and concrete building foundations. From July 2021 until May 2026 when NPT purchased the 1746 Dale Road property from Dale Anderson LLC (Dale Anderson), remaining northeast portion of the building was used as storage and the northwestern portion (Metal Prep Room) was vacant.

The 24 Anderson Road property (SBL #102.03-2-29), located directly north of, and contiguous with the 1746 Dale Road property, is entirely occupied by a 25,200 SF industrial building and asphalt parking/driveway. The building is comprised of approximately 8,000 SF of office space and showroom on two floors, the balance of which is warehouse space. NPT purchased the 24 Anderson Road property from Davis Electrical Supply Company (Davis Electrical) in February 2026 which has been vacant and unused since at least July 2021.

Anticipated Planned Future Use (Questions 5 through 9)

NPT (the volunteer) plans to redevelop the Site for industrial use. The proposed redevelopment of the Site is to construct a new Welding Shop and Warehouse in support of NPT's industrial transformer operations. The vicinity of the Site includes various industrial properties and offices; therefore, the planned redevelopment would be consistent with the surrounding area. Past operations at the Site were industrial.

A renewable energy facility is not part of the redevelopment of this Site.

The Town of Cheektowaga, NY regulates land use through its adopted Town Code (Chapter 260, Zoning). Property rules are divided into Residential, Business, Manufacturing, and special overlay districts (such as the Critical Environmental Impact Zone). The proposed use is consistent with the Town of Cheektowaga zoning code and associated map (see **Figure 9**).

Zoning, Recent Development, & Community Master Plan(s) Compliance (Question 10)

The Town of Cheektowaga's most recent Comprehensive Master Plan update, guiding the town's zoning, land use, and community development, was formally adopted in 2021. The Town is currently utilizing this blueprint to shape its future and has also initiated updates to its local zoning ordinances. Zoning in the Town of Cheektowaga is made up of 13 different districts, cataloged into three major district groups - Residential districts, Business districts, and Manufacturing



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districts. NPT's facility and proposed redevelopment are within the M2, General Manufacturing District. The M2 District is focused on heavier industries and uses that potentially have more of an environmental/community impact on the surrounding community. With two of the County's premier rail yards and the third largest airport within the State, Cheektowaga's transportation infrastructure is poised to remain a staple within the Western New York region. Typically when fostering an environment that benefits from logistics and commercial transportation, communities can often expect to see hubs that include warehouse/distribution centers, manufacturing and support facilities, and vehicle maintenance facilities.

The proposed use of the Site is consistent with the Town's Comprehensive Master Plan.

SECTION V – CURRENT & HISTORICAL PROPERTY OWNER & OPERATOR INFORMATION

Reasonable attempts were made to attain complete information regarding current and previous site owners and operators. Information for the current and historical owners and operators is provided on the following tables.

Owner(s)	Use	Approx. Date(s)	Relationship to Applicant
<i>24 Anderson Road – Current</i>			
Niagara Power Transformer, LLC 1755 Dale Road Cheektowaga, New York 14225 Attn.: Mr. Stan Hatch Senior Vice President Manufacturing Phone: (716) 896-6500 x175 Email: shatch@nptransformer.com	Vacant	December 4, 2025 to Present	Applicant
<i>24 Anderson Road – Historical</i>			
Recovery Real Estate Holdings LLC c/o Green Mountain Electric Company 356 Rathe Road Colchester, VT 05446 (802) 338-9336	Vacant	May 2, 2023 to December 4, 2025	None – No Relationship
Davis Electrical Supply Col c/o Divita Family Partnership 24 Anderson Road Cheektowaga, NY (716) 896-0100	Electrical supplies & warehouse	November 10, 2022 to May 2, 2023	None – No Relationship
Davis Electrical Supply Col c/o Divita Family Partnership	Electrical supplies & warehouse	October 30, 2020 to November 10, 2022	None – No Relationship
Davis Electrical Supply Col c/o Divita, Richard	Electrical supplies & warehouse	October 2, 1981 to October 30, 2020	None – No Relationship
Garkol, Inc.	Electrical supplies & warehouse	October 2, 1981 to October 30, 2020	None – No Relationship



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Kolk Manufacturing Company	Silverware manufacturing	December 30, 1953 to October 2, 1981	None – No Relationship
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Operator(s)	Use	Approx. Date(s)	Relationship to Applicant
<i>24 Anderson Road – Current</i>			
Niagara Power Transformer, LLC 1755 Dale Road Cheektowaga, New York 14225 Attn.: Mr. Stan Hatch Senior Vice President Manufacturing Phone: (716) 896-6500 x175 Email: shatch@nptransformer.com	Vacant	December 4, 2025 to Present	Applicant
<i>24 Anderson Road – Historical</i>			
Recovery Real Estate Holdings LLC c/o Green Mountain Electric Company 356 Rathe Road Colchester, VT 05446 (802) 338-9336	Vacant	May 2, 2023 to December 4, 2025	None – No Relationship
Davis Electrical Supply Col c/o Divita Family Partnership 24 Anderson Road Cheektowaga, NY (716) 896-0100	Electrical supplies & warehouse	November 10, 2022 to May 2, 2023	None – No Relationship
Davis Electrical Supply Col c/o Divita Family Partnership	Electrical supplies & warehouse	October 30, 2020 to November 10, 2022	None – No Relationship
Davis Electrical Supply Col c/o Divita, Richard	Electrical supplies & warehouse	October 2, 1981 to October 30, 2020	None – No Relationship
Garkol, Inc.	Electrical supplies & warehouse	October 2, 1981 to October 30, 2020	None – No Relationship
Kolk Manufacturing Company	Silverware manufacturing	December 30, 1953 to October 2, 1981	None – No Relationship



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BCP APPLICATION NARRATIVE
1746 DALE ROAD BCP SITE
CHEEKTOWAGA, NEW YORK

Owner(s)	Use	Approx. Date(s)	Relationship to Applicant
<i>1746 Dale Road – Current</i>			
Niagara Power Transformer, LLC 1755 Dale Road Cheektowaga, New York 14225 Attn.: Mr. Stan Hatch Senior Vice President Manufacturing Phone: (716) 896-6500 x175 Email: shatch@nptransformer.com	Vacant	May 28, 2026 to Present	Applicant
<i>1746 Dale Road – Previous</i>			
Dale Anderson LLC c/o Sakowski & Markello, LLP PO Box 399 Elma, NY 14059-0399 Attn: Jeffrey Markello, Esq. Phone: (716) 655-0102	Warehouse for antique cars (vacant since July 2021 fire)	October 25, 2013 to May 28, 2026	None – No Relationship
Rotary Company (out of business)	Precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing	February 9, 1954 to October 25, 2013	None – No Relationship

Operator(s)	Use	Approx. Date(s)	Relationship to Applicant
<i>1746 Dale Road – Current</i>			
Niagara Power Transformer, LLC 1755 Dale Road Cheektowaga, New York 14225 Attn.: Mr. Stan Hatch Senior Vice President Manufacturing Phone: (716) 896-6500 x175 Email: shatch@nptransformer.com	Vacant	May 28, 2026 to Present	Applicant
<i>1746 Dale Road – Previous</i>			
Dale Anderson LLC c/o Sakowski & Markello, LLP PO Box 399 Elma, NY 14059-0399 Attn: Jeffrey Markello, Esq. Phone: (716) 655-0102	Warehouse for antique cars (vacant since July 2021 fire)	October 25, 2013 to May 28, 2026	None – No Relationship
Rotary Company (out of business)	Precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing	February 9, 1954 to October 25, 2013	None – No Relationship



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SECTION VI - PROPERTY'S ENVIRONMENTAL HISTORY

In 1998, Phase I ESA results indicated subsurface VOC contamination was associated with the use of TCE dating back to the 1950s. Site investigations revealed contamination beneath the former Metal Prep Room in the northwest corner of the on-site building with TCE levels as high as 257 mg/kg in soil, 161,000 ug/L in groundwater, and 190,000 ug/m³ in soil vapor. Detected soil, groundwater, and soil vapor analytical results are summarized in **Tables 1, 2, and 3**, respectively. Investigation locations and detected contaminants above applicable Standards, Criteria, and Guidance (SCGs) for soil, groundwater, and soil vapor are presented in **Figures 10, 11, and 12**, respectively. Exceedances of the respective SCGs reported during the most recent RI activities are highlighted for soil in **Table 4**, and groundwater in **Tables 5 and 6**. Reports and documents used to compile the environmental history of the Site are listed below and provided in **Attachment 4**.

- Phase I Environmental Site Assessment (ESA) prepared by Panamerican Environmental, Inc. on behalf of the Rotary Company, Inc., for the 1746 Dale Road Site, October 18, 1998.
- Phase II Subsurface Environmental Assessment prepared by Panamerican Environmental, Inc. on behalf of Upstate Mild Cooperatives, Inc. for the 1746 Dale Road property, October 1999.
- Soil Investigation prepared by Frontier Technical Associates, Inc. for on behalf of the Rotary Company, Inc. at the 1746 Dale Road Site, March 2000.
- Phase II Environmental Site Assessment (ESA) prepared by TriTech Environmental Health & Safety for Upstate Farms Cooperative, Inc. at the adjacent 1730 Dale Road property, west of the 1746 Dale Road Site, July 2000.
- Site Investigation/Remedial Alternatives Report (SI/RAR) prepared by Leader Professional Services, Inc. for Jaeckle, Fleishmann, & Mugel, LLP, on behalf of RoCo, for the 1746 Dale Road property (VCP Site No. V00422), March 2002.
- Supplemental Site Investigation (SSI), Bioremediation Pilot Study (BPS) Report, and Remedial Action Plan (RAP) prepared by Leader Professional Services, Inc. for Jaeckle, Fleishmann, & Mugel, LLP, on behalf of RoCo, for the 1746 Dale Road property (VCP Site No. V00422), October 2003.
- Remedial Action Plan (RAP) Report prepared by Leader Professional Services, Inc. for Jaeckle, Fleishmann, & Mugel, LLP, on behalf of RoCo, for the 1746 Dale Road property (VCP Site No. V00422), March 2007.
- Intrusive Soil Vapor Sampling and Analysis (ISVSA) Work Plan prepared by Leader Professional Services, Inc. on behalf of RoCo LTD, for the 1746 Dale Road property (VCP Site No. V00422), September 2007.
- Supplemental Remedial Action Plan (SRAP) prepared by Leader Professional Services, Inc. for Jaeckle, Fleishmann, & Mugel, LLP, on behalf of RoCo, for the 1746 Dale Road property (VCP Site No. V00422), June 2008.
- Supplemental Remedial Action Plan (SRAP) Report prepared by Leader Professional Services, Inc. for Jaeckle, Fleishmann, & Mugel, LLP, on behalf of RoCo, for the 1746 Dale Road property (VCP Site No. V00422), September 2008.



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- Site Management Plan (SMP) prepared by Leader Professional Services, Inc. for RoCo LTD, for the 1746 Dale Road property (VCP Site No. V00422), February 16, 2011.
- Groundwater Investigation Report (GIR) prepared by Iyer Engineering Group, PLLC (IEG) for Dale Anderson, for the 1746 Dale Road property (VCP Site No. V00422), October 2014.
- Remedial Action Work Plan (RAWP) prepared by Iyer Engineering Group, PLLC (IEG) for Dale Anderson, for the 1746 Dale Road property (VCP Site No. V00422), September 2015.
- Consent Order (October 2015 CO) between Dale Anderson and NYSDEC, October 13, 2015.
- December 2015 and March 2016 SVE Exhaust Compliance Sampling Reports (CSRs) prepared by CEM Services, Inc. (CEM) for the 1746 Dale Road property (SSF Site No. 915300), March 23, 2016.
- Groundwater Compliance Sampling Report prepared by CEM Services, Inc. (CEM) for the 1746 Dale Road property (SSF Site No. 915300), March 23, 2016.
- NYSDEC Notice of Violation (NOV) to Dale Anderson LLC, January 28, 2020.
- Remedial Action Work Plan (RAWP) prepared by Wittman GeoSciences, PLLC on behalf of Dale Anderson LLC, for the 1746 Dale Road property (SSF Site No. 915300), February 2020.
- Compliance Management Report (CMR) prepared by Wittman GeoSciences, PLLC on behalf of Dale Anderson LLC, for the 1746 Dale Road property (SSF Site No. 915300), June 2020.
- Phase I Environmental Site Assessment (ESA) prepared by Farmer Environmental Group on behalf of Quanta Services, Inc. and Affiliates, the parent company of NPT, for the 24 Anderson Road property, October 24, 2025.
- Phase I Environmental Site Assessment (ESA) prepared by Farmer Environmental Group on behalf of Quanta Services, Inc. and Affiliates, the parent company of NPT, for the 1746 Dale Road property (SSF Site No. 915300), January 24, 2026.
- Report of Geotechnical Investigation prepared by Whitestone Associates Engineering & Geology NY, PLLC on behalf of Niagara Power Transformer, LLC, for the 24 Anderson Road and 1746 Dale Road (SSF Site No. 915300) properties, June 4, 2026.
- Remedial Investigation Report prepared by TRC Engineers, Inc. on behalf of Niagara Power Transformer, LLC for the 1746 Dale Road Property (BCP Site No. C915300), July 2026.
- Remedial Action Work Plan prepared by TRC Engineers, Inc. on behalf of Niagara Power Transformer, LLC for the 1746 Dale Road Property (BCP Site No. C915300), July 2026.



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SECTION VII – REQUESTOR INFORMATION

Information from New York State Department of State (NYDOS) associated with the Requestor, Niagara Power Transformer, LLC, DOS ID# 7423282, is provided as **Attachment 5**. As requested, the members of the Niagara Power Transformer, LLC include:

Name of Officer	Title
Chris Kraft	President
Steve Klock	Vice President of Finance
Brett A. Schrader	Vice President & Assistant Secretary
Daren E. Austin	Vice President
Justn L Olszeski	Vice President
Haowei Yang	Vice President & Treasurer
Jorge Cruz	Vice President of Engineering
Melessa T. Fox	Assistant Vice President & Assistant Treasurer
Claudia G. Santos	Secretary
Anne W. Vallejo	Assistant Secretary

Niagara Power Transformer, LLC is a wholly-owned subsidiary of Quanta Services, Inc. (Quanta). Ms. Claudia Santos, Director - Board and Subsidiary Administration (csantos@QuantaServices.com) and Mr. Leonard Pataki, Northeast Regional General Counsel (leonard.pataki@QuantaServices.com) will be the points of contact for Quanta.

SECTION VIII – REQUESTOR CONTACT INFORMATION

Contact information for NPT is provided on the Application. TRC Engineers, Inc., a registered NYS engineering firm with licensed NYS Professional Engineers, will be acting as the Engineer of Record for this BCP project. Greenberg Traurig, LLP will be representing NPT during the BCP process.

SECTION IX – PROGRAM FEE

The Requestor will not be requesting a fee waiver.

SECTION X – REQUESTOR ELIGIBILITY

The Requestor, Niagara Power Transformer, LLC, would enter the BCP as a **Volunteer** in accordance with NY ECL 27-1405(1)(b) and 6NYCRR 375-3.2(b)(2) based on the following:

- cVOC impacts to soil, groundwater, and soil vapor at the Site are attributed to historic operations (former precision metal fabrication, metal weldments, assemblies, and metal preparation and finishing) by previous owners/occupants.
- The Applicant became involved with the property after disposal or discharge of contaminants and have no relationship with the previous owners/operators of the Site.
- Niagara Power Transformer, LLC purchased the 1746 Dale Road property from Dale Anderson LLC in May 2026 and the 24 Anderson Road property from Davis Electrical Supply Company in February 2026. As such, NPT is prepared to address contaminants of concern through the BCP process.



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NPT has started the process of combining the 24 Anderson Road and 1746 Dale Road parcels into one parcel with the Town of Cheektowaga. The new single parceled site will be addressed as 1746 Dale Road. The completion of this activity is pending. NPT will have access to the property prior to signing the Brownfield Cleanup Agreement (BCA) and throughout the BCP project, including the ability to place an environmental easement on the site, if necessary.

SECTION XI – PROPERTY ELIGIBILITY INFORMATION

The Site is not listed on the National Priorities List (NPL); is not subject to a permit under ECL Article 27, Title 9; is not subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10; and is not subject to a state or federal enforcement action related to hazardous waste or petroleum.

In June 2001, RoCo Ltd. entered the 1746 Dale Road property into the Voluntary Cleanup Program (VCP) by signing a Voluntary Cleanup Agreement (VCA #B9-0588-01; Site #V00422) with the NYSDEC. However, RoCo abandoned the Site immediately after submitting the SMP in 2011, and NYSDEC terminated the VCA in 2013. Under an October 14, 2015 Order on Consent with Dale Anderson LLC, the current owner of 1746 Dale Road, NYSDEC reclassified the Site as a Class P Non-Registry Inactive Hazardous Waste Site (#915300).

The 24 Anderson Site is unregulated with no classification issued by NYSDEC.

SECTION XII – CONTACT LIST INFORMATION

The following is the contact list for the subject property. Each contact will be sent fact sheets throughout the project's duration.

Site Owner:

Niagara Power Transformer, LLC
1755 Dale Road
Cheektowaga, New York 14225

Attn.: Mr. Stan Hatch
Senior Vice President Manufacturing
Phone: (716) 896-6500 x175
Email: shatch@nptransformer.com

Erie County Contacts:

Honorable Mark Poloncarz
Erie County Executive
95 Franklin Street
Buffalo, NY 14202

Honorable Tim Meyers
District 7 Erie County Legislator
3485 Harlem Road
Cheektowaga, NY 14225-1505

Mr. Daniel Castle, AICP
Commissioner
Erie County Environment & Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202

Mr. Thomas E. Baines, Esq.
Deputy Commissioner of Planning & Economic
Development
Erie County Environment & Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202



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BCP APPLICATION NARRATIVE
1746 DALE ROAD BCP SITE
CHEEKTOWAGA, NEW YORK

Mr. Mark Rountree
Chief Planner
Erie County Environment & Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202

Ms. Bonnie Lawrence
Deputy Commissioner
Erie County Environment & Planning
95 Franklin Street, 10th Floor
Buffalo, NY 14202

Mr. Michael P. Kearns
Erie County Legislature Clerk
92 Franklin Street, 4th Floor
Buffalo, NY 14202

Mr. John Cappellino
President & CEO
Erie County Industrial Development Agency
95 Perry Street, Suite 403
Buffalo, NY 14203

Gale Burstein
Commissioner of Health
Erie County Department of Health
95 Franklin Street
Buffalo, NY 14202

Mr. Daniel J. Neaverth, Jr.
Commissioner
Erie County Department of Homeland Security &
Emergency Services
45 Elm Street
Buffalo, NY 14203

Town of Cheektowaga Contacts:

Town Supervisor
Mr. Brian Nowak
3301 Broadway
Cheektowaga, NY 14227

Town Deputy Supervisor
Mr. Brian Pilarski
3301 Broadway
Cheektowaga, NY 14227

Town Councilmember
Ms. Barbara Bakowski
3301 Broadway
Cheektowaga, NY 14227

Town Councilmember
Ms. Monica Elderkin
3301 Broadway
Cheektowaga, NY 14227

Town Councilmember
Ms. Tiffany Lewis
3301 Broadway
Cheektowaga, NY 14227

Town Councilmember
Mr. Stephen Nowicki
3301 Broadway
Cheektowaga, NY 14227

Town Councilmember
Mr. Vernon Thompson
3301 Broadway
Cheektowaga, NY 14227

Supplier of Potable Water:

Erie County Water Authority
295 Main Street #350
Buffalo, NY 14203



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BCP APPLICATION NARRATIVE
1746 DALE ROAD BCP SITE
CHEEKTOWAGA, NEW YORK

Local News Media:

Buffalo News
ATTN: Ms. Aaron Besecker
1 News Plaza
Buffalo, NY 14240

WIVB - Ch. 4
ATTN: Ms. Lisa Fullone
2077 Elmwood Avenue
Buffalo, NY 14207

WJYE
ATTN: Environmental News Desk
1700 Rand Building
Buffalo, NY 14203

WBEN News Radio 930
Entercom Radio of Buffalo
500 Corporate Pkwy, Suite 200
Buffalo, NY 14226

WGRZ TV - Ch. 2
ATTN: Ms. Maria Sisti
259 Delaware Avenue
Buffalo, NY 14202

WKBW News Channel 7
ATTN: Ms. Melanie Pritchard
7 Broadcast Plaza
Buffalo, NY 14202

Business First
ATTN: Anne Marie Franczyk
465 Main Street
Buffalo, NY 14203-1793

WNED, Environmental News Desk
ATTN: Mr. Michael Desmond
P.O. Box 1263, Horizons Plaza
Buffalo, NY 14240

Nearby Schools:

Erie 1 BOCES Workforce
Christa McHale, Director
950 Thruway Plaza Drive
Cheektowaga, NY 14225

BOCES Cosmetology School
Christa McHale, Director
1526 Walden Avenue
Cheektowaga, NY 14225

Cheektowaga Central High School
Scott Zipp, Superintendent
Karin Cyganovich, Principal
3600 Union Road
Cheektowaga, NY 14225

Cheektowaga Central Middle School
Scott Zipp, Superintendent
Dr. Christopher Salinas, Principal
3600 Union Road
Cheektowaga, NY 14225

Union East Elementary School
Scott Zipp, Superintendent
Melissa Mitchell, Principal
3550 Union Road
Cheektowaga, NY 14225

Empire Beauty School
Claudette Parkes, Executive Director
2190 Walden Avenue
Cheektowaga, NY 14225

Document Repository

Dan Caufield, Director
Julia Boyer Reinstein Library
1030 Losson Road
Cheektowaga, NY 14227



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Adjacent Property Owners

Information for the residents, owners, and occupants of the properties adjacent to the Site are provided in the table below (see **Figure 20**).

Adjacent Property Address & SBL	Property Use / Town Zoning	Property Owner Mailing Address
1755 Dale Road 102.03-3-6.1	Heavy Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
1747 Dale Road 102.03-3-5	Light Industrial Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
0 Dale Road 102.03-3-4	Cemetery CF – Community Facilities District	St. Adalbert Cemetery 6200 Broadway Street Lancaster, NY 14086
40 Anderson Road 102.03-2-28	Light Industrial Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
45 Anderson Road 102.04-1-6.12	Office Building M2 – General Manufacturing District	Laidlaw Transit Inc. PO Box 80615 Indianapolis, IN 46280
25 Anderson Road 102.04-1-49	Office Building M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
37 Anderson Road 102.04-1-50	Office Building M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
51 Anderson Road 102.04-1-6.11	Warehouse M2 – General Manufacturing District	Aardee & Sons Inc. 51 Anderson Road Cheektowaga, NY 14225
1730 Dale Road 102.03-2-32	Light Industrial Manufacturing M1 – Light Manufacturing District	Upstate Farms Cooperative Inc. PO Box 268 Lancaster, NY 14086

Document Repository

The Julia Boyer Reinstein Library located at 1030 Losson Road, Cheektowaga, NY 14227, has agreed to act as the document repository for the proposed BCP Site. Our initial request letter and an email response of acknowledgement from the repository are included in **Attachment 6**.

TABLES

Table 1	Summary of Detected Soil Analytical Results Above SCOs
Table 2	Summary of Detected Groundwater Analytical Results Above AWQS/GVs
Table 3	Summary of Soil Vapor Analytical Results
Table 4	Summary of RI Soil Analytical Results
Table 5	Summary of RI Groundwater Analytical Results for Existing Wells
Table 6	Summary of RI Groundwater Analytical Results for Newly Installed Wells

TABLE 1

**SUMMARY OF DETECTED SOIL ANALYTICAL RESULTS
ABOVE SOIL CLEANUP OBJECTIVES (SCOs)**

**1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York**

Parameter ¹	CasNum	IUSCO ²	PGWSCO ³	UUSCO ⁴	Units	Detections Above UUSCOs and/or PGWSCOs	Detections Above IUSCOs	Minimum Detection	Maximum Detection	Depth (ft bgs)
Volatile Organics by EPA 5035/8260										
1,1,1-Trichloroethane	71-55-6	1000	0.68	0.68	mg/kg	1	0	ND	14	6.0 - 8.0
1,1-Dichloroethane	75-34-3	240	0.27	0.27	mg/kg	1	0	ND	32	6.0 - 8.0
1,1-Dichloroethene	75-35-4	5.1	0.33	0.24	mg/kg	1	0	ND	0.52	6.0 - 8.0
1,2-Dichloroethane	107-06-2	30	0.02	1.1	mg/kg	1	0	ND	0.24	6.0 - 8.0
cis-1,2-Dichloroethene	156-59-2	590	0.19	0.19	mg/kg	18	0	ND	8.1	6.0 - 8.0
Tetrachloroethene	127-18-4	81	1.3	1.3	mg/kg	9	0	ND	130	4.0 - 6.0
Toluene	108-88-3	1000	0.7	0.7	mg/kg	1	0	ND	10.2	8.0 - 10.0
trans-1,2-Dichloroethene	156-60-5	1000	0.19	0.19	mg/kg	1	0	ND	0.21	6.0 - 8.0
Trichloroethene	79-01-6	54	0.47	0.47	mg/kg	36	0	ND	257	1.0 - 7.0
Vinyl chloride	75-01-4	7.1	0.03	0.03	mg/kg	2	0	ND	0.507	1.0 - 7.0
Total Metals										
Arsenic, Total	7440-38-2	16	16	13	mg/kg	1	1	ND	43.4	6.0 - 8.0

Notes:

- Only those Part 375 parameters detected at a concentration above the respective SCO at a minimum of one location are included.
- IUSCO = NYSDEC Part 375 Industrial-Use Soil Cleanup Objective (ISCO).
- PGWSCO = NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objective (PGWSCO).
- UUSCO = NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective (UUSCO).

Definitions:

ND = Not detected at the method detection limit (MDL) for the sample

TABLE 2

**SUMMARY OF DETECTED GROUNDWATER ANALYTICAL RESULTS
ABOVE AWQS/GVs**

**1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York**

Parameter ¹	CasNum	NY-AWQS ²	Units	Detections Above AWQS/GVs	Minimum Detection	Maximum Detection
<i>Volatile Organics by GC/MS</i>						
1,1,1-Trichloroethane	71-55-6	5	ug/L	1	ND	1,300
1,1-Dichloroethane	75-34-3	5	ug/L	2	ND	32,000
1,1-Dichloroethene	75-35-4	5	ug/L	1	ND	300
1,2-Dichloroethane	107-06-2	0.6	ug/L	1	ND	180
Acetone	67-64-1	50	ug/L	4	ND	9,290
cis-1,2-Dichloroethene	156-59-2	5	ug/L	78	ND	89,400
trans-1,2-Dichloroethene	156-60-5	5	ug/L	5	ND	62.4
Trichloroethene	79-01-6	5	ug/L	18	ND	161,000
Vinyl chloride	75-01-4	2	ug/L	60	ND	67,400
<i>1,4 Dioxane by 8270E-SIM</i>						
1,4-Dioxane	123-91-1	0.35	ug/L	3	ND	34.3
<i>Semivolatile Organics by GC/MS</i>						
Benzo(a)anthracene	56-55-3	0.002	ug/L	4	ND	0.16
Benzo(a)pyrene	50-32-8	0	ug/L	3	ND	0.22
Benzo(b)fluoranthene	205-99-2	0.002	ug/L	3	ND	0.41
Benzo(k)fluoranthene	207-08-9	0.002	ug/L	2	ND	0.12
Chrysene	218-01-9	0.002	ug/L	3	ND	0.23
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/L	2	ND	0.24
Phenol	108-95-2	1	ug/L	1	ND	10
<i>Total Metals</i>						
Barium, Total	7440-39-3	1,000	ug/L	1	ND	1,266
Manganese, Total	7439-96-5	300	ug/L	1	ND	591.8
<i>Polychlorinated Biphenyls by GC</i>						
PCBs, Total	1336-36-3	0.09	ug/L	1	ND	0.183
<i>Perfluorinated Alkyl Acids by EPA 1633</i>						
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	2.7	ng/L	1	ND	3.49

Notes:

- Only those Part 375 parameters detected at a concentration above the respective AWQS/GVs at a minimum of one location are included.
- NYS Ambient Water Quality Class GA Groundwater Quality Standards/Guidance Values; NYSDEC June 1998 Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1

Qualifier Key:

ND = Not detected at the method detection limit (MDL) for the sample

TABLE 3

SUMMARY OF SOIL VAPOR ANALYTICAL RESULTS

1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter	CasNum	NYSDOH Matrix ¹	Units	Total Detections	Maximum Detection	Sample Location	Date of Collection	Type
TO-15 Volatile Organic Compounds (VOCs)								
1,1,1-Trichloroethane	71-55-6	B	ug/m ³	1	2.54	SS #5	11/27/2007	Subslab vapor
1,1-Dichloroethene	75-35-4	A	ug/m ³	1	800	SV-01	08/25/2014	Subslab vapor
cis-1,2-Dichloroethene	156-59-2	A	ug/m ³	1	2,300	SV-01	08/25/2014	Subslab vapor
Tetrachloroethene (PCE)	127-18-4	B	ug/m ³	1	710	SV-01	08/25/2014	Subslab vapor
Trichloroethene (TCE)	79-01-6	A	ug/m ³	1	190,000	SV-01	08/25/2014	Subslab vapor
Toluene	108-88-3	F	ug/m ³	1	210	SV-01	08/25/2014	Subslab vapor
Vinyl chloride	75-01-4	C	ug/m ³	1	6.16	SV-01 / VP1	05/05/2020	Subslab vapor

Notes:

1. NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006, latest update February 2024) Matrices A through F.

TABLE 4
SUMMARY OF RI SOIL ANALYTICAL RESULTS
1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter ^{1,2}	CasNum	IUSCO ³	PGWSCO ⁴	UUSCO ⁶	Units	Sample ID, Sample Depth (fbgs), Sample Collection Date, and Lab ID															
						B1-25	B2-25	B3-25	DUP2 (B3-25)	B4-R	B5-25	B6-25	B7-25	DUP3 (B7-25)	B8-25	B9-25	B10-25				
						23.0 to 25.0 04/29/2026 L2625452-01	6.0 to 8.0 05/01/2026 L2625953-03	22.0 to 25.0 04/29/2026 L2625452-02	22.0 to 25.0 04/29/2026 L2625452-03	45.0 to 47.0 05/06/2026 L2627462-01	10.0 to 12.0 04/30/2026 L2625953-01	6.0 to 9.0 05/01/2026 L2625953-04	14.0 to 17.0 05/04/2026 L2626273-01	14.0 to 17.0 05/04/2026 L2626273-03	17.0 to 18.0 05/04/2026 L2626273-02	22.0 to 24.0 04/30/2026 L2625953-02	14.0 to 18.0 05/05/2026 L2626675-01				
						Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
General Chemistry																					
Solids, Total	NONE	--	--	--	%	87.7	78.8	87.6	85	88.3	90	79.2	88.5	86.5	89.5	88.4	87				
Volatile Organics by EPA 5035/8260																					
1,1,1-Trichloroethane	71-55-6	1000	0.68	0.68	mg/kg	0.025 U	14	0.00043 U	--	0.0004 U	0.00035 U	0.00048 U	0.00044 U	0.00037 U	0.00038 U	0.00042 U	0.00041 U				
1,1-Dichloroethane	75-34-3	240	0.27	0.27	mg/kg	0.05 U	32 D	0.00087 U	--	0.00081 U	0.0007 U	0.00023 J	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.00082 U				
1,1-Dichloroethene	75-35-4	5.1	0.33	0.24	mg/kg	0.05 U	0.52	0.00087 U	--	0.00081 U	0.0007 U	0.0011	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.00082 U				
1,2-Dichloroethane	107-06-2	30	0.02	1.1	mg/kg	0.05 U	0.24	0.00087 U	--	0.00081 U	0.0007 U	0.00095 U	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.00082 U				
cis-1,2-Dichloroethene	156-59-2	590	0.19	0.19	mg/kg	0.048 J	2.2	0.00087 U	--	0.0016 U	0.0007 U	0.041	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.0016 U				
trans-1,2-Dichloroethene	156-60-5	1000	0.19	0.19	mg/kg	0.074 U	0.21	0.0013 U	--	0.0018 U	0.001 U	0.0068	0.0013 U	0.0011 U	0.0011 U	0.0012 U	0.0016 U				
1,3-Dichlorobenzene	541-73-1	280	2.6	2.6	mg/kg	0.099 U	0.022 J	0.0017 U	--	0.0081 U	0.0014 U	0.0019 U	0.0018 U	0.0015 U	0.0015 U	0.0017 U	0.0058 U				
Carbon tetrachloride	56-23-5	41	0.76	0.76	mg/kg	0.05 U	0.62 U	0.00087 U	--	0.00081 U	0.0007 U	0.00095 U	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.00037 J				
Chloroform	67-66-3	180	0.37	0.37	mg/kg	0.074 U	0.01 J	0.0013 U	--	0.0081 U	0.001 U	0.0014 U	0.0013 U	0.0011 U	0.0011 U	0.0012 U	0.0082 U				
Tetrachloroethene	127-18-4	81	1.3	1.3	mg/kg	0.025 U	0.031 U	0.00043 U	--	0.00081 U	0.00035 U	0.00048 U	0.00029 J	0.00037 U	0.00047	0.00042 U	0.00082 U				
Trichloroethene	79-01-6	54	0.47	0.47	mg/kg	12	4.8	0.00043 U	--	0.0004 U	0.0031	2.3 D	0.00044 U	0.00037 U	0.00038 U	0.00042 U	0.00041 U				
Vinyl chloride	75-01-4	7.1	0.03	0.03	mg/kg	0.05 U	0.29 J	0.00087 U	--	0.00081 U	0.0007 U	0.013 J	0.00089 U	0.00074 U	0.00075 U	0.00084 U	0.00053 J				
Semivolatile Organics by GC/MS																					
1,4-Dioxane	123-91-1	36	0.1	0.1	mg/kg	0.028 U	0.031 U	0.028 U	--	0.027 U	0.028 U	0.031 U	0.028 U	0.028 U	0.027 U	0.028 U	0.028 U				
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5	1000	0.33	0.33	mg/kg	0.27 U	0.3 U	0.27 U	--	0.26 U	0.26 U	0.3 U	0.27 U	0.26 U	0.26 U	0.26 U	0.27 U				
Acenaphthene	83-32-9	1000	98	20	mg/kg	0.15 U	0.17 U	0.15 U	--	0.15 U	0.15 U	0.17 U	0.15 U	0.15 U	0.14 U	0.15 U	0.15 U				
Benzo(a)anthracene	56-55-3	37	1	1	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Benzo(a)pyrene	50-32-8	3.7	22	1	mg/kg	0.15 U	0.17 U	0.15 U	--	0.15 U	0.15 U	0.17 U	0.15 U	0.15 U	0.14 U	0.15 U	0.15 U				
Benzo(b)fluoranthene	205-99-2	37	2.1	1	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Benzo(ghi)perylene	191-24-2	78	1000	0.64	mg/kg	0.15 U	0.17 U	0.15 U	--	0.15 U	0.15 U	0.17 U	0.15 U	0.15 U	0.14 U	0.15 U	0.15 U				
Benzo(k)fluoranthene	207-08-9	78	2	0.8	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Chrysene	218-01-9	78	1	1	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Dibenzo(a,h)anthracene	53-70-3	3.7	1000	0.33	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Fluoranthene	206-44-0	1000	1000	85	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Fluorene	86-73-7	1000	386	30	mg/kg	0.19 U	0.21 U	0.19 U	--	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.18 U	0.18 U	0.19 U				
Indeno(1,2,3-cd)pyrene	193-39-5	37	6.6	0.5	mg/kg	0.15 U	0.17 U	0.15 U	--	0.15 U	0.15 U	0.17 U	0.15 U	0.15 U	0.14 U	0.15 U	0.15 U				
Naphthalene	91-20-3	1000	12	12	mg/kg	0.19 U	0.21 U	0.19 U	--	0.25	0.18 U	0.04 J	0.19 U	0.19 U	0.18 U	0.18 U	0.19 U				
Phenanthrene	85-01-8	78	1000	1.1	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
Phenol	108-95-2	1000	0.33	0.33	mg/kg	0.19 U	0.21 U	0.19 U	--	0.18 U	0.18 U	0.21 U	0.19 U	0.19 U	0.18 U	0.18 U	0.19 U				
Pyrene	129-00-0	1000	1000	64	mg/kg	0.11 U	0.12 U	0.11 U	--	0.11 U	0.11 U	0.12 U	0.11 U	0.11 U	0.11 U	0.11 U	0.11 U				
BAP Equivalent	--	--	--	--	mg/kg	0.155	0.173	0.155	NA	0.155	0.155	0.173	0.155	0.155	0.150	0.155	0.155				
Polychlorinated Biphenyls by GC																					
Aroclor 1016	12674-11-2	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1221	11104-28-2	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1232	11141-16-5	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1242	53469-21-9	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1248	12672-29-6	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1254	11097-69-1	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1260	11096-82-5	25	3.2	--	mg/kg	0.054 U	0.0191 J	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1262	37324-23-5	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Aroclor 1268	11100-14-4	25	3.2	--	mg/kg	0.054 U	0.0593 U	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
PCBs, Total	1336-36-3	25	3.2	0.1	mg/kg	0.054 U	0.0191 J	0.054 U	--	0.0535 U	0.0517 U	0.0592 U	0.0531 U	0.0563 U	0.051 U	0.0522 U	0.0538 U				
Organochlorine Pesticides by GC																					
4,4'-DDD	72-54-8	33	14	0.0033	mg/kg	0.00173 U	--	0.00181 U	0.00177 U	--	--	--	0.00174 U	--	--	--	--				
4,4'-DDE	72-55-9	22	9.3	0.0033	mg/kg	0.00173 U	--	0.00181 U	0.00177 U	--	--	--	0.00174 U	--	--	--	--				
4,4'-DDT	50-29-3	27	135	0.0033	mg/kg	0.00173 U	--	0.00181 U	0.00177 U	--	--	--	0.00174 U	--	--	--	--				
Aldrin	309-00-2	0.33	0.19	0.0048	mg/kg	0.00173 U	--	0.00181 U	0.00177 U	--	--	--	0.00174 U	--	--	--	--				
Alpha-BHC	319-84-6	1.2	0.02	0.02	mg/kg	0.000722 U	--	0.000753 U	0.000738 U	--	--	--	0.000727 U	--	--	--</					

TABLE 5

SUMMARY OF RI GROUNDWATER ANALYTICAL RESULTS FOR EXISTING WELLS

1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter ¹	CasNum	AWQS/GV ²	Units	Sample ID, Collection Date, Lab ID					
				GW-1	GW-2	GW-3	GW-5	DUPE (GW-2)	TRIP BLANK
				04/20/2026 L2622855-01	04/20/2026 L2622855-02	04/20/2026 L2622855-03	04/20/2026 L2622855-04	04/20/2026 L2622855-05	04/20/2026 L2622855-06
				Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual
Volatile Organics by GC/MS									
1,1,1-Trichloroethane	71-55-6	5	ug/L	2.5 U	2.5 U	500 U	2.5 U	2.5 U	2.5 U
1,1-Dichloroethane	75-34-3	5	ug/L	2.5 U	2.5 U	500 U	2.5 U	2.5 U	2.5 U
1,1-Dichloroethene	75-35-4	5	ug/L	1.1	0.5 U	100 U	0.5 U	0.5 U	0.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/L	0.5 U	0.5 U	100 U	0.5 U	0.5 U	0.5 U
Acetone	67-64-1	50	ug/L	1.6 J	2.8 J	1000 U	2.7 J	3.3 J	5 U
cis-1,2-Dichloroethene	156-59-2	5	ug/L	190	3.2	9200	1.7 J	3.8	2.5 U
trans-1,2-Dichloroethene	156-60-5	5	ug/L	1.4 J	2.5 U	500 U	2.5 U	2.5 U	2.5 U
Trichloroethene	79-01-6	5	ug/L	2.5	1.7	100 U	2.2	2.8	0.5 U
Vinyl chloride	75-01-4	2	ug/L	35	4.4	23000	1 U	4.8	1 U
1,4 Dioxane by 8270E-SIM									
1,4-Dioxane	123-91-1	0.35	ug/L	NA	NA	NA	NA	NA	NA
Semivolatile Organics by GC/MS									
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5	--	ug/L	5 U	5 U	5.2	5 U	5 U	--
Acenaphthene	83-32-9	20	ug/L	0.04 J	0.1 U	0.05 J	0.1 U	0.1 U	--
Benzo(a)anthracene	56-55-3	0.002	ug/L	0.04 J	0.06 J	0.04 J	0.16	0.04 J	--
Benzo(a)pyrene	50-32-8	ND	ug/L	0.1 U	0.03 J	0.1 U	0.22	0.1 U	--
Benzo(b)fluoranthene	205-99-2	0.002	ug/L	0.1 U	0.05 J	0.1 U	0.41	0.1 U	--
Benzo(ghi)perylene	191-24-2	--	ug/L	0.1 U	0.1 U	0.1 U	0.26	0.1 U	--
Benzo(k)fluoranthene	207-08-9	0.002	ug/L	0.1 U	0.1 U	0.1 U	0.12	0.1 U	--
Chrysene	218-01-9	0.002	ug/L	0.1 U	0.03 J	0.1 U	0.23	0.1 U	--
Dibenzo(a,h)anthracene	53-70-3	--	ug/L	0.1 U	0.1 U	0.1 U	0.05 J	0.1 U	--
Fluoranthene	206-44-0	50	ug/L	0.04 J	0.09 J	0.05 J	0.39	0.03 J	--
Fluorene	86-73-7	50	ug/L	0.1 U	0.1 U	0.04 J	0.1 U	0.1 U	--
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/L	0.1 U	0.1 U	0.1 U	0.24	0.1 U	--
Naphthalene	91-20-3	10	ug/L	0.1 U	0.07 J	0.1 U	0.1 U	0.1 U	--
Phenanthrene	85-01-8	50	ug/L	0.1 U	0.07 J	0.04 J	0.09 J	0.1 U	--
Phenol	108-95-2	1	ug/L	5 U	5 U	10	5 U	5 U	--
Pyrene	129-00-0	50	ug/L	0.1 U	0.07 J	0.1 U	0.32	0.1 U	--
Total Metals									
Arsenic, Total	7440-38-2	25	ug/L	1.16	2.55	10.82	0.29 J	1.89	--
Barium, Total	7440-39-3	1000	ug/L	136.3	188.6	1266	157.5	258.3	--
Beryllium, Total	7440-41-7	3	ug/L	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	--
Cadmium, Total	7440-43-9	5	ug/L	0.06 J	0.2 U	0.2 U	0.07 J	0.2 U	--
Chromium, Hexavalent	18540-29-9	50	ug/L	50 U	10 U	10 U	3 J	10 U	--
Chromium, Total	7440-47-3	50	ug/L	2.59	2.46	17.32	2.61	1.34	--
Chromium, Trivalent	16065-83-1	50	ug/L	50 U	10 U	17	10 U	10 U	--
Copper, Total	7440-50-8	200	ug/L	4.6	1.98	1.18	3.32	1.21	--
Cyanide, Total	57-12-5	200	ug/L	5 U	5 U	3 J	5 U	5 U	--
Lead, Total	7439-92-1	25	ug/L	3.74	2.56	0.39 J	3.2	1.85	--
Manganese, Total	7439-96-5	300	ug/L	47.56	170.6	257.7	27.15	133.4	--
Mercury, Total	7439-97-6	0.7	ug/L	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--
Nickel, Total	7440-02-0	100	ug/L	2.48	5.05	13.95	1.58 J	4.42	--
Selenium, Total	7782-49-2	10	ug/L	5 U	5 U	5 U	2.4 J	5 U	--
Silver, Total	7440-22-4	50	ug/L	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	--
Zinc, Total	7440-66-6	2000	ug/L	24.86	30.33	7.72 J	20.97	18.87	--
Polychlorinated Biphenyls by GC									
Aroclor 1016	12674-11-2	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1221	11104-28-2	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1232	11141-16-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--

TABLE 5

SUMMARY OF RI GROUNDWATER ANALYTICAL RESULTS FOR EXISTING WELLS

1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter ¹	CasNum	AWQS/GV ²	Units	Sample ID, Collection Date, Lab ID					
				GW-1	GW-2	GW-3	GW-5	DUPE (GW-2)	TRIP BLANK
				04/20/2026 L2622855-01	04/20/2026 L2622855-02	04/20/2026 L2622855-03	04/20/2026 L2622855-04	04/20/2026 L2622855-05	04/20/2026 L2622855-06
				Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual
Aroclor 1242	53469-21-9	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1248	12672-29-6	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1254	11097-69-1	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1260	11096-82-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1262	37324-23-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1268	11100-14-4	--	ug/L	0.071 UJ	0.071 UJ	0.071 UJ	0.071 UJ	0.071 UJ	--
PCBs, Total	1336-36-3	0.09	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Organochlorine Pesticides by GC									
4,4'-DDD	72-54-8	0.3	ug/L	--	0.029 U	--	--	0.029 U	--
4,4'-DDE	72-55-9	0.2	ug/L	--	0.029 U	--	--	0.029 U	--
4,4'-DDT	50-29-3	0.2	ug/L	--	0.029 U	--	--	0.029 U	--
Aldrin	309-00-2	0	ug/L	--	0.014 UJ	--	--	0.014 UJ	--
Alpha-BHC	319-84-6	0.01	ug/L	--	0.014 UJ	--	--	0.014 UJ	--
Beta-BHC	319-85-7	0.04	ug/L	--	0.02 U	--	--	0.02 U	--
Chlordane	57-74-9	0.05	ug/L	--	0.143 U	--	--	0.143 U	--
cis-Chlordane	5103-71-9	--	ug/L	--	0.02 U	--	--	0.02 U	--
Delta-BHC	319-86-8	0.04	ug/L	--	0.014 UJ	--	--	0.014 UJ	--
Dieldrin	60-57-1	0.004	ug/L	--	0.029 U	--	--	0.029 U	--
Endosulfan I	959-98-8	--	ug/L	--	0.014 U	--	--	0.014 U	--
Endosulfan II	33213-65-9	--	ug/L	--	0.029 U	--	--	0.029 U	--
Endosulfan sulfate	1031-07-8	--	ug/L	--	0.029 U	--	--	0.029 U	--
Endrin	72-20-8	0	ug/L	--	0.029 U	--	--	0.029 U	--
Endrin aldehyde	7421-93-4	5	ug/L	--	0.03 U	--	--	0.03 U	--
Endrin ketone	53494-70-5	5	ug/L	--	0.029 U	--	--	0.029 U	--
Heptachlor	76-44-8	0.04	ug/L	--	0.014 U	--	--	0.014 U	--
Heptachlor epoxide	1024-57-3	0.03	ug/L	--	0.014 U	--	--	0.014 U	--
Lindane	58-89-9	0.05	ug/L	--	0.014 U	--	--	0.014 U	--
Methoxychlor	72-43-5	35	ug/L	--	0.143 UJ	--	--	0.143 UJ	--
Toxaphene	8001-35-2	0.06	ug/L	--	0.2 U	--	--	0.2 U	--
trans-Chlordane	5103-74-2	--	ug/L	--	0.02 U	--	--	0.02 U	--
Perfluorinated Alkyl Acids by EPA 1633									
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	--	ng/L	--	6.52 U	--	--	6.31 U	--
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	--	ng/L	--	1.08 J	--	--	1.72	--
Perfluorobutanoic Acid (PFBA)	375-22-4	--	ng/L	--	7.56	--	--	7.82	--
Perfluoroheptanoic Acid (PFHpA)	375-85-9	--	ng/L	--	1.5 J	--	--	2	--
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	--	ng/L	--	0.978 J	--	--	1.75	--
Perfluorohexanoic Acid (PFHxA)	307-24-4	--	ng/L	--	2.85	--	--	2.24	--
Perfluorononanoic Acid (PFNA)	375-95-1	--	ng/L	--	0.668 J	--	--	0.694 J	--
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	2.7	ng/L	--	3.49	--	--	4.02	--
Perfluorooctanoic Acid (PFOA)	335-67-1	6.7	ng/L	--	3.91	--	--	3.71	--
Perfluoropentanoic Acid (PFPeA)	2706-90-3	--	ng/L	--	4.71	--	--	3.44	--

Notes:

- Only VOC, SVOC, and PFAS compounds detected above the method detection limit in at least one sample across the Site are included; all other compounds were reported as non-detect (U).
- NYS Ambient Water Quality Class GA Groundwater Quality Standards/Guidance Values; NYSDEC June 1998 Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1

Qualifier Key:

- J = The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
- U = The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.
- NA = The analyte was not analyzed.

Color Code:

 = concentration exceeds the NYSDEC Class GA AWQS/GV.

SUMMARY OF RI GROUNDWATER ANALYTICAL RESULTS FOR NEWLY INSTALLED WELLS

1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter ¹	CasNum	NY-AWQS	Units	Sample ID, Collection Date, Lab ID						
				MW-1	MW-2	MW-3	MW-4	MW-5	DUP4 (MW-2)	TB
				05/15/2026	05/15/2026	05/15/2026	05/15/2026	05/15/2026	05/15/2026	05/15/2026
				L2629932-01	L2629932-02	L2629932-03	L2629932-04	L2629932-05	L2629932-06	L2629932-07
				Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual
Volatile Organics by GC/MS										
1,1,1-Trichloroethane	71-55-6	5	ug/L	2.5 U	1300 J	25 U	2.5 U	2.5 U	1300	2.5 U
1,1-Dichloroethane	75-34-3	5	ug/L	2.5 U	32000	9.1 J	2.5 U	2.5 U	30000	2.5 U
1,1-Dichloroethene	75-35-4	5	ug/L	0.5 U	300	2.4 J	0.5 U	0.5 U	290	0.5 U
1,2-Dichloroethane	107-06-2	0.6	ug/L	0.5 U	180	5 U	0.5 U	0.5 U	180	0.5 U
Acetone	67-64-1	50	ug/L	12	1200 U	50 U	17	22	1200 U	4.6 J
cis-1,2-Dichloroethene	156-59-2	5	ug/L	17	1000	170	2.5 U	2.5 U	990	2.5 U
trans-1,2-Dichloroethene	156-60-5	5	ug/L	1.2 J	620 U	13 J	2.5 U	2.5 U	620 U	2.5 U
Trichloroethene	79-01-6	5	ug/L	2.3	460	810	0.5 U	0.18 J	350	0.5 U
Vinyl chloride	75-01-4	2	ug/L	4	460	8.7 J	1 U	1 U	440	1 U
1,4 Dioxane by 8270E-SIM										
1,4-Dioxane	123-91-1	0.35	ug/L	4.81	34.3	0.351	0.306 U	0.300 U	33.1	--
Semivolatile Organics by GC/MS										
3-Methylphenol/4-Methylphenol	108-39-4/106-44-5	--	ug/L	5 U	5 U	5 U	5 U	5 U	5 U	--
Acenaphthene	83-32-9	20	ug/L	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Benzo(a)anthracene	56-55-3	0.002	ug/L	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Benzo(a)pyrene	50-32-8	0	ug/L	0.06 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Benzo(b)fluoranthene	205-99-2	0.002	ug/L	0.09 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Benzo(ghi)perylene	191-24-2	--	ug/L	0.05 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Benzo(k)fluoranthene	207-08-9	0.002	ug/L	0.04 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Chrysene	218-01-9	0.002	ug/L	0.05 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Dibenzo(a,h)anthracene	53-70-3	--	ug/L	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Fluoranthene	206-44-0	50	ug/L	0.08 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Fluorene	86-73-7	50	ug/L	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/L	0.05 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Naphthalene	91-20-3	10	ug/L	0.04 J	0.04 J	0.03 J	0.1 U	0.04 J	0.05 J	--
Phenanthrene	85-01-8	50	ug/L	0.05 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Phenol	108-95-2	1	ug/L	5 U	5 U	5 U	5 U	5 U	5 U	--
Pyrene	129-00-0	50	ug/L	0.07 J	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	--
Total Metals										
Arsenic, Total	7440-38-2	25	ug/L	4.69	2.07	3.33	2.26	6.38	2.23	--
Barium, Total	7440-39-3	1000	ug/L	137.1	121.6	207.6	127.2	67.11	125.1	--
Beryllium, Total	7440-41-7	3	ug/L	0.5 U	0.5 U	0.27 J	0.5 U	0.5 U	0.5 U	--
Cadmium, Total	7440-43-9	5	ug/L	0.2 U	0.2 U	0.24	0.2 U	0.2 U	0.2 U	--
Chromium, Hexavalent	18540-29-9	50	ug/L	10 U	10 U	10 U	10 U	10 U	10 U	--
Chromium, Total	7440-47-3	50	ug/L	0.53 J	0.36 J	7.44	0.31 J	0.37 J	0.36 J	--
Chromium, Trivalent	16065-83-1	--	ug/L	10 U	10 U	7 J	10 U	10 U	10 U	--
Copper, Total	7440-50-8	200	ug/L	1.1	1	13.8	0.94 J	1.11	1.22	--
Cyanide, Total	57-12-5	200	ug/L	5 U	5 U	5 U	5 U	5 U	5 U	--
Lead, Total	7439-92-1	25	ug/L	0.84 J	0.39 J	8.65	1 U	0.42 J	0.53 J	--
Manganese, Total	7439-96-5	300	ug/L	92.33	129.4	591.8	59.63	29.89	117.8	--
Mercury, Total	7439-97-6	0.7	ug/L	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	--
Nickel, Total	7440-02-0	100	ug/L	1.65 J	1.49 J	11.14	0.98 J	0.61 J	1.55 J	--
Selenium, Total	7782-49-2	10	ug/L	5 U	5 U	1.8 J	5 U	5 U	5 U	--
Silver, Total	7440-22-4	50	ug/L	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	0.4 U	--
Zinc, Total	7440-66-6	2000	ug/L	3.51 J	10 U	44.81	10 U	10 U	10 U	--
Polychlorinated Biphenyls by GC										
Aroclor 1016	12674-11-2	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1221	11104-28-2	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1232	11141-16-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--

TABLE 6

SUMMARY OF RI GROUNDWATER ANALYTICAL RESULTS FOR NEWLY INSTALLED WELLS

1746 Dale Road BCP Site (C915300)
Niagara Power Transformer Corporation
Cheektowaga, New York

Parameter ¹	CasNum	NY-AWQS	Units	Sample ID, Collection Date, Lab ID						
				MW-1 05/15/2026 L2629932-01	MW-2 05/15/2026 L2629932-02	MW-3 05/15/2026 L2629932-03	MW-4 05/15/2026 L2629932-04	MW-5 05/15/2026 L2629932-05	DUP4 (MW-2) 05/15/2026 L2629932-06	TB 05/15/2026 L2629932-07
				Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual	Results Qual
Aroclor 1242	53469-21-9	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1248	12672-29-6	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.183	0.195 J	--
Aroclor 1254	11097-69-1	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1260	11096-82-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1262	37324-23-5	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
Aroclor 1268	11100-14-4	--	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	0.071 U	--
PCBs, Total	1336-36-3	0.09	ug/L	0.071 U	0.071 U	0.071 U	0.071 U	0.183	0.195 J	--
Organochlorine Pesticides by GC										
4,4'-DDD	72-54-8	0.3	ug/L	0.04 U	0.043 U	0.044 UJ	0.04 U	0.036 U	0.04 U	--
4,4'-DDE	72-55-9	0.2	ug/L	0.04 U	0.043 U	0.044 UJ	0.04 U	0.036 U	0.04 U	--
4,4'-DDT	50-29-3	0.2	ug/L	0.04 U	0.043 U	0.044 UJ	0.04 U	0.036 U	0.04 U	--
Aldrin	309-00-2	0	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Alpha-BHC	319-84-6	0.01	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Beta-BHC	319-85-7	0.04	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
cis-Chlordane	5103-71-9	--	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Delta-BHC	319-86-8	0.04	ug/L	0.02 U	0.022 U	0.022 UJ	0.02 U	0.018 U	0.02 U	--
Dieldrin	60-57-1	0.004	ug/L	0.002 U	0.0022 U	0.0022 U	0.002 U	0.0018 U	0.002 U	--
Endosulfan I	959-98-8	--	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Endosulfan II	33213-65-9	--	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Endosulfan sulfate	1031-07-8	--	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Endrin	72-20-8	0	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Endrin aldehyde	7421-93-4	5	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Endrin ketone	53494-70-5	5	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Heptachlor	76-44-8	0.04	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Heptachlor epoxide	1024-57-3	0.03	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Lindane	58-89-9	0.05	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Methoxychlor	72-43-5	35	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Toxaphene	8001-35-2	0.06	ug/L	0.4 U	0.43 U	0.44 U	0.4 U	0.36 U	0.4 U	--
trans-Chlordane	5103-74-2	--	ug/L	0.02 U	0.022 U	0.022 U	0.02 U	0.018 U	0.02 U	--
Perfluorinated Alkyl Acids by EPA 1633										
Hexafluoropropylene Oxide Dimer Acid (HFPO-DA)	13252-13-6	--	ng/L	--	1.64 J	--	--	--	1.89 J	--
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	--	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorobutanoic Acid (PFBA)	375-22-4	--	ng/L	--	5.77 U	--	--	--	5.9 U	--
Perfluoroheptanoic Acid (PFHpA)	375-85-9	--	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	--	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorohexanoic Acid (PFHxA)	307-24-4	--	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorononanoic Acid (PFNA)	375-95-1	--	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	2.7	ng/L	--	1.44 U	--	--	--	1.47 U	--
Perfluorooctanoic Acid (PFOA)	335-67-1	6.7	ng/L	--	0.447 J	--	--	--	0.619 J	--
Perfluoropentanoic Acid (PFPeA)	2706-90-3	--	ng/L	--	2.09 J	--	--	--	2.31 J	--

Notes:

- Only VOC, SVOC, and PFAS compounds detected above the method detection limit in at least one sample across the Site are included; all other compounds were reported as non-detect (U).
- NYS Ambient Water Quality Class GA Groundwater Quality Standards/Guidance Values; NYSDEC June 1998 Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1

Qualifier Key:

- J = The analyte was positively identified; the associated numerical value is an approximate concentration of the analyte in the sample.
U = The analyte was analyzed for, but was not detected above the level of the associated reported quantitation limit.

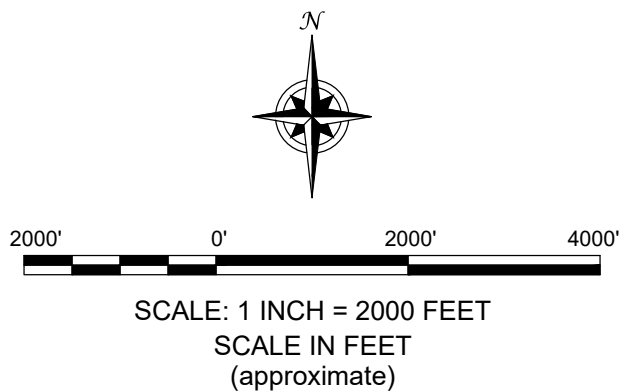
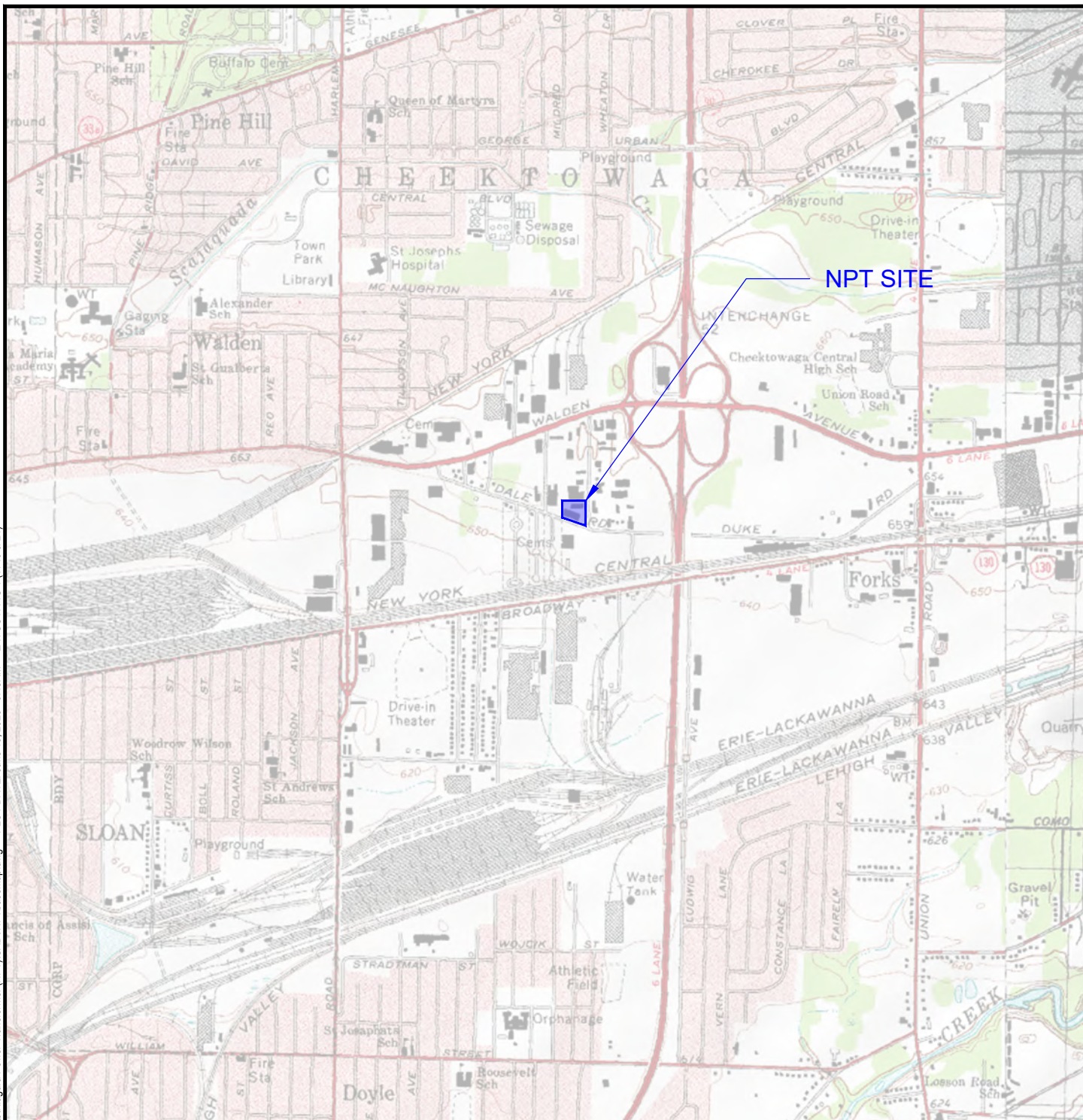
Color Code:

= concentration exceeds the NYSDEC Class GA AWQS/GV.

FIGURES

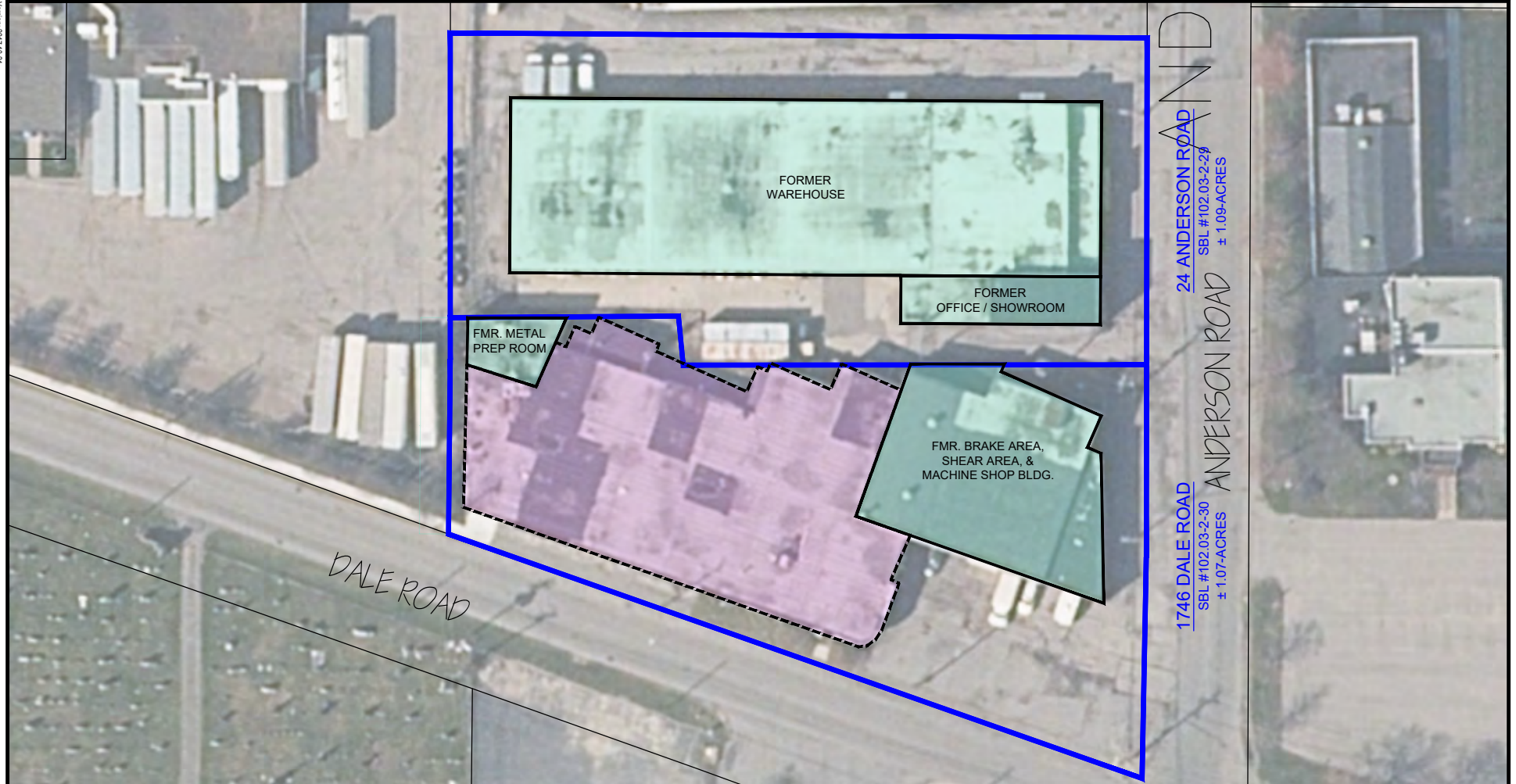
Figure 1	Site Location & Vicinity Map
Figure 2	Site Plan (Aerial)
Figure 3	Tax Map
Figure 4	Surrounding Area Map (1,000' Setback)
Figure 5	Potential Environmental Justice Area (PEJA) Map
Figure 6	En-Zone Map
Figure 7	Disadvantaged Community Map
Figure 8	Brownfield Opportunity Area (BOA) Map
Figure 9	Current Zoning Map
Figure 10	Historical & Current Soil Results
Figure 11	Historical & Current Groundwater Results
Figure 12	Historical Soil Vapor Results & SSDS Layout
Figure 13	USDA Soil Type Map
Figure 14A	Groundwater Isopotential Map – April/May 2026
Figure 14B	Groundwater Isopotential Map – July 9, 2026
Figure 15	FEMA Flood Map
Figure 16	Preliminary Redevelopment Plan & Rendering
Figure 17	Preliminary BCP Project Schedule
Figure 18	FWIA Cover Type Map
Figure 19	FWIA Wetland Map
Figure 20	Adjacent Property Owners Map

8.5411 -- USER: Bham -- ATTACHED XREFS: Cheek, 2 (REV) -- ATTACHED IMAGES: 25 Anderson - First Floor (NPT design), 25 Anderson - Second Floor (NPT design), 25 Anderson - Third Floor (NPT design), 25 Anderson - Hospital Route Map, Location map of old and new press brake machines, NPT Parcel, NPT TOPO, DRAWING NAME: C:\Users\Bham\OneDrive - TRC\Documents\0 - Projects\Niagara Power Transformer (NPT)\CAD\NPTbasemap.dwg -- PLOT DATE: June 16, 2026 - 9:45AM -- LAYOUT: FIG 1 (1746 & 24)



PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		SITE LOCATION & VICINITY MAP	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KS	FIGURE 1	
APPROVED BY:	BCH		
DATE:	JUNE 2026		
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
		FILE NO.: NPTbasemap.dwg	

Version: 2017.10.21



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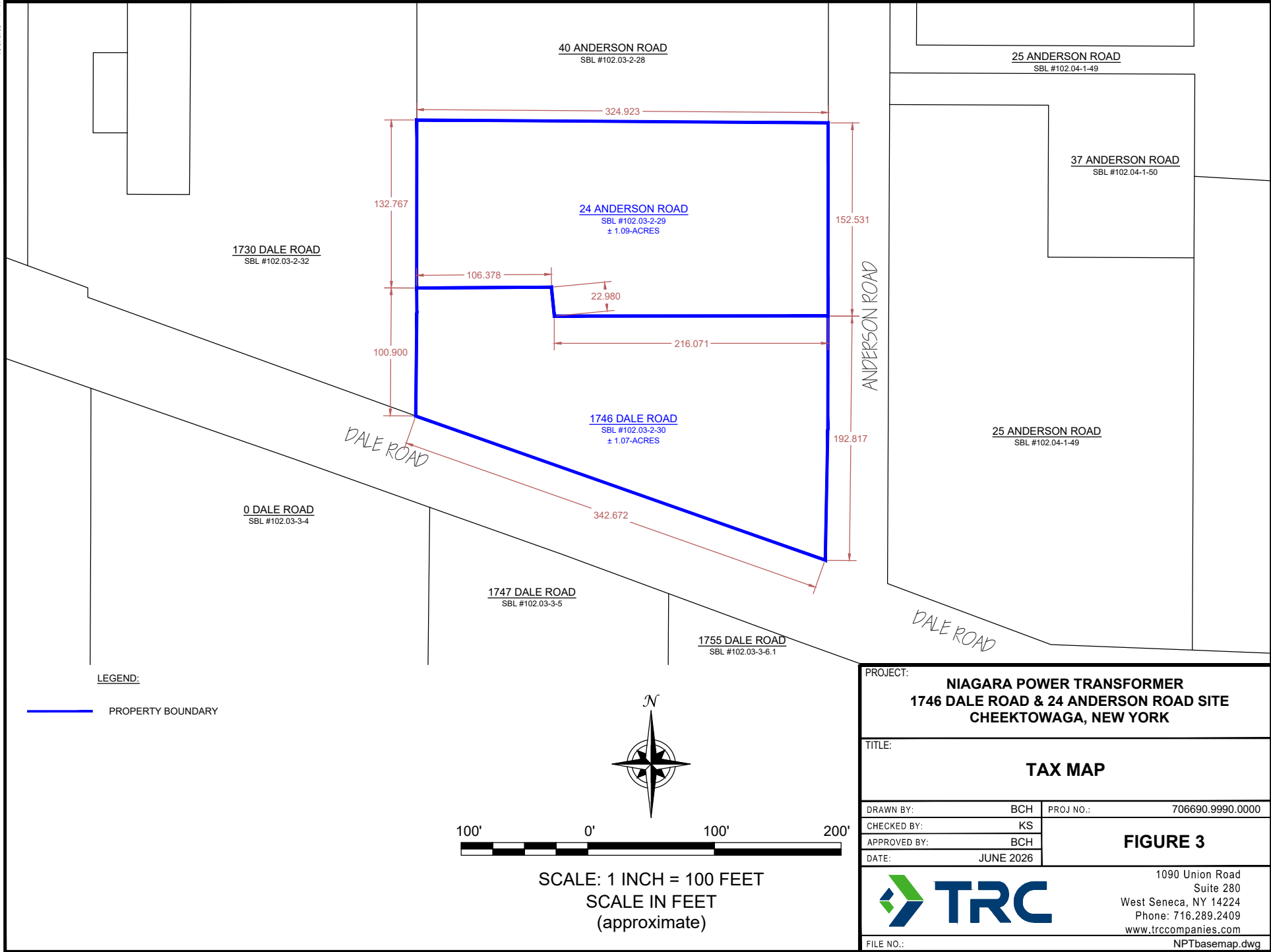
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EXISTING BUILDING
- - - HISTORICAL BUILDING (DEMOLISHED)



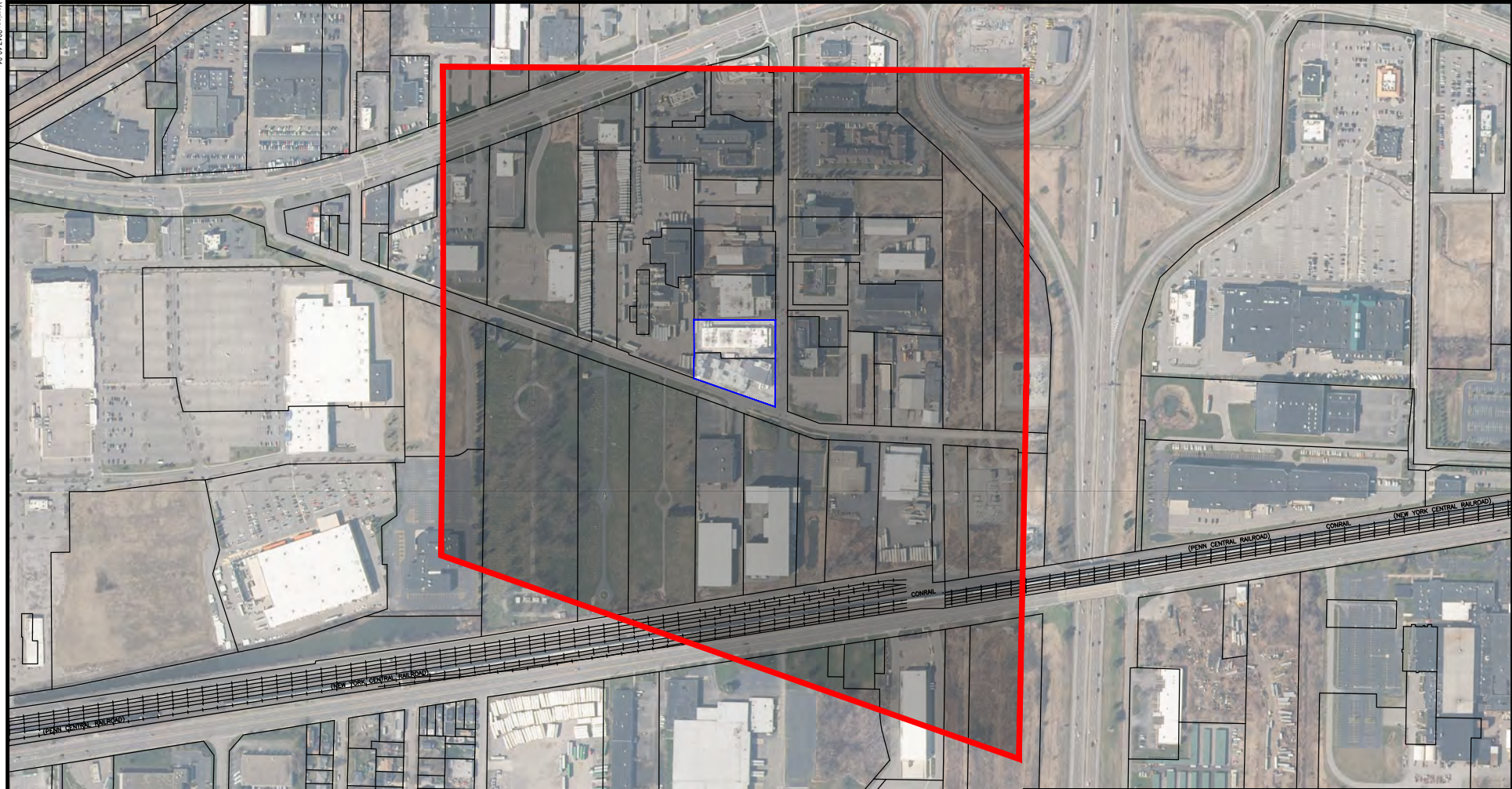
SCALE: 1 INCH = 70 FEET
SCALE IN FEET
(approximate)

PROJECT: NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK		
TITLE: SITE PLAN		
DRAWN BY:	BCH	PROJ NO.: 706690.9990.0000
CHECKED BY:	KS	FIGURE 2
APPROVED BY:	BCH	
DATE:	JUNE 2026	
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com
FILE NO.:	NPTbasemap.dwg	

Version: 2017/10/21



Version: 2017.10.21



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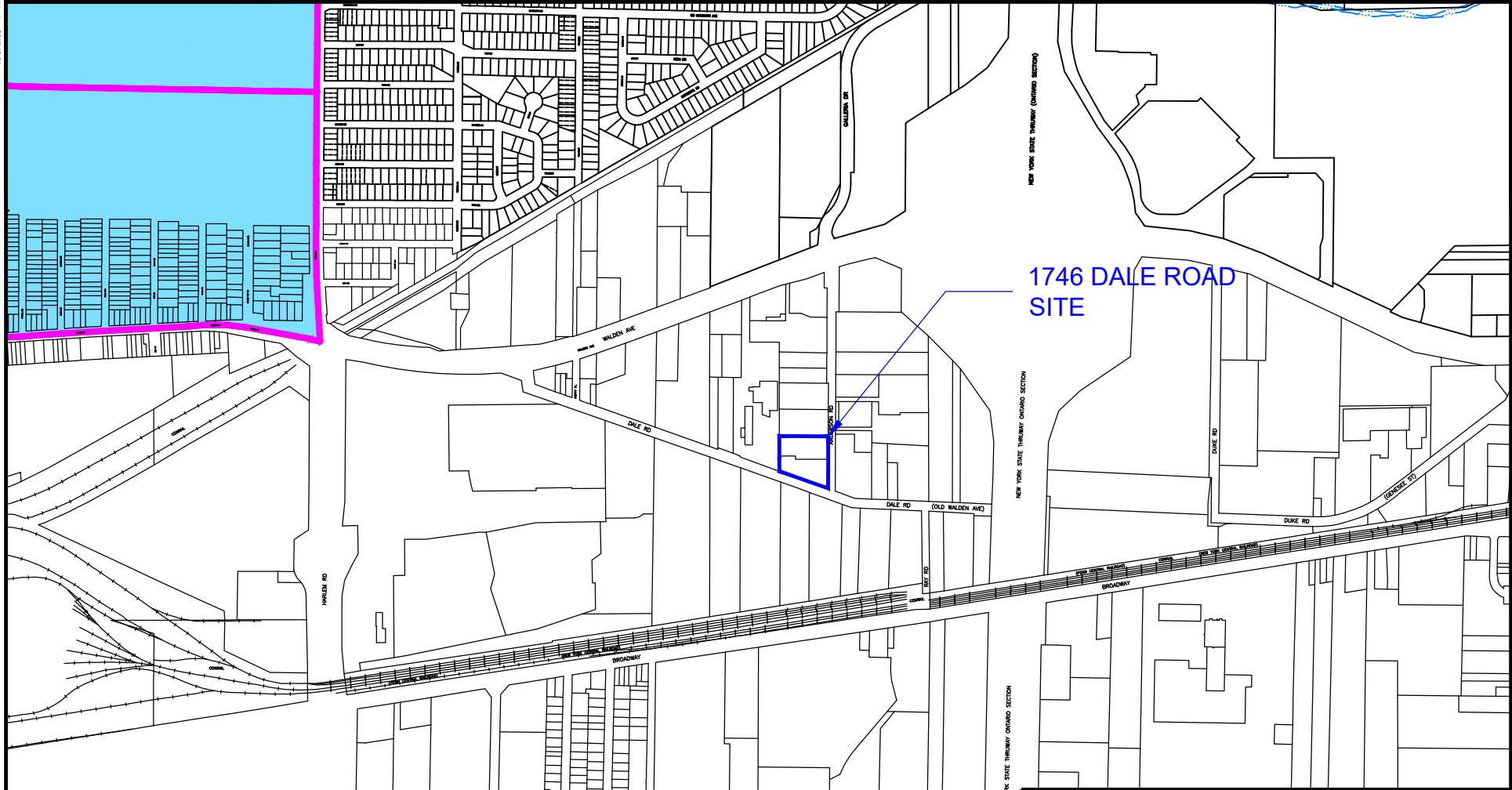
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- 1000-FOOT SET-BACK



SCALE: 1 INCH = 600 FEET
SCALE IN FEET
(approximate)

PROJECT:	
NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:	
SURROUNDING AREA MAP (1000' SET BACK)	
DRAWN BY:	BCH
CHECKED BY:	KS
APPROVED BY:	BCH
DATE:	JUNE 2026
PROJ NO.:	706690.9990.0000
FIGURE 4	
1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
FILE NO.:	NPTbasemap.dwg

Version: 2017/10/21



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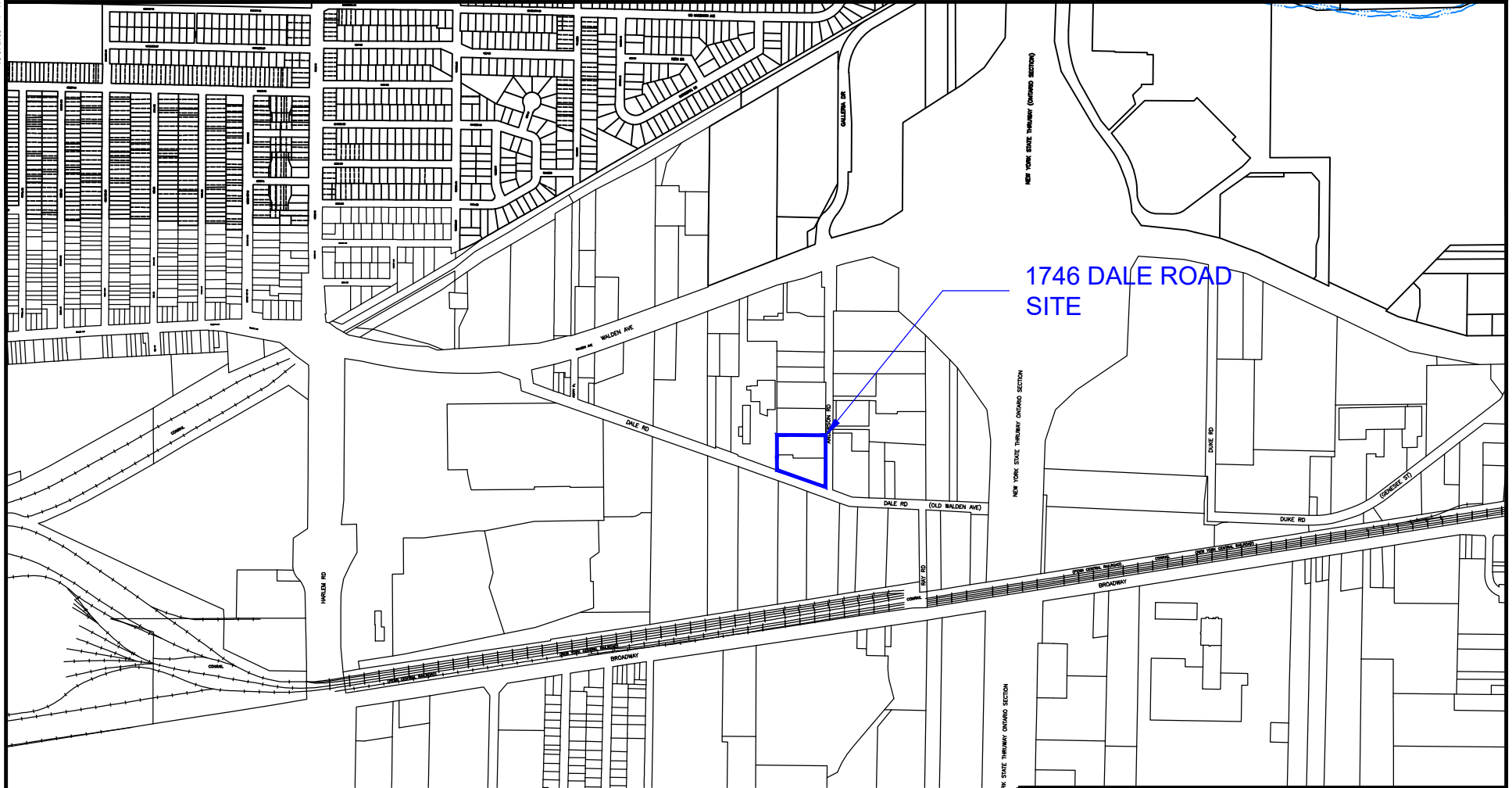
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- POTENTIAL ENV. JUSTICE AREA (PEJA)



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET
(approximate)

PROJECT:	
NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:	
POTENTIAL ENV. JUSTICE AREA (PEJA) MAP	
DRAWN BY: BCH	PROJ NO.: 706690.9990.0000
CHECKED BY: KS	FIGURE 5
APPROVED BY: BCH	
DATE: JUNE 2026	
	
1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
FILE NO.:	NPTbasemap.dwg

Version: 2017/10/21



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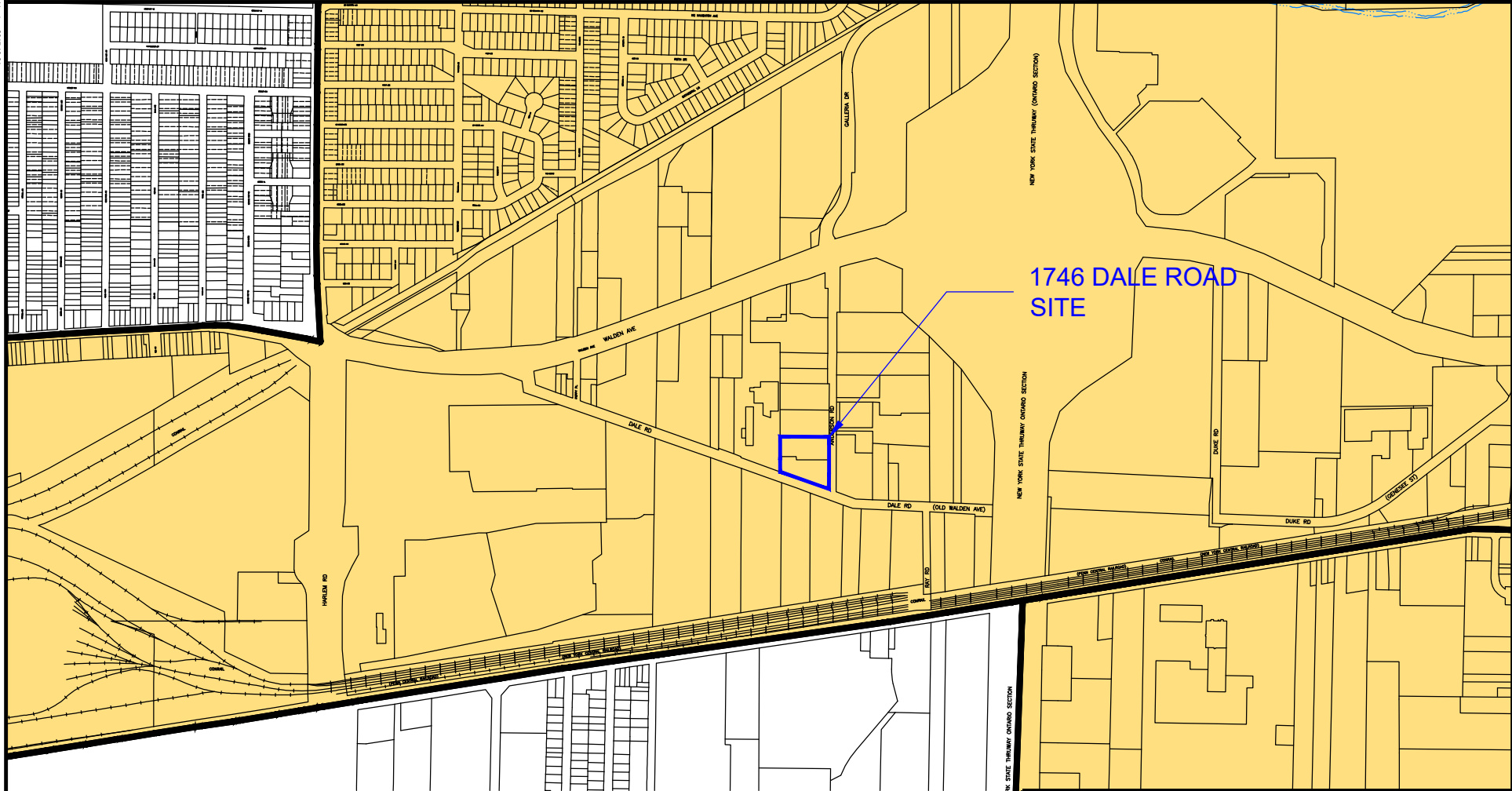
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EN-ZONE AREA "A"
- EN-ZONE AREA "B"
- EN-ZONE AREA "AB"



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET
(approximate)

PROJECT:	
NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:	
EN-ZONE MAP	
DRAWN BY:	BCH
CHECKED BY:	KS
APPROVED BY:	BCH
DATE:	JUNE 2026
PROJ NO.: 706690.9990.0000	
FIGURE 6	
	
1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
FILE NO.:	NPTbasemap.dwg

Version: 2017/10/21



LEGEND:

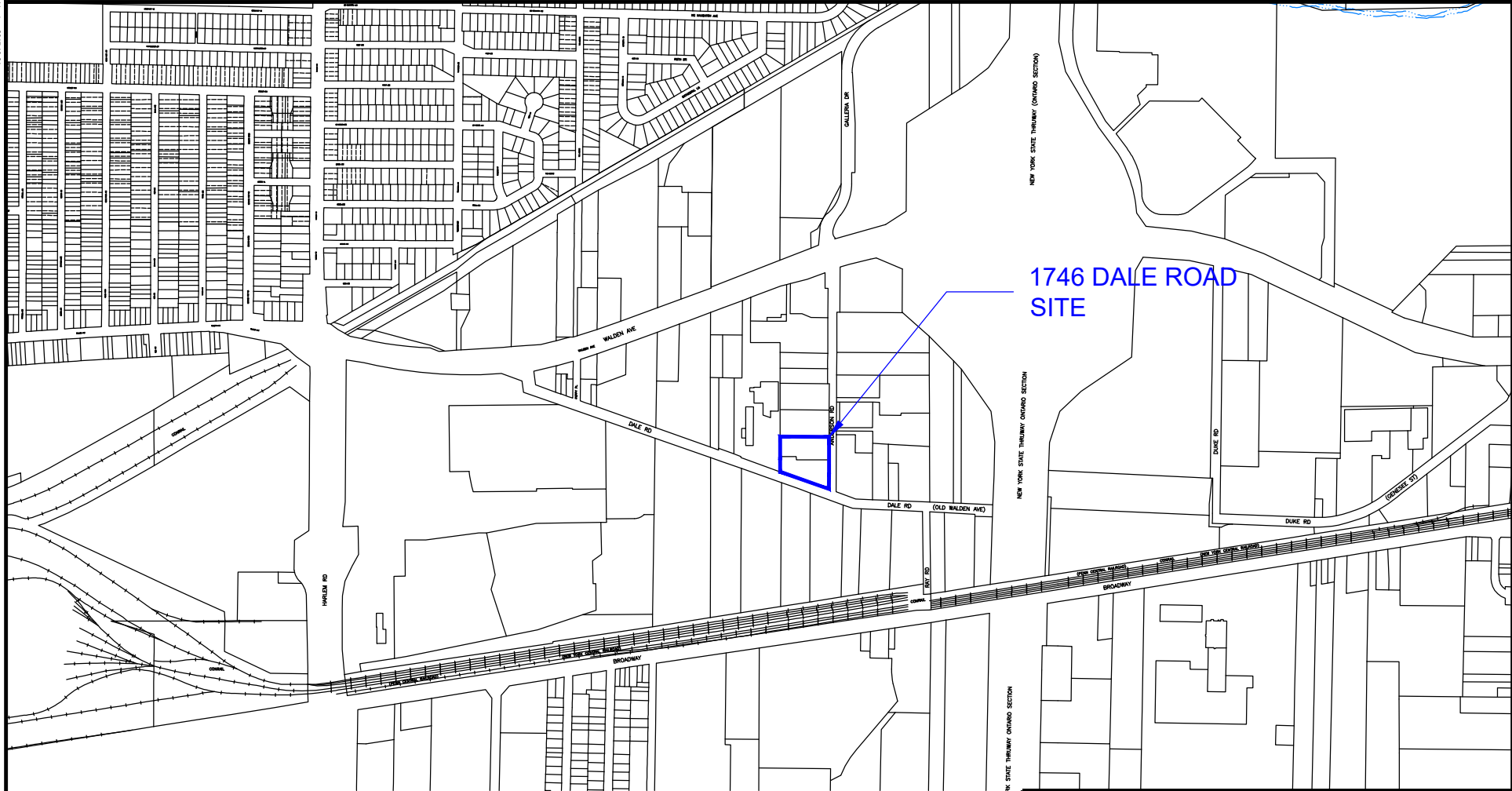
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- DISADVANTAGED COMMUNITY



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET
(approximate)

PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		DISADVANTAGED COMMUNITY MAP	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KS	FIGURE 7	
APPROVED BY:	BCH		
DATE:	JUNE 2026		
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
		FILE NO.: NPTbasemap.dwg	

Version: 2017/10/21



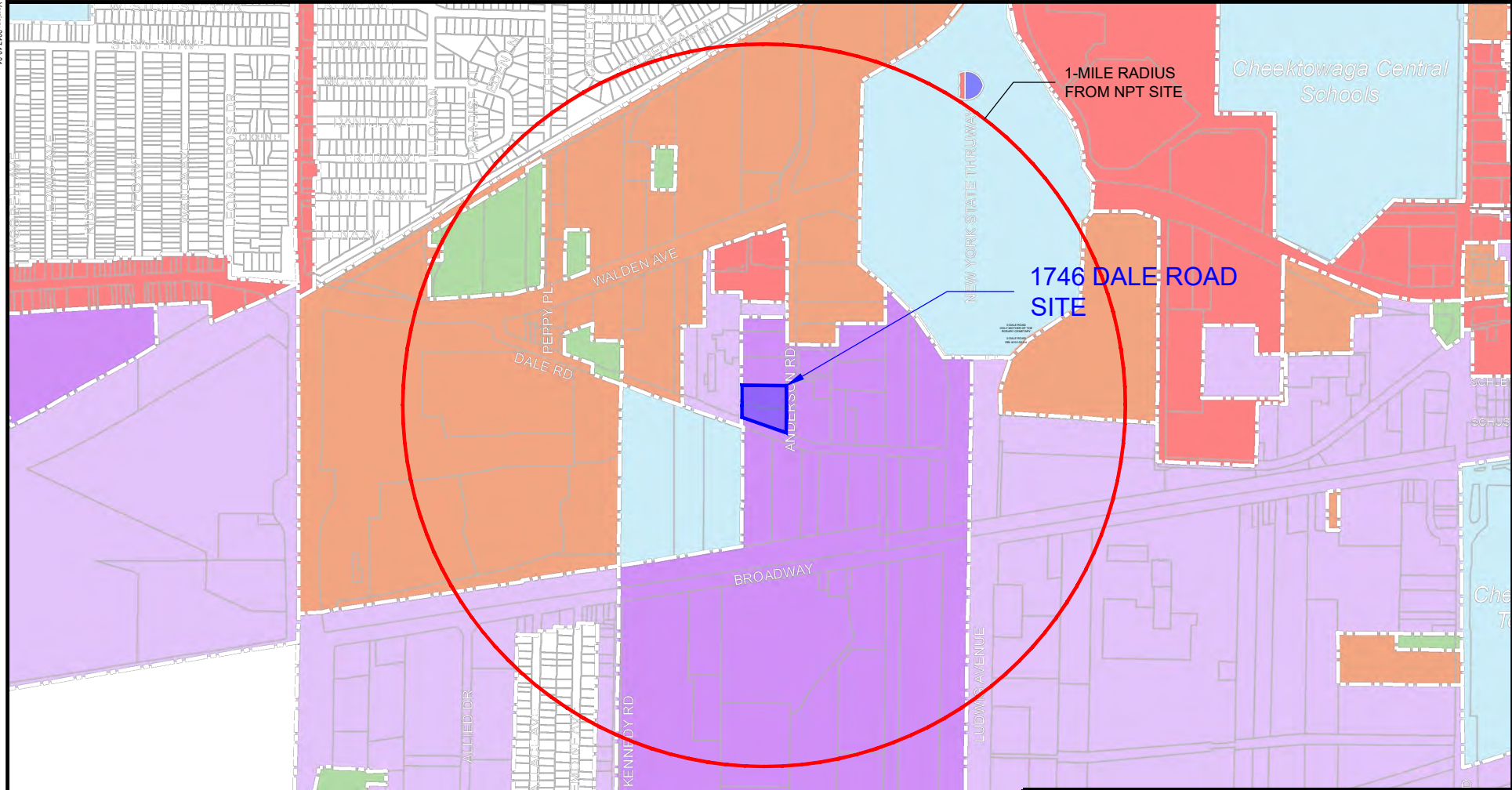
LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- BROWNFIELD OPPORTUNITY AREA (BOA) MAP



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET
(approximate)

PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		BROWNFIELD OPPORTUNITY AREA (BOA) MAP	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KS	FIGURE 8	
APPROVED BY:	BCH		
DATE:	JUNE 2026		
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
		FILE NO.: NPTbasemap.dwg	



LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY

ZONING DISTRICTS

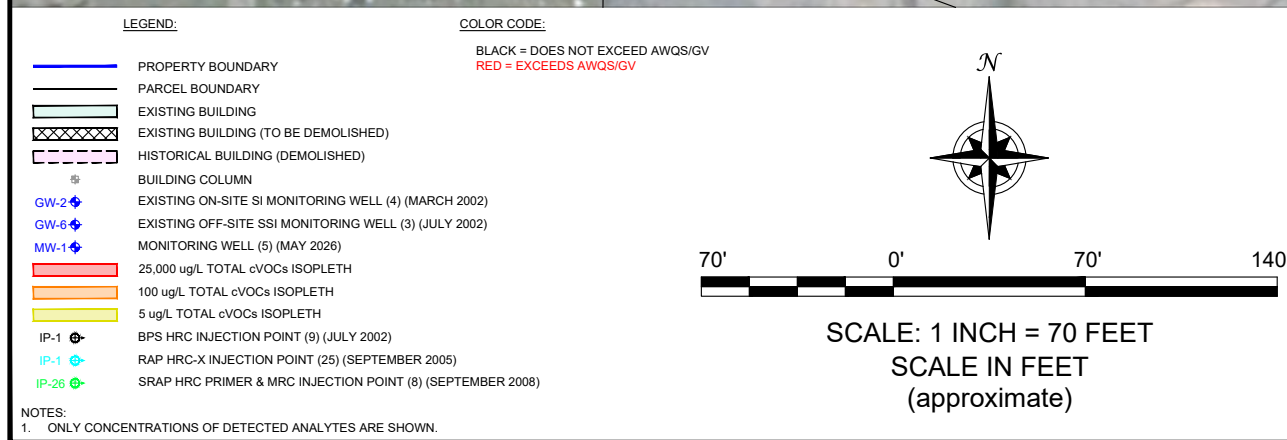
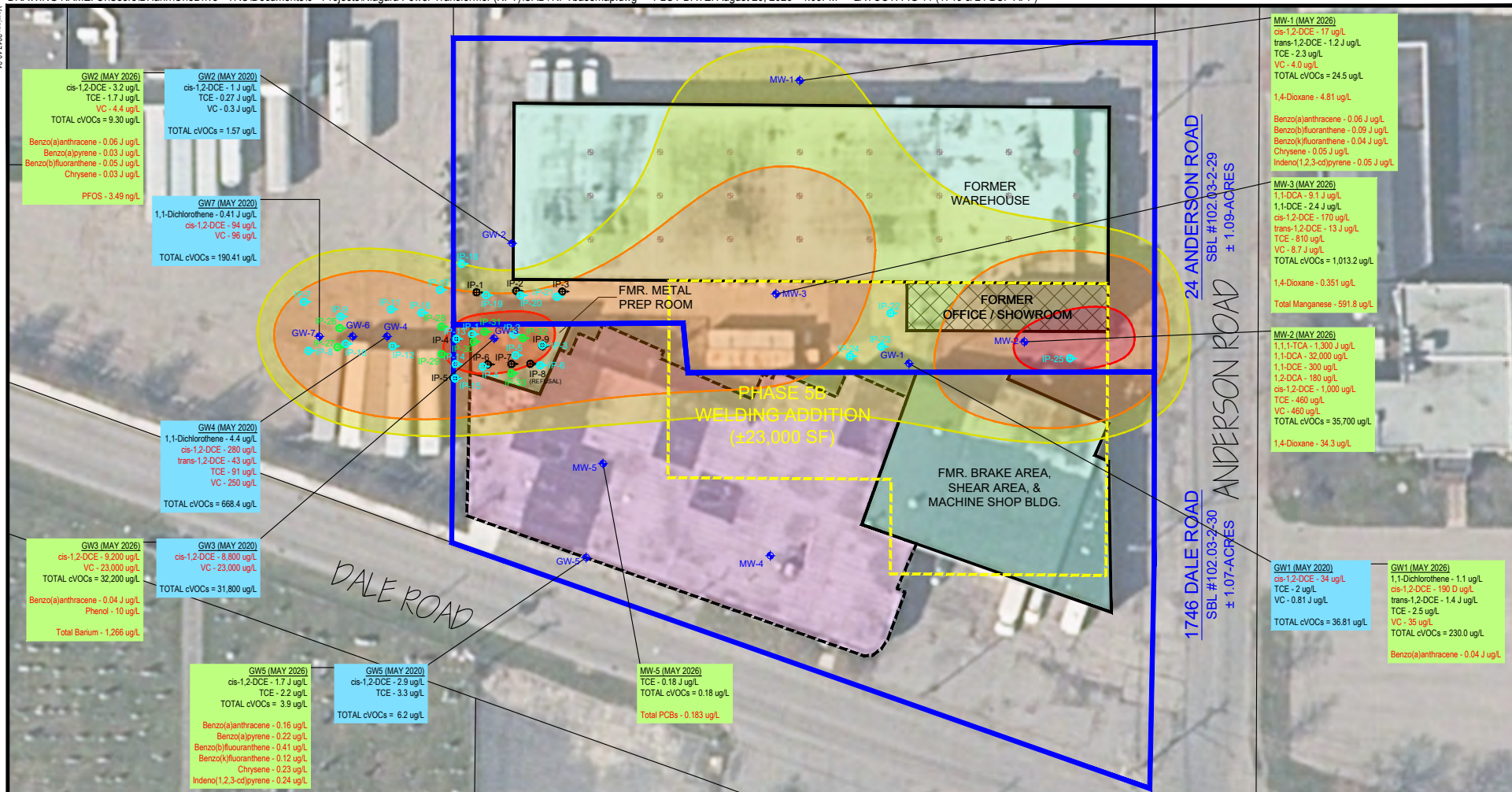
- DISTRICT LINES
- AG - SPECIAL AGGREGATES DISTRICT
- C - RETAIL BUSINESS DISTRICT
- MS - MOTOR SERVICE DISTRICT
- CF - COMMUNITY FACILITIES DISTRICT
- SM - GENERAL COMMERCIAL DISTRICT
- M2 - GENERAL MANUFACTURING DISTRICT
- M1 - LIGHT MANUFACTURING DISTRICT
- NS - NEIGHBORHOOD SERVICE DISTRICT
- R - RESIDENCE DISTRICT
- RA - APARTMENT DISTRICT
- RMH - RESIDENTIAL MOBIL HOME DISTRICT
- RS - RESIDENCE DISTRICT SINGLE FAMILY
- RSC - RESIDENTIAL SENIOR CITIZEN DISTRICT



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET
(approximate)

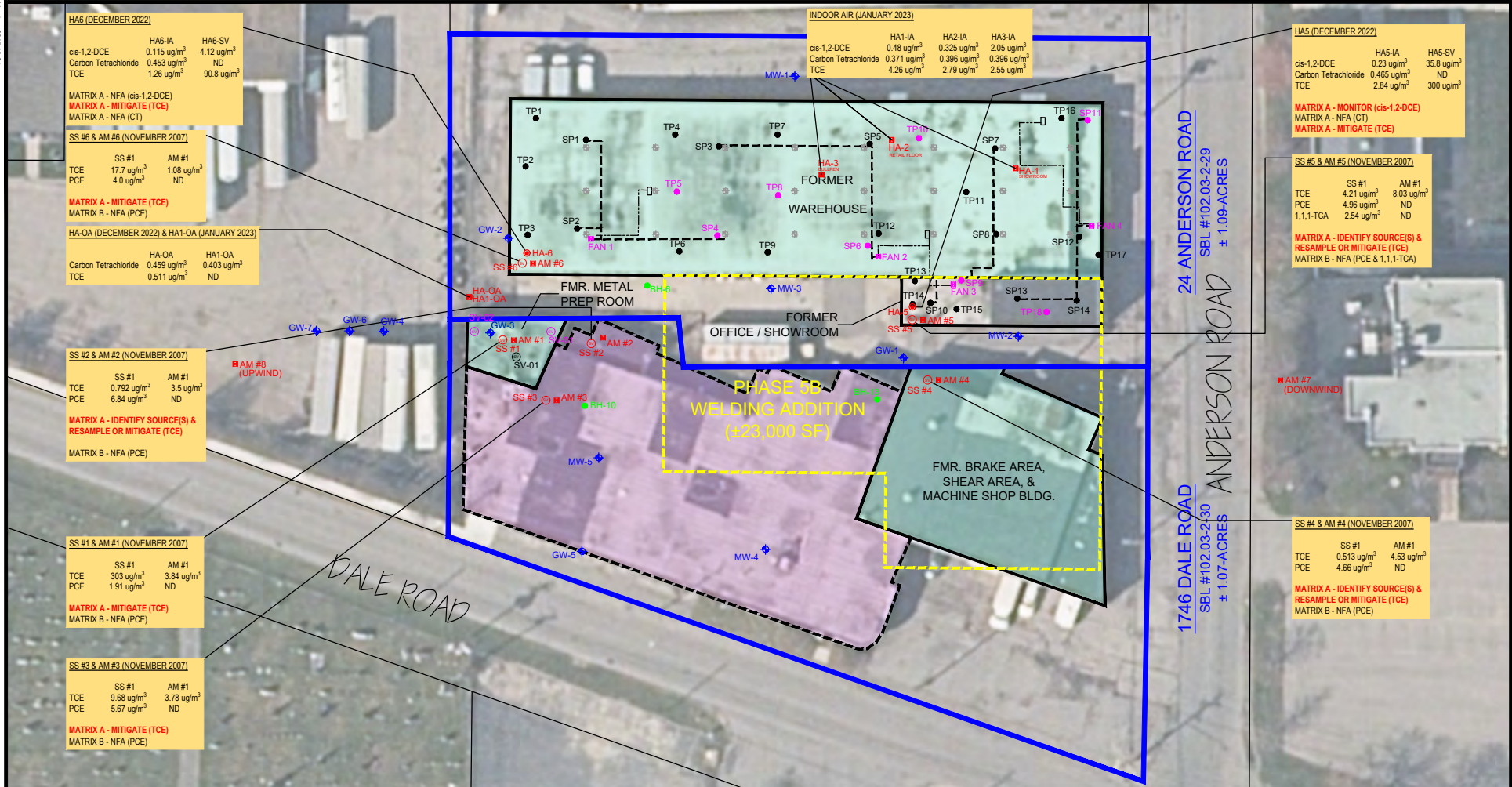
PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		CURRENT ZONING MAP	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KS	FIGURE 9	
APPROVED BY:	BCH		
DATE:	JUNE 2026		
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
FILE NO.:		NPTbasemap.dwg	

Version: 2017.10.21



PROJECT: NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK			
TITLE: HISTORICAL & CURRENT GROUNDWATER RESULTS			
DRAWN BY: BCH		PROJ NO.: 706690.9990.0000	
CHECKED BY: KDS		FIGURE 11	
APPROVED BY: BCH			
DATE: JULY 2026			
 Member of WSP		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
FILE NO.:		NPTbasemap.dwg	

Version 2017.10.21



LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)
- HISTORICAL BUILDING (DEMOLISHED)
- BUILDING COLUMN
- EXISTING ON-SITE SSI MONITORING WELL (4) (MARCH 2002)
- EXISTING OFF-SITE SSI MONITORING WELL (3) (JULY 2002)
- MONITORING WELL (5) (MAY 2026)
- ISVSA SOIL VAPOR SAMPLE (6) (NOVEMBER 2007)
- ISVSA AMBIENT AIR SAMPLE (8) (NOVEMBER 2007)
- ISVSA TARGET VICINITY (NOVEMBER 2007)
- ISVSA TARGET VICINITY (NOVEMBER 2007)
- SSDS TEST POINT (14) (DEC 2022)
- SSDS PERMANENT TEST POINT (4) (DEC 2022)
- SSDS SUCTION PIT (10) (DEC 2022)
- SSDS SUCTION PIT WITH MANOMETER (4) (DEC 2022)

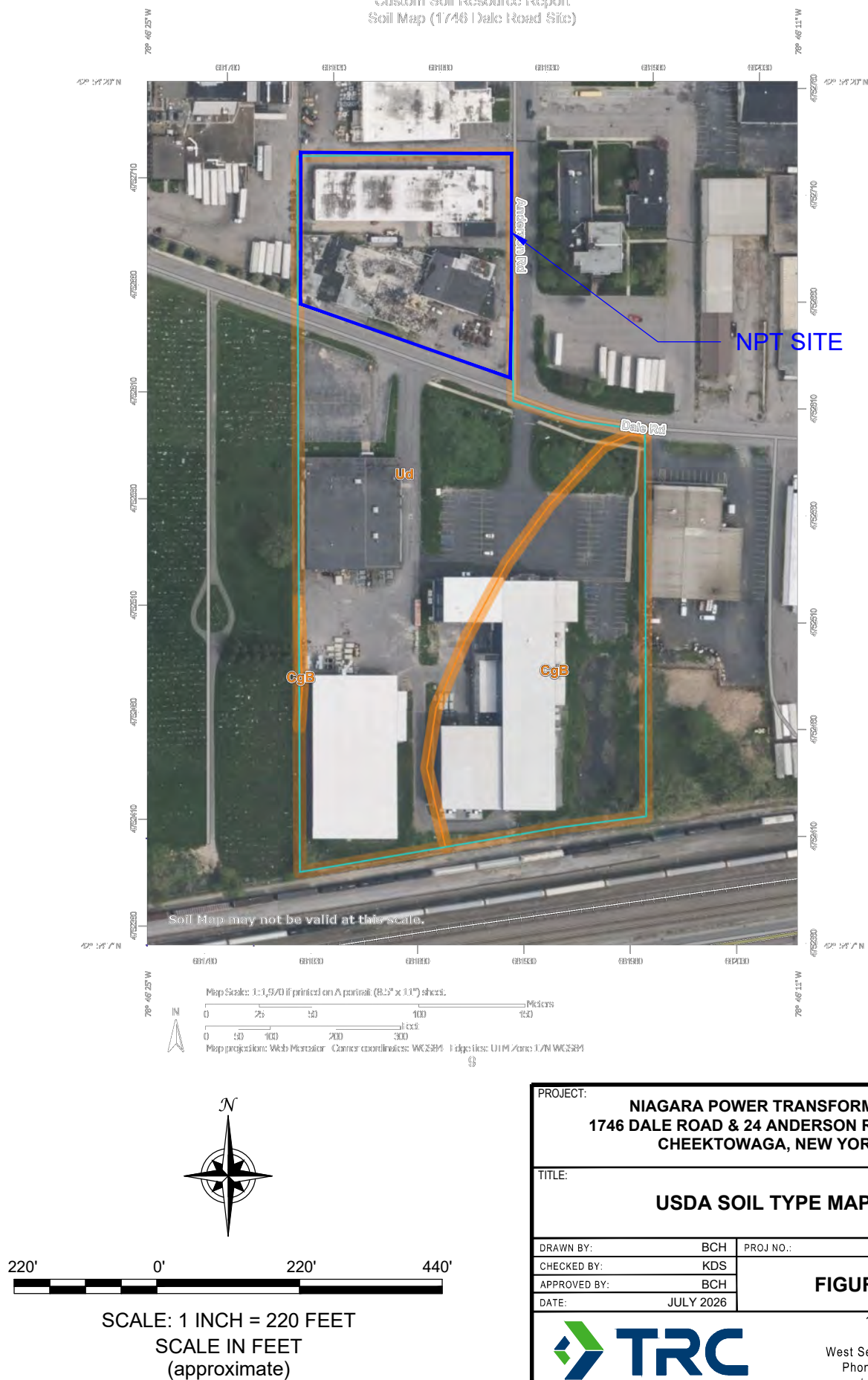
- FAN 1
- SV-01
- SV-01
- HA-6
- HA-OA
- HA-1
- HA1-OA
- OA
- SSDS ROOF FAN LOCATION (3) (DEC 2022)
- SOIL VAPOR SAMPLE (1) (AUGUST 2014)
- SOIL VAPOR SAMPLE (2) (MAY 2020)
- CO-LOCATED SUBSLAB VAPOR & INDOOR AIR SAMPLE (2) (DEC 2002)
- AMBIENT OUTDOOR AIR SAMPLE (1) (DEC 2002)
- AMBIENT INDOOR AIR SAMPLE (3) (JAN 2023)
- AMBIENT OUTDOOR AIR SAMPLE (1) (JAN 2023)
- AMBIENT OUTDOOR AIR SAMPLE (DEC 2002)
- SSDS PVC PIPING (DEC 2002)
- SSDS ELECTRICAL CONDUIT (DEC 2002)
- SSDS ELECTRICAL PANEL (DEC 2002)



SCALE: 1 INCH = 70 FEET
SCALE IN FEET
(approximate)

PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		HISTORICAL SOIL VAPOR RESULTS & SSDS LAYOUT	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KDS	FIGURE 12	
APPROVED BY:	BCH		
DATE:	JULY 2026		
FILE NO.:		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com NPTbasemap.dwg	

Custom Soil Resource Report
Soil Map (1746 | Dale Road Site)



PROJECT:

**NIAGARA POWER TRANSFORMER
1746 DALE ROAD & 24 ANDERSON ROAD SITE
CHEEKTOWAGA, NEW YORK**

TITLE:

USDA SOIL TYPE MAP

DRAWN BY:

BCH

PROJ NO.:

706690.9990.0000

CHECKED BY _____

KDS

--	--

APPROVED

BCH

1

RE 13

DATE: JULY 2026

100

FIGURE 13

1090 Union Road

Suite 280

West Seneca, NY 14224

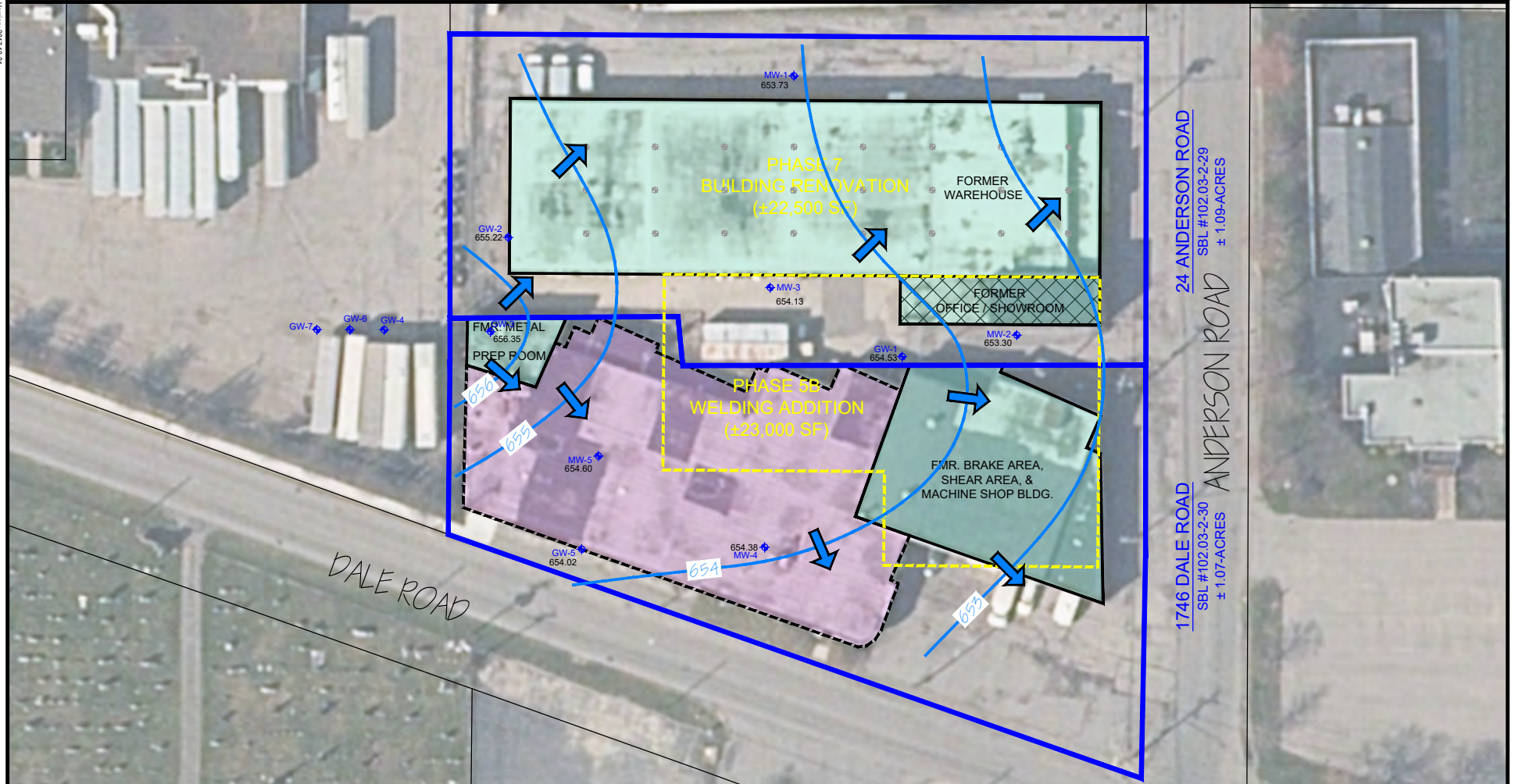
Phone: 716.289.2409

www.trccompanies.com

FILE NO.:

NPTbasemap.dwg

Version: 2017.10.21



LEGEND:

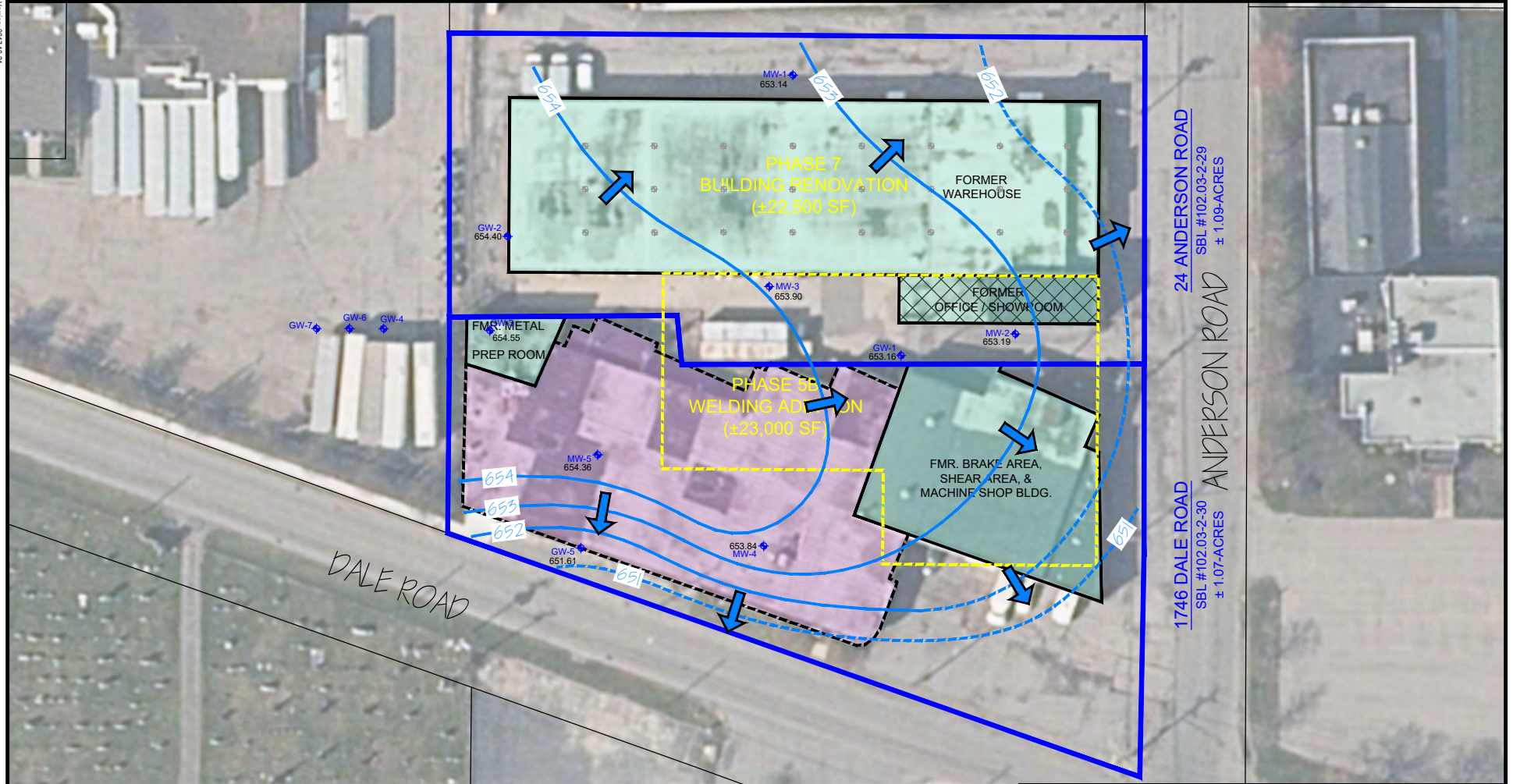
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)
- HISTORICAL BUILDING (DEMOLISHED)
- BUILDING COLUMN
- EXISTING ON-SITE SI MONITORING WELL (4) (MARCH 2002)
- EXISTING OFF-SITE SSI MONITORING WELL (3) (JULY 2002)
- MONITORING WELL (5) (MAY 2026)
- GROUNDWATER ELEVATION
- GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION



SCALE: 1 INCH = 70 FEET
SCALE IN FEET
(approximate)

PROJECT: NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK		
TITLE: GROUNDWATER ISOPOTENTIAL MAP APRIL/MAY 2026		
DRAWN BY:	BCH	PROJ NO.: 706690.9990.0000
CHECKED BY:	KDS	FIGURE 14A
APPROVED BY:	BCH	
DATE:	JULY 2026	
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com
FILE NO.:		NPTbasemap.dwg

Version: 2017.10.21



LEGEND:

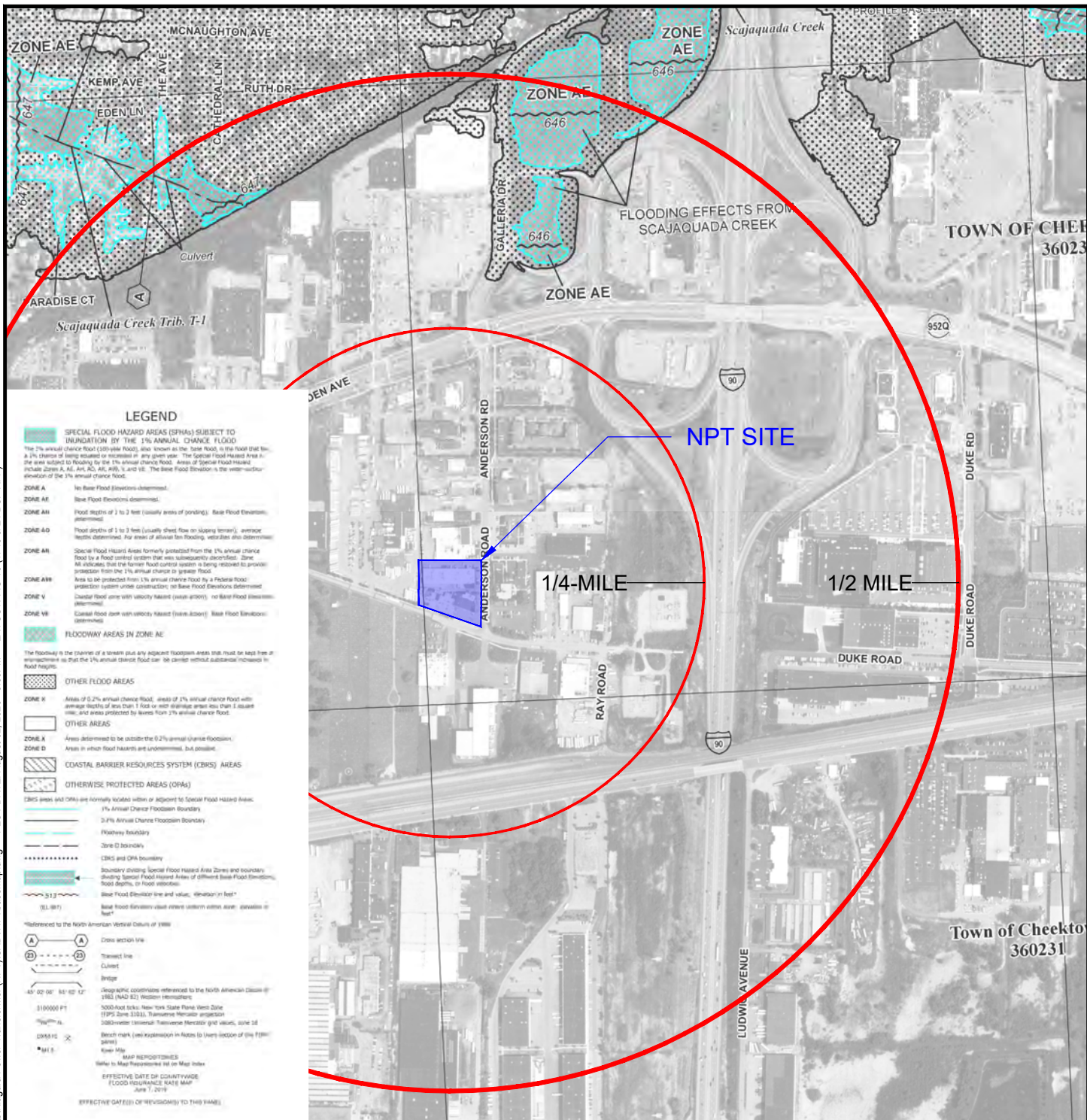
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EXISTING BUILDING
- EXISTING BUILDING (TO BE DEMOLISHED)
- HISTORICAL BUILDING (DEMOLISHED)
- BUILDING COLUMN
- ◆ GW-1 EXISTING ON-SITE SSI MONITORING WELL (4) (MARCH 2002)
- ◆ GW-6 EXISTING OFF-SITE SSI MONITORING WELL (3) (JULY 2002)
- ◆ MW-1 MONITORING WELL (5) (MAY 2026)
- 653.84 GROUNDWATER ELEVATION
- GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- GROUNDWATER FLOW DIRECTION



SCALE: 1 INCH = 70 FEET
SCALE IN FEET
(approximate)

PROJECT: NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK		
TITLE: GROUNDWATER ISOPOTENTIAL MAP JULY 9, 2026		
DRAWN BY:	BCH	PROJ NO.: 706690.9990.0000
CHECKED BY:	KDS	FIGURE 14B
APPROVED BY:	BCH	
DATE:	JULY 2026	
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com
FILE NO.:		NPTbasemap.dwg

8.5411 -- USER: Bham -- ATTACHED XREFS: Cheek, 2 (REV) Cheek, 1 (REV) -- ATTACHED IMAGES: 25 Anderson - First Floor (NPT design); 25 Anderson - Second Floor (NPT design); 25 Anderson - Third Floor (NPT design); 25 Anderson - Parking to plain; FEMA 36029C0217H (LEGEND); FEMA 36029C0219H (MODIFIED); FEMA 36029C0219H (MODIFIED); Hospital Route Map; Location map of old and new press brake machines; NPT Parcel; NPT TOP; NYSDC Env Resource Map; (NPT) CAD; NPTbasemap.dwg -- PLOT DATE: August 02, 2026 - 9:09PM -- LAYOUT: FIG 15 (17'x46" & 24 BCP APP)



Version: 2017.10.21



3 1755 DALE RD - STREET VIEW
10'-10'



4 1746 DALE RD - STREET VIEW
10'-10'



5 NPT CAMPUS - OVERALL
10'-10'



1 NPT CAMPUS - SOUTH SIDE OF DALE RD
10'-10'

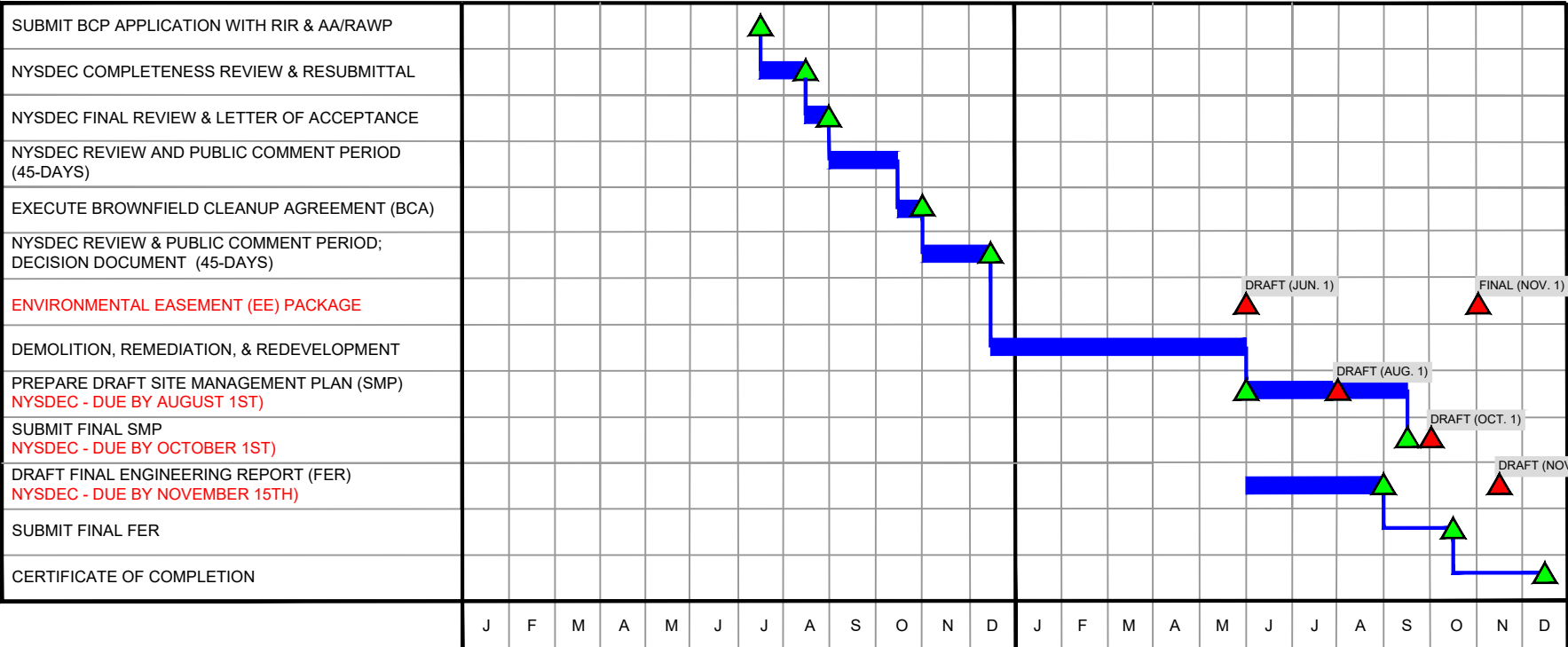


2 NPT CAMPUS - NORTH SIDE OF DALE RD
10'-10'

PROJECT:		NIAGARA POWER TRANSFORMER 1746 DALE ROAD & 24 ANDERSON ROAD SITE CHEEKTOWAGA, NEW YORK	
TITLE:		PRELIMINARY REDEVELOPMENT PLAN & RENDERING	
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KDS	FIGURE 16	
APPROVED BY:	BCH		
DATE:	JULY 2026		
		1090 Union Road Suite 280 West Seneca, NY 14224 Phone: 716.289.2409 www.trccompanies.com	
		FILE NO.: NPTbasemap.dwg	

Version: 2017/10/21

PROJECT TASKS:



LEGEND:

- ▲ BCP PROJECT MILESTONE (ANTICIPATED)
- ▲ NYSDEC REGULATORY MILESTONE
- BCP TASK DURATION
- BCP TASK FLOW

PROJECT:

NIAGARA POWER TRANSFORMER
1755 DALE ROAD BCP SITE (C915234)
CHEEKTOWAGA, NEW YORK

TITLE:

PRELIMINARY BCP PROJECT SCHEDULE

DRAWN BY:	BCH	PROJ NO.:	706690.0000.0000
CHECKED BY:	KDS	FIGURE 17	
APPROVED BY:	BCH		
DATE:	JULY 2026		

1090 Union Road
Suite 280
West Seneca, NY 14224
Phone: 716.289.2409
www.trccompanies.com

FILE NO.:

NPTbasemap.dwg



LEGEND:

-  PROPERTY BOUNDARY
-  PARCEL BOUNDARY



SCALE: 1 INCH = 1100 FEET
SCALE IN FEET
(approximate)

PROJECT:

**NIAGARA POWER TRANSFORMER
1746 DALE ROAD & 24 ANDERSON ROAD SITE
CHEEKTOWAGA, NEW YORK**

TITLE:

FWRIA COVER TYPE MAP

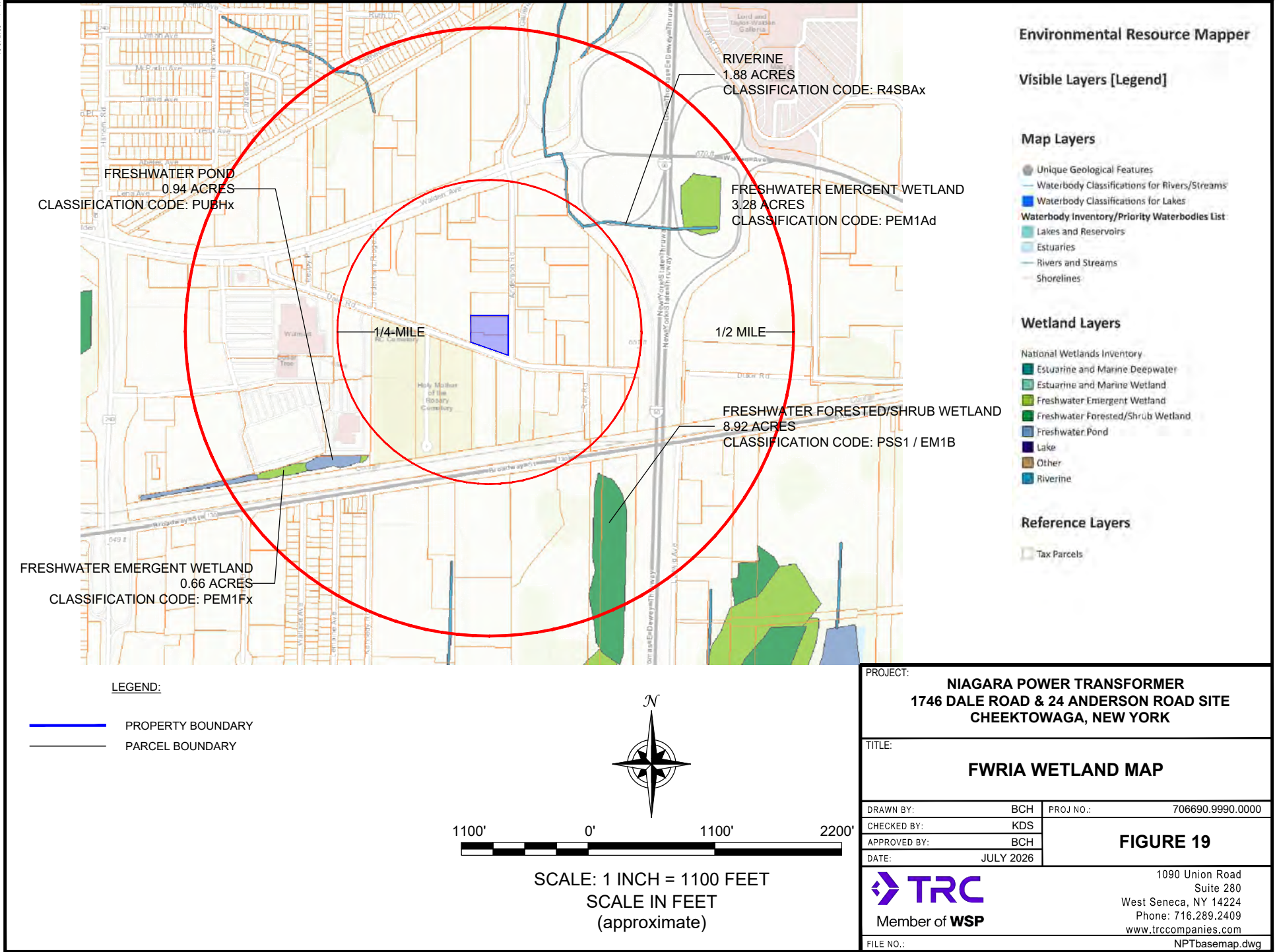
DRAWN BY:	BCH	PROJ NO.:	706690.9990.0000
CHECKED BY:	KS	FIGURE 18	
APPROVED BY:	BCH		
DATE:	JUNE 2026		


Member of **WSP**

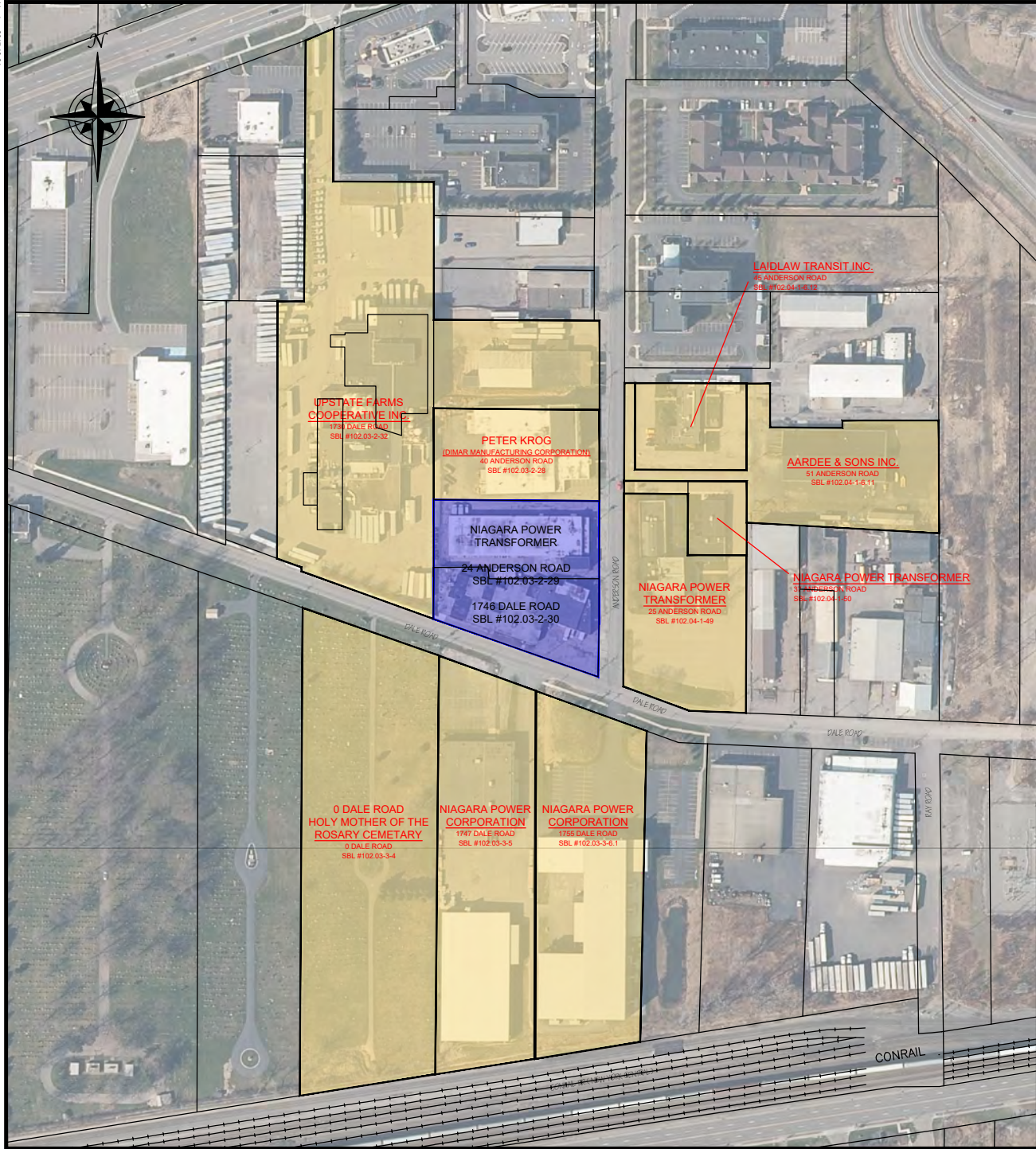
1090 Union Road
Suite 280
West Seneca, NY 14224
Phone: 716.289.2409
www.trccompanies.com

FILE NO.:

NPTbasemap.dwg



Version: 2017/10/21



LEGEND:

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ADJACENT PROPERTY

Adjacent Property Address & SBL	Property Use / Town Zoning	Property Owner Mailing Address
1755 Dale Road 102.03-3-6.1	Heavy Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
1747 Dale Road 102.03-3-5	Light Industrial Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
0 Dale Road 102.03-3-4	Cemetery CF – Community Facilities District	St. Adalbert Cemetery 6200 Broadway Street Lancaster, NY 14096
40 Anderson Road 102.03-2-28	Light Industrial Manufacturing M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
45 Anderson Road 102.04-1-6.12	Office Building M2 – General Manufacturing District	Laidlaw Transit Inc. P.O. Box 80615 Indianapolis, IN 46280
25 Anderson Road 102.04-1-49	Office Building M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
37 Anderson Road 102.04-1-50	Office Building M2 – General Manufacturing District	Niagara Power Corporation 1755 Dale Road Cheektowaga, NY 14225
51 Anderson Road 102.04-1-6.11	Warehouse M2 – General Manufacturing District	Aardee & Sons Inc. 51 Anderson Road Cheektowaga, NY 14225
1730 Dale Road 102.03-2-32	Light Industrial Manufacturing M1 – Light Manufacturing District	Upstate Farms Cooperative Inc. P.O. Box 268 Lancaster, NY 14096



SCALE: 1 INCH = 300 FEET
SCALE IN FEET
(approximate)

PROJECT:

NIAGARA POWER TRANSFORMER
1755 DALE ROAD BCP SITE (C915234)
CHEEKTOWAGA, NEW YORK

TITLE:

ADJACENT PROPERTY OWNERS MAP

DRAWN BY: BCH

CHECKED BY: KDS

APPROVED BY: BCH

DATE: JULY 2026

PROJ NO.: 706690.0000.0000

FIGURE 20

TRC

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1090 Union Road
Suite 280
West Seneca, NY 14224
Phone: 716.289.2409
www.trccompanies.com

FILE NO.: NPTbasemap.dwg

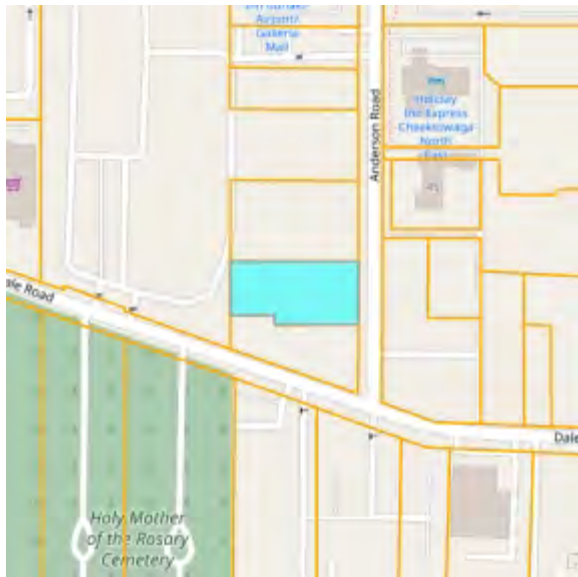
Attachment 1

Erie County Parcel Report

Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
6/16/2026 9:36:05 AM



Parcel Overview Map



Parcel Detail Map

PIN: 1430891020300002029000

SBL: 102.03-2-29

Address: 24 ANDERSON RD

Owner 1: RECOVERY REAL ESTATE HOLDINGS

Owner 2:

Mailing Address: 356 RATHE RD

City/Zip: COLCHESTER VT 05446

Municipality: Cheektowaga

Property Class: 449

Class Description: C - Warehouse

Front: 152

Depth: 345.6

Deed Roll: 1

Deed Book: 11416

Deed Page: 6822

Deed Date:

Acreage: 1.05274746

Total Assessment: \$740,000

Land Assessment: \$77,000

County Taxes: \$740,000

Town Taxes: \$0

School Taxes: \$0

Village Taxes: \$0

School District: CHEEKTOWAGA CENTRAL SCHOOL DISTRICT #1

Year Built: 0

Sqft Living Area: 0

Condition: 0

Heating: 0

Basement: 0

Fireplace: 0

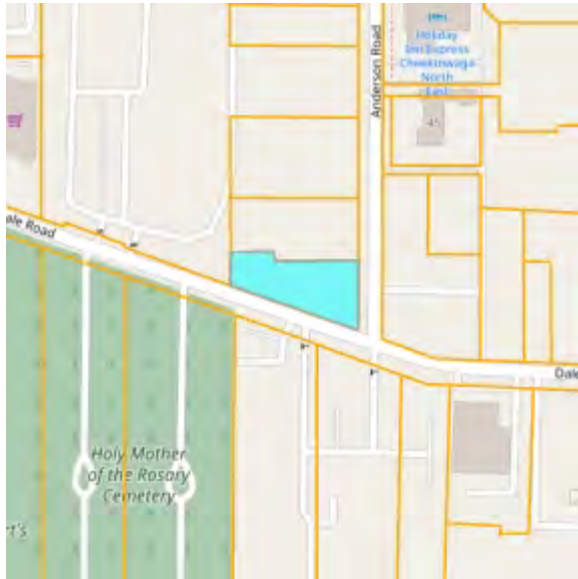
Beds: 0

Baths: 0

Erie County On-Line Mapping System

Parcel Detail Report

Report generated:
6/16/2026 9:38:40 AM



Parcel Overview Map



Parcel Detail Map

PIN: 1430891020300002030000

SBL: 102.03-2-30

Address: 1746 DALE RD

Owner 1: DALE ANDERSON LLC

Owner 2:

Mailing Address: 210 SAWYER AVE

City/Zip: TONAWANDA NY 14150

Municipality: Cheektowaga

Property Class: 449

Class Description: C - Warehouse

Front: 365.77

Depth: 220.5

Deed Roll: 1

Deed Book: 11255

Deed Page: 2292

Deed Date:

Acreage: 0.88254788

Total Assessment: \$420,000

Land Assessment: \$67,000

County Taxes: \$420,000

Town Taxes: \$0

School Taxes: \$0

Village Taxes: \$0

School District: CHEEKTOWAGA CENTRAL SCHOOL
DISTRICT #1

Year Built: 0

Sqft Living Area: 0

Condition: 0

Heating: 0

Basement: 0

Fireplace: 0

Beds: 0

Baths: 0

Attachment 2

Climate Change Vulnerability Screening



Member of **WSP**

1090 Union Road, Suite 280

West Seneca, NY 14224

T 716.204.9543

TRCcompanies.com

To: Brownfield Cleanup Program
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, Albany, New York 12233-5060

From: Bryan Hann and Howard Nichols

Subject: Niagara Power Transformer's (NPT's) 1746 Dale Road BCP Site (No. C915300)
Climate Change Vulnerability Screening

Date: August 14, 2026

CC:

Currently, the Site is in the NY State Superfund (SSF) Program, identified as Site No. 915300 and classified as a Class P site. Niagara Power Transformer, LLC (NPT), a wholly owned subsidiary of Quanta Services, Inc., has applied to enter the Brownfield Cleanup Program (BCP) with New York State Department of Environmental Conservation (NYSDEC) and anticipates acceptance and execution of a Brownfield Cleanup Agreement (BCA) in September/October 2026. NPT is seeking enrollment in the BCP as a volunteer to investigate and remediate a 2.16-acre property located at 1746 Dale Road and 24 Anderson Road in the Town of Cheektowaga, Erie County, New York (the Site). NPT has recently acquired both parcels and proposes to continue industrial use on the property. When completed, the Site will contain NPT's new Welding Shop and Warehouse, with additional details on this proposed use outlined in greater detail in NPT's BCP Application.

In accordance with Section II Item 6 of the BCP Application, a Climate Change Vulnerability Screening (CCVS) has been prepared for NYSDEC to identify potential Site impacts from climate change hazards. In particular, the potential for adverse impacts due to climate change on the proposed remedial action and engineering controls at the BCP Site have been evaluated. A completed NYSDEC Climate Change Screening Checklist is included as **Attachment 1** to this memorandum.

The Site is located within Climate Region 1, which encompasses Western New York Great Lakes Plain, as defined by the Responding to Climate Change in New York State technical report prepared by the New York State Energy Research and Development Authority (NYSERDA), commonly referred to as the ClimAID Report.

The approximately 2.6-acre Site consists of two adjacent parcels that are paved and formerly contained industrial properties. Multiple impacted media have been documented at and around the Site, including soil, groundwater, and soil vapor. Constituents of concern (COCs) include chlorinated volatile organic compounds (VOCs), primarily tetrachloroethene (PCE) and trichloroethene (TCE) and their degradation products. The engineering control for the 24 Anderson Road portion of the Site consists of a subslab depressurization system (SSDS), which has not been operation since 2025. There are currently building structures and former foundations at the Site, some of which are planned to be demolished. Post remedial institutional controls planned for the Site include a site management plan and environmental easement. Representative photographs of the Site are provided in **Attachment 2**.

On May 3, 2023, Haley & Aldrich of New York completed a Sub slab Depressurization System Installation Report on behalf of Green Mountain Electric Supply, Inc. and GMES Realty, LLP, for the 24 Anderson Road property. Between February 17 and March 15, 2023, Mitigation Tech LLC in collaboration with Haley & Aldrich designed and installed an SSDS within the 24 Anderson Road building. The SSDS consists of fourteen (14) suction pits and four (4) roof top mounted fans. System effectiveness was determined via eighteen (18) test points (4 permanent and 14 temporary); each test point was measured while the system was operational with a reported vacuum differential between sub slab and ambient air greater than -0.004 inches of water column (in. WC). Test point



measurements ranged from -0.090 to -0.007 in. WC. The system was operational from about March 2023 to May 2023 when Davis Electrical was purchased by Green Mountain Electric Supply, and subsequently discontinued operations and vacated the premises. Green Mountain vacated the building at 24 Anderson Road sometime in 2025. The SSDS has not been operational since that time.

The Site is close to sensitive receptors, which according to the U.S. Environmental Protection Agency, include, but are not limited to, residential properties, wetlands, and creek. The lot is within 0.5 miles of residential neighborhood to the southwest and northwest. Scajaquada Creek is located approximately 0.6 miles to the north of the Site and Cayuga Creek is approximately 1.7 miles southeast of the Site.

According to the DECinfo Locator, the Site lies within a disadvantaged community (DAC) and potential environmental justice area (PEJA) with a 96% higher remediation sites content, when compared to a baseline community. As the area is low-income, the community may be vulnerable to increases in extreme temperature events if access to adequate heating and cooling is limited. With more extreme temperature events, the electrical grid may become overloaded, and grid failure may occur due to overload or damage from severe storm events. However, the Site remedy is not expected to be impacted by these climate hazards, nor is the Site expected to impact the surrounding area since the active system is limited to SSDS operations with minimal energy usage, and it is not believed that thresholds of concern need to be lowered to account for climate impacts.

A summary of climate change vulnerability screening results is shown in the table below.

Climate Change Vulnerability Screening Summary Table

Potential Climate Hazard	Relevant to the Site Location (Yes/No/NA) ¹	Projected Change (Reference data source/Model) ²	Potential to Impact Remedy (Yes/No)	Is Remedy/Site Already Resilient? (Yes/No) ³
Precipitation	Yes	+4 to +10% ⁴	No	No
Temperature ⁵ (Extreme Heat or Cold Weather Impacts)	Yes	Extreme Heat ⁶ : Baseline - 8 days 2050s - 18 to 42 days Cold Weather ⁷ : Baseline – 133 days 2050s - 99 to 116 days	No	No
Sea Level Rise	No	N/A	N/A	N/A
Flooding	Yes	Flooding intensity predicted to increase due to increased precipitation ⁸	Yes	No
Storm Surge	No	N/A	N/A	N/A
Wildfire	No	N/A	N/A	N/A
Drought	No	N/A	N/A	N/A

¹ If the first column is No → The rest of the columns will be N/A, as the hazard is not applicable to the Site.

² List the projected change in specific terms or units, e.g., inches of rain fall, feet of sea level rise, etc.

³ If final column is Yes, provide reasoning; if the final column is No → Climate Change Vulnerability Assessment (CCVA) required.

⁴ Mean annual precipitation change by the 2050s, ClimAID Region 1.

⁵ Extreme Heat: periods of three or more days above 90°F. Extreme Cold: Individual days with minimum temperatures at or below 0°F or 32°F, depending on the region of New York State assessed. For ClimAID Region 5, 32°F is appropriate (NYSERDA ClimAID report).

⁶ Number of days per year with maximum temperature exceeding 90°F, ClimAID Region 1.

⁷ Number of days per year with minimum temperature at or below 32°F, ClimAID Region 1.

⁸ USEPA. (2016). What Climate Change Means for New York (No. EPA 430-F-16-034). U.S. Environmental Protection Agency. Retrieved from U.S. Environmental Protection Agency website: <https://19january2017snapshot.epa.gov/sites/production/files/2016-09/documents/climate-change-ny.pdf>

Potential Climate Hazard	Relevant to the Site Location (Yes/No/NA) ¹	Projected Change (Reference data source/Model) ²	Potential to Impact Remedy (Yes/No)	Is Remedy/Site Already Resilient? (Yes/No) ³
Storm Severity	Yes	Predicted to increase due to rising temperatures ⁹	Yes	No
Landslides	No	N/A	N/A	N/A
Other Hazards: Seismic	Yes	Intensity VI ¹⁰	Yes	No

Precipitation

Screening for potential climate hazards, as shown in the above table, has indicated that the Site location may experience increases in precipitation. Mean annual precipitation in the region is expected to rise anywhere from 4% to 10% by the 2050s. The current stormwater systems in and around the Site appear to be more than adequate to handle this additional input. As such, precipitation is not expected to be a relevant potential climate hazard for this project.

Temperature

The Site location may also be vulnerable to increases in both extreme heat and extreme cold temperature events. Electrical grid failure due to overload may occur as a result of these extreme temperature events. The projected increase in average annual temperature (and short-term increase in lake effect snowfall) will not affect NPT's core business of making industrial transformers. It is also not apparent that projected increasing temperatures are exacerbated by or are detrimental to the planned Site activities related to this project. As such, temperature is not expected to be a relevant potential climate hazard for this project.

Sea Level Rise, Flooding, Storm Surge, and Storm Severity

Sea level rise and storm surge are not expected to impact the Site, since the Site is located inland and approximately 655 feet above mean sea level; however, the Site may be susceptible to localized flooding due to increases in precipitation, associated runoff, and severe storm events. The Site may be especially susceptible to flooding due to the relatively low permeability of the surrounding paved areas. Flooding could impact the groundwater monitoring well network. Severe storm events, which are predicted to increase due to rising temperatures, may also lead to damage of the electrical grid and loss of power to the system. Severe storm events include extreme precipitation events, defined by the ClimAID report as rainfall of more than 2 inches per day. Storms involving high-speed winds may also pose a risk to Site infrastructure. According to the National Weather Service, wind gusts during storms are considered damaging when above 58 mph, and very damaging above 75 mph.

The SSDS system may be vulnerable to these impacts. The groundwater monitoring network may also be vulnerable to the impacts from these climate change hazards. The condition of the groundwater monitoring well covers and SSDS should be routinely inspected and maintained on an annual basis and as needed basis after severe weather events.

⁹ NOAA State of the Science FACT SHEET: How Changing Climate Affects Extreme Events, March 2021 citing Knutson, T. R., S. J. Camargo, J. C. L. Chan, K. Emanuel, C. H. Ho, J. Kossin, M. Mohapatra, M. Satoh, M. Sugi, K. Walsh, and L. Wu, 2020: Tropical Cyclones and Climate Change Assessment: Part II. Projected Response to Anthropogenic Warming. Bull. Amer. Meteor. Soc., 101(3), DOI:10.1175/BAMS-D-18-0194.1.

¹⁰ FEMA Resilience Analysis and Planning Tool (RAPT). Retrieved from: <https://www.fema.gov/about/reports-and-data/resilience-analysis-planning-tool>.

^{8,9,10} Horton, R., D. Bader, C. Rosenzweig, A. DeGaetano, and W. Solecki. 2014. Climate Change in New York State: Updating the 2011 ClimAID Climate Risk Information. New York State Energy Research and Development Authority (NYSERDA), Albany, New York.

Wildfire, Drought, Landslides, and Seismic Activity

Potential climate hazards such as wildfires, drought, and landslides are not expected to have an impact on the Site, but the Site location does have the potential to be impacted by seismic activity. Per FEMA's Resilience Analysis and Planning Tool (RAPT), the Site is designated as Intensity VI on the Modified Mercalli Intensity (MMI) Scale. Intensity VI is described on the MMI scale as negligible damage to buildings of good design and construction, slight damage in well-built ordinary structures, and severe damage in a poorly built or badly designed structure. Currently no poorly built structures are in place at the Site. Damage to the surrounding electrical grid infrastructure will have no impact on the protectiveness of the Site remedy. To confirm the Site remedy remains protective, post-incident inspection should be conducted, and repairs made as needed to maintain the SSDS and the groundwater monitoring well network.

Summary of Conclusions

While potential climate change vulnerabilities associated with flooding, storm severity, and seismic activities were identified, provisions in the Site Management Plan to inspect and maintain the groundwater monitoring wells following storm events, floods, and annually are sufficient and provide adequate resilience for the remedy.

Attachments

Memo Attachment 1 – Climate Change Screening Checklist

Memo Attachment 2 – Site Photographs

Memo Attachment 1

Climate Change Screening Checklist

**New York State Department of Environmental Conservation
Climate Change Screening Checklist
Niagara Power Transformer, Superfund Site No. 915300**

Background Information

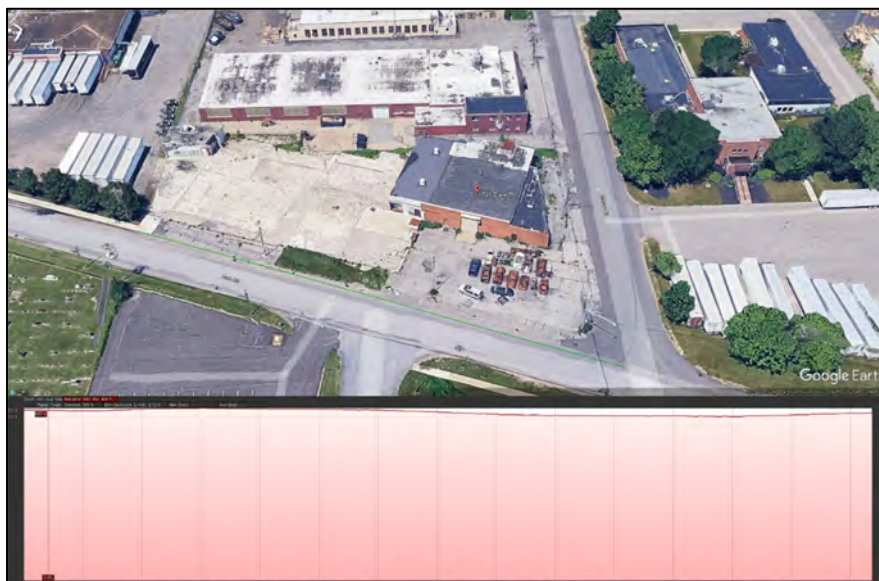
Project Manager: Bryan Hann, TRC Engineers, Inc.

Site Name: Niagara Power Transformer, 1746 Dale Road Site

Site Number: Brownfield Cleanup Program (BCP) No. C915300

Site Location: 1746 Dale Road, Cheektowaga, New York

Site Elevation (average above sea level): Approximately 655 feet above sea level (Google Earth)



ClimAID Region: Region 1—Western New York, Great Lakes Plain



Remedial Stage/site classification: Remedial Action Work Plan submitted with BCP Application

Contamination - Media Impacted/ Contaminants of Concern: Groundwater, Soil, Soil Vapor – COCs: Chlorinated Volatile Organic Compounds (cVOCs), primarily tetrachloroethene (PCE), trichloroethene (TCE) and their degradation products.

Proposed/Current Remedy: The site consists of two adjacent parcels that are paved and contain commercial properties. The existing 1746 Dale Road parcel contains the remains of a one-story 33,000 square foot (SF) industrial building, which was partially destroyed by a fire in 2021, and an asphalt-covered parking lot. The structures remaining on the 1746 Dale Road property are a former Brake Area, Shear Area, and Machine Shop building; a former Metal Prep room, and concrete building foundations. The 24 Anderson Road property is occupied by a 25,200 SF industrial building and asphalt parking area and driveway. Partial demolition of the Site structures is planned and will be followed by the addition of a Welding Shop building.

Historical remedial actions were implemented to address impacts from VOCs, and the current proposed remedy will be implemented to address VOC contamination remaining at the Site.

- **Subslab Depressurization System (SSDS):** A portion of the 24 Anderson Road parcel has an existing SSDS that was installed between February 17 and March 15, 2023; however, the system has not been operational since the property was vacated in 2025 and will be evaluated and repaired as necessary prior to start-up. The SSDS consists of fourteen (14) suction pits and four (4) roof top-mounted fans. As a portion of this SSDS lies beneath the proposed building demolition area, modification will be required to remove four (4) suction pits, relocate one (1) suction point/manometer, and relocate one (1) roof fan. Prior to construction of the new Welding Shop building, a second active SSDS will be designed and installed. Following completion of construction, both SSDS will be made active and will serve as engineering controls for the Site.
- **Enhanced In-Situ Bioremediation (EISB):** EISB will be implemented to treat contaminated groundwater at the Site. The proposed EISB treatment will be applied to the suspected source areas, located around monitoring wells MW-2, MW-3 and GW-3. Emulsified vegetable oil (EVO), sodium bicarbonate, sodium ascorbate, and microbial culture, will be mixed with locally sourced potable water and injected into the treatment zone using a direct push drill rig and down-hole injection tooling. The vertical thickness of the injection zone will be from approximately 13 feet to 3 feet below the existing surface, and the total injection amendment volume will be approximately 12,866 gallons.

What is the predicted timeframe of the remedy and its components? The EISB remedy may be implemented relatively quickly through the use of temporary injection points, which would not result in the presence of any long-term remedy components at the surface. Operation of the existing and proposed SSDS components is expected to be long-term and will be contingent on COC concentrations.

Is the site in a 0.5-mile radius to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.): Yes, residential properties lie approximately 1,900 and 2,300 feet to the southwest and northwest of the Site, respectively. A freshwater forested/shrub wetland and a fresh emergent wetland lie approximately 1,400 feet to the southeast and southwest of the Site, respectively. Due to confined nature of the contamination, a Fish and Wildlife Resources Impact Analysis (FWIRA) was not required. Scajaquada Creek is located approximately 0.6 miles to the north of the Site.

Have there been any climate-related incidents or precautions made around the area? No.

Distance of site to the nearest points of community interest:

- School: N/A
- Daycare Facility: N/A
- Medical Facility: N/A
- Senior Care Facility: N/A
- Disadvantaged Community Boundary: 0.00 Ft (Located within a DAC)
- Potential Environmental Justice Area: 3,310.33 Ft (Not located within a PEJ)

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA)? (Use DECinfo Locator: [DECinfo Locator \(ny.gov\)](https://decinfo.locator.ny.gov/))

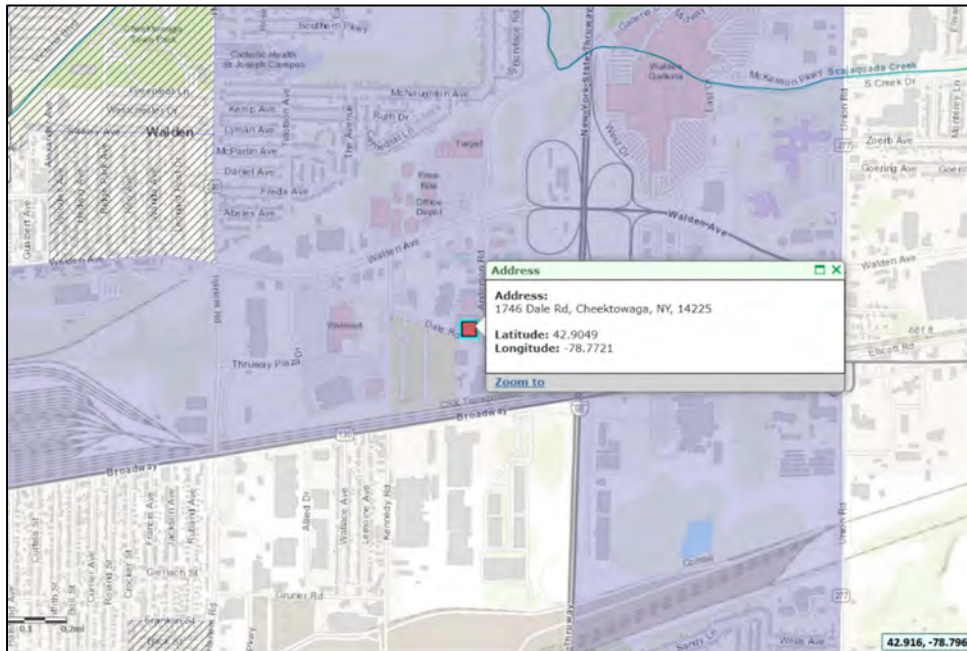
☒ Yes ☐ No ☐ N/A

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No ☐ N/A

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

☐ Yes ☒ No ☐ N/A



Climate Change Vulnerability Screening Summary Table*

Potential Climate Hazard	Relevant to the Site Location (Yes/No/NA) ¹	Projected Change (Reference data source/Model) ²	Potential to Impact Remedy (Yes/No)	Is Remedy/Site Already Resilient? (Yes/No) ³
Precipitation	Yes	+4 to +10% ⁴	No	No
Temperature ⁵ (Extreme Heat or Cold Weather Impacts)	Yes	Extreme Heat ⁶ : Baseline - 8 days 2050s - 18 to 42 days Cold Weather ⁷ : Baseline – 133 days 2050s - 99 to 116 days	No	No
Sea Level Rise	No	N/A	N/A	N/A
Flooding	Yes	Flooding intensity predicted to increase due to increased precipitation ⁸	Yes	No
Storm Surge	No	N/A	N/A	N/A
Wildfire	No	N/A	N/A	N/A
Drought	No	N/A	N/A	N/A
Storm Severity	Yes	Predicted to increase due to rising temperatures ⁹	Yes	No
Landslides	No	N/A	N/A	N/A
Other Hazards: Seismic	Yes	Intensity VI ¹⁰	Yes	No

¹ If the first column is No → The rest of the columns will be N/A, as the hazard is not applicable to the Site.

² List the projected change in specific terms or units, e.g., inches of rain fall, feet of sea level rise, etc.

³ If final column is Yes, provide reasoning; if the final column is No --> Climate Change Vulnerability Assessment (CCVA) required.

⁴ Mean annual precipitation change by the 2050s, ClimAID Region 1.

⁵ Extreme Heat: periods of three or more days above 90°F. Extreme Cold: Individual days with minimum temperatures at or below 0°F or 32°F, depending on the region of New York State assessed. For ClimAID Region 5, 32°F is appropriate (NYSERDA ClimAID report).

⁶ Number of days per year with maximum temperature exceeding 90°F, ClimAID Region 1.

⁷ Number of days per year with minimum temperature at or below 32°F, ClimAID Region 1.

⁸ USEPA. (2016). What Climate Change Means for New York (No. EPA 430-F-16-034). U.S. Environmental Protection Agency. Retrieved from U.S. Environmental Protection Agency website: <https://19january2017snapshot.epa.gov/sites/production/files/2016-09/documents/climate-change-ny.pdf>

⁹ NOAA State of the Science FACT SHEET: How Changing Climate Affects Extreme Events, March 2021 citing Knutson, T. R., S. J. Camargo, J. C. L. Chan, K. Emanuel, C. H. Ho, J. Kossin, M. Mohapatra, M. Satoh, M. Sugi, K. Walsh, and L. Wu, 2020: Tropical Cyclones and Climate Change Assessment: Part II. Projected Response to Anthropogenic Warming. Bull. Amer. Meteor. Soc., 101(3), DOI:10.1175/BAMS-D-18-0194.1.

¹⁰ FEMA Resilience Analysis and Planning Tool (RAPT). Retrieved from: <https://www.fema.gov/about/reports-and-data/resilience-analysis-planning-tool>.

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Required Next Steps (If no further action is required, provide justification acceptable to DEC):

As part of the proposed remedy, partial demolition of existing structures on the Site will be conducted prior to the construction of a new building addition. The existing SSDS beneath the 24 Anderson Road building will be inspected and modified as necessary, and any planned upgrades will be implemented following approval from NYSDEC. A second SSDS will be installed beneath the new Welding Building to be constructed on the 1746 Dale Road parcel following approval from NYSDEC. Both SSDS's, along with a hardscape (i.e., buildings, concrete, and asphalt) and softscape (topsoil/seeded and bioplanter areas) final cover, will serve as engineering controls for the Site. The components located within the footprints of the Site buildings will primarily be at risk due to storm severity (and seismic hazards), and therefore potential loss of Site electricity. Temperature extremes may also stress the local electrical grid due to sudden heating and cooling demands, potentially contributing to grid failure. In addition, the external components of the systems (e.g., roof top-mounted fans) are susceptible to damage from increased storm severity and high winds.

The selected remedy for the treatment of contaminated groundwater, EISB, will be conducted following preparation and approval of the remedial design. The EISB injections will be implemented relatively quickly and are not expected to be impacted by climate change hazards; however, the groundwater monitoring wells to be used as part of routine sampling may be at risk due to increased precipitation and localized flooding.

The implementation of both remedies (SSDS and EISB) will include the development and implementation of a Site Management Plan, which will include provisions to inspect and maintain the SSDSs and Site groundwater monitoring wells annually as well as following storm and flooding events. Recommended actions to address potential issues related to precipitation, temperature extremes, flooding, storm severity, and seismic hazards include conducting routine and event inspections to monitor and maintain the condition of the monitoring wells, Site structures, and SSDSs, to confirm the Site remedy remains protective of human health and the environment.

To mitigate the potential for impacts from increasing precipitation and localized flooding, the road boxes for any groundwater monitoring wells outside the footprint of Site buildings should be made water-tight using gasketed covers or similar as well as the use of secured J-plugs. The SSDS mechanical equipment and controls should be installed at a higher elevation than any expected floods, to minimize the potential for significant equipment damage during operations.

Memo Attachment 2

Site Photographs

New York State Department of Environmental Conservation
Niagara Power Transformer – Superfund Site No. 915300
Site Photographs



Photo 1: Remaining 1746 Dale Road building to be demolished, looking northwest.



Photo 2: Remaining 1746 Dale Road building (right) and 24 Anderson Road building (background); looking northeast.



Photo 3: 1746 Dale Road Metal Prep Building (left) and 24 Anderson Road Building (background); looking north).



Photo 4: Former SVE System installed within 1746 Dale Road Metal Prep Building; looking northwest. Carbon vessel (center right) and one of two extraction wells (against back wall).



Photo 5: Former SVE System within 1746 Dale Road Metal Prep Building; looking northeast. Monitoring well GW-3 (at left) and second extraction well (far right).



Photo 6: Existing SSDS piping within 24 Anderson Road Building; looking east.



Photo 7: Existing groundwater monitoring well GW-5.



Photo 8: Newly installed Remedial Investigation groundwater monitoring well MW-2.

Attachment 3

FWIRA Decision Key

Appendix 3C Fish and Wildlife Resources Impact Analysis Decision Key		If YES Go to:	If NO Go to:
1.	Is the site or area of concern a discharge or spill event?	13	2
2.	Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.	13	3
3.	Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?	4	9
4.	Does the site contain habitat of an endangered, threatened or special concern species?	Section 3.10.1	5
5.	Has the contamination gone off-site?	6	14
6.	Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?	7	14
7.	Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?	Section 3.10.1	8
8.	Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?	Section 3.10.1	14
9.	Does the site or any adjacent or downgradient property contain any of the following resources? i. Any endangered, threatened or special concern species or rare plants or their habitat ii. Any DEC designated significant habitats or rare NYS Ecological Communities iii. Tidal or freshwater wetlands iv. Stream, creek or river v. Pond, lake, lagoon vi. Drainage ditch or channel vii. Other surface water feature viii. Other marine or freshwater habitat ix. Forest x. Grassland or grassy field xi. Parkland or woodland xii. Shrubby area xiii. Urban wildlife habitat xiv. Other terrestrial habitat	11	10
10.	Is the lack of resources due to the contamination?	3.10.1	14
11.	Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?	14	12
12.	Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?	Section 3.10.1	12
13.	Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)	Section 3.10.1	14
14.	No Fish and Wildlife Resources Impact Analysis needed.		

Attachment 4

Previous Environmental Investigation Reports

(PROVIDED SEPARATELY)

Attachment 5

New York State Department of State (NYSDOS)

Corporation & Business Entity Database Listing



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: NIAGARA POWER TRANSFORMER, LLC
FOREIGN LEGAL NAME: NIAGARA POWER TRANSFORMER, LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
SECTION OF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DATE OF INITIAL DOS FILING: 09/19/2024
EFFECTIVE DATE INITIAL FILING: 09/19/2024
FOREIGN FORMATION DATE: 09/11/2024
COUNTY: ERIE
JURISDICTION: DELAWARE, UNITED STATES

DOS ID: 7423282
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: ACTIVE

REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 09/30/2026
NFP CATEGORY:



[ENTITY DISPLAY](#) [NAME HISTORY](#) [FILING HISTORY](#) [MERGER HISTORY](#) [ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C/O CORPORATION SERVICE COMPANY
Address: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:
Address:

Entity Primary Location Name and Address

Name:
Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share
-------------	------------------	-----------------

**SECRETARY CERTIFICATE
OF
NIAGARA POWER TRANSFORMER, LLC**

January 27, 2026

I, Claudia G. Santos, do hereby certify that I am the duly elected, qualified and acting Secretary of Niagara Power Transformer, LLC a limited liability company duly organized and existing under the laws of the State of Delaware (the "Company"), and I do further certify that (i) the persons whose names and titles appear below are duly elected and qualified officers of the Company and hold, on the date of this Certificate, the office set forth opposite their respective names, and (ii) in accordance with the limited liability company operating agreement such officers are duly authorized by the Company and have general authority to act in the name of the Company.

<u>Name of Officer</u>	<u>Title</u>
Chris Kraft	President
Steve Klock	Vice President of Finance
Brett A. Schrader	Vice President & Assistant Secretary
Daren E. Austin	Vice President
Justin L. Olszeski	Vice President
Haowei Yang	Vice President & Treasurer
Jorge Cruz	Vice President of Engineering
Melessa T. Fox	Assistant Vice President & Assistant Treasurer
Claudia G. Santos	Secretary
Anne W. Vallejo	Assistant Secretary

IN WITNESS WHEREOF, the undersigned has executed this certificate on behalf of the Company as of the 27th day of January 2026.

By: 
Name: Claudia G. Santos
Title: Secretary

State of Texas §
County of HARRIS §

This instrument was acknowledged before me on January 27, 2026, by Claudia G. Santos, Secretary of Niagara Power Transformer, LLC.


Notary Public

(Seal of Notary)



Attachment 6

Document Repository Confirmation



Member of **WSP**

1090 Union Road, Suite 280
West Seneca, NY 14224

T 716.204.9543
TRCcompanies.com

June 29, 2026

Mr. Dan Caufield
Director
Julia Boyer Reinstein Library
1030 Losson Road
Cheektowaga, New York 14227
Caufieldd@buffalolib.org

Re: **Document Repository for Brownfield Cleanup Program**
1746 Dale Road Site
1746 Dale Road
Cheektowaga, New York 14225

Dear Mr. Caufield:

On behalf of our client, Niagara Power Transformer, LLC (NPT), a wholly owned subsidiary of Quanta Services, Inc., TRC Engineers, Inc. would like to request the Julia Boyer Reinstein Library located at 1030 Losson Road, Cheektowaga, NY 14227, to act as the document repository for the above-referenced Site. In the future, we will be sending various documents relating to the Site that should be made available for public review upon request.

Please contact me if you have any questions or require additional information.

Sincerely,
TRC Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Bryan C. Hann".

Bryan C. Hann, P.G. (NY)
Senior Geologist / Project Manager

File: 000706690.0000.0000



Hann, Bryan

From: Daniel Caufield <caufieldd@buffalolib.org>
Sent: Monday, June 29, 2026 9:58 AM
To: Hann, Bryan
Subject: [EXTERNAL] RE: Niagara Power Transformer: 1746 Dale Road BCP Site - Document Repository

This is an **External** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

Hello

Thank you for reaching out to us Bryan. This is a very common request and our Library can hold, and make available, any documents to the public. Please feel free to note online or in reports that the Julia Boyer Reinstein Library has these documents for public review.

Thank you
Dan Caufield

From: Hann, Bryan <BHann@trccompanies.com>
Sent: Monday, June 29, 2026 9:40 AM
To: Daniel Caufield <caufieldd@buffalolib.org>
Subject: Niagara Power Transformer: 1746 Dale Road BCP Site - Document Repository

CAUTION: This email originated from outside of the Library. Attachment and links **may not be safe!**

Good morning, Dan!

It was a pleasure speaking with you this morning.
As discussed, please find attached our letter requesting the Julia Boyer Reinstein Library act as the document repository for the above referenced project.

Thank you again for agreeing to our request.

Feel free to contact me if you have any questions.
Thank you.

Bryan C. Hann, P.G. (NY)
Senior Geologist / Project Manager

1090 Union Road, Suite 280, West Seneca, NY 14224
C 716.870.1165 | bhann@trccompanies.com
[LinkedIn](#) | [Instagram](#) | TRCcompanies.com

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Information: 716-858-8900 or www.buffalolib.org.

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Dan Caufield

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Senior Geologist / Project Manager

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C 716.870.1165 | bhann@trccompanies.com
[LinkedIn](#) | [Instagram](#) | TRCcompanies.com

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Information: 716-858-8900 or www.buffalolib.org.