



August 29, 2022

Glenn May
Project Manager
New York State Department of Environmental Conservation
270 Michigan Ave
Buffalo, NY 14203-2915.

Re: Site Management Periodic Review Report and IC/EC Certification
Site Name: Tract I 3123 Highland Ave
Site No.: C932157
Parcel Nos: 144.06-2-27 lot 34
Site Address: 3123 Highland Ave, Niagara Falls, NY 14305

Dear Mr. May:

On behalf of Brightfields I Corporation, Inventum Engineering, P.C. (Inventum) is submitting this revised periodic review report (PRR) for the Tract I Highland Ave Site (Site No. C932157). This report documents the implementation of, and compliance with, site-specific site management (SM) requirements for the reporting period of January 16, 2017, to January 16, 2022.

The revised report incorporates comments on the PRR received from the New York State Department of Environmental Conservation (NYSDEC) in an e-mail dated June 14, 2022. The NYSDEC's Comments are reproduced in the bullets below followed by Inventum's responses in *italics*.

- Section 1.1 – This site is not in the BCP; it has a regular Registry number.
The registry number for the Tract II property has been corrected in the revised PRR.
- Section 1.1 – Department records indicate that these documents are dated 2014.
The PRR has been revised to correct the submittal dates of the FER and SMP to December 2014.
- Section 1.2.1 – The statement that annual inspections are completed is made several times throughout the PRR. Appendix A, however, only includes 1 inspection report.
The PRR has been revised to reflect that inspections were conducted; however, only one inspection report was available to Inventum. Inventum will ensure that future annual inspections are documented as required by the SMP.
- Section 2.2 – Was a Change of Use Form submitted prior to the initiation of this work?
There was no change in approved site use as a result of the construction documented in the PRR.

The forms for the site are enclosed documenting the SM requirements during the reporting period. The Institutional Controls (ICs) portion of the form (Box 6) have been signed by Inventum, the designated representative.

The IC/EC Certification Forms are attached as Enclosure A. The PRR narrative is attached (Enclosure B) following applicable components of the format presented in the notification letter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Todd Waldrop", with a stylized flourish at the end.

Todd Waldrop, P.E.

Project Director

Enclosures



Enclosure A

Institutional and Engineering Controls Certification Form





Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site No.	C932157	Site Details	Box 1
Site Name Tract I Highland Avenue			
Site Address: 3123 Highland Avenue Zip Code: 14305			
City/Town: Niagara Falls			
County: Niagara			
Site Acreage: 5.844			
Reporting Period: January 16, 2017 to January 16, 2022			
			YES NO
1.	Is the information above correct?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/> <input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/> <input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input checked="" type="checkbox"/> <input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?		<input type="checkbox"/> <input checked="" type="checkbox"/>

			Box 2
			YES NO
6.	Is the current site use consistent with the use(s) listed below? Commercial and Industrial		<input checked="" type="checkbox"/> <input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?		<input checked="" type="checkbox"/> <input type="checkbox"/>

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Box 2A

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? ☐ ☒

If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.

9. Are the assumptions in the Qualitative Exposure Assessment still valid? ☒ ☐
(The Qualitative Exposure Assessment must be certified every five years)

If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.

SITE NO. C932157**Box 3****Description of Institutional Controls**ParcelOwnerInstitutional Control**146.06-2-27.1**

Brightfields Corporation

Ground Water Use Restriction
Landuse Restriction
Site Management Plan
IC/EC Plan

An Environmental Easement, filed with the Niagara County Clerk's Office on September 12, 2014, imposes the following controls on the property:

1. The property may be used for Commercial and Industrial use and shall not be used for Residential or Restricted Residential purposes as described in 6NYCRR 375-1.8(g)(2).
2. The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the New York State Department of Health or the Niagara County Department of Health.
3. Compliance with the Department approved Site Management plan is required.
4. The remedial party or site owner must complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3).

Box 4**Description of Engineering Controls**

None Required

Not Applicable/No EC's

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

NOT APPLICABLE/NO EC'S

YES NO

☐ ☐

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. C932157

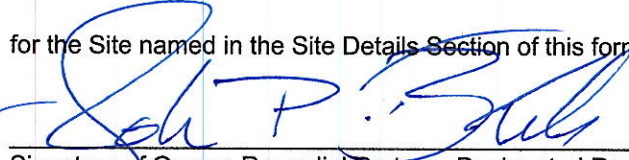
Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I John P. Black at 441 Carlisle Dr; Ste C
Herndon, VA, 20170
print name print business address
am certifying as Remedial Party (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/29/2022

Date

Enclosure B
Site Management Periodic Review Report





INVENTUM ENGINEERING, PC

Tract I Highland Ave Site Management Periodic Review Report

3123 Highland Ave
Niagara Falls NY, 14305
NYSDEC Site Number C932157

Dates Covered by Report:
January 16, 2017 to January 16, 2022

Tract I Highland Ave Site Management Periodic Review Report
3123 Highland Ave
NYSDEC Site Number C932157
Dates Covered by Report: January 16, 2017 to January 16, 2022

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Figure 1 – Site Layout

Appendices

Appendix A – Institutional Controls – Annual Site Wide Inspection Forms

Appendix B – Construction and Occupancy Permits

Tract I Highland Ave Site Management Periodic Review Report
3123 Highland Ave
NYSDEC Site Number C932157
Dates Covered by Report: January 16, 2017 to January 16, 2022

1 Executive Summary

Inventum Engineering, P.C. (Inventum) has prepared this Site Management (SM) Periodic Review Report (PRR) on behalf of Brightfields Corporation (Brightfields) for the Tract I Site (Site) located at 3123 Highland Ave in the City of Niagara Falls, Niagara County, New York (NYSDEC Site No. C932157). The PRR covers the period from January 16, 2017 to January 16, 2022. This PRR is a required element of the Site remedial program under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The Site has been remediated in accordance with Brownfield Cleanup Agreement (BCA) Index #C932157-03-12, which was executed on April 5, 2012.

The following parcel is included within the Site Management Plan (SMP) and this PRR (Figure 1):

- Parcel 144.06-2-27 lot 34 – Tract I, 5.844 acres commercial/ industrial

Site Institutional Controls (ICs) were in place over the PRR reporting period and continue to be effective in maintaining the remedial objectives. No Engineering Controls (ECs) are required at the Site.

No changes to the established SMP are recommended during the next PRR reporting period.

1.1 Site Summary

The 5.9 ± acre site is bounded by the Tulip Corporation to the north, the Tract II property (Site 932136) to the south and east, and Highland Avenue to the west (Figure 1).

The Site was the location of a lead/acid battery manufacturing plant from approximately 1910 through the 1950s. In the early 1950s, the plant was retooled to produce hard rubber battery casings and for the filling and charging of lead/acid batteries. Manufacturing activities ceased in the 1970s and the Site was used as a warehouse and automotive body shop until the 1980s. By the late 1980s, the Site had been abandoned and various portions were in disrepair. At that time, the City of Niagara Falls acquired the property via tax foreclosure. In early 1999, the City of Niagara Falls initiated investigations at the Site under the New York State Environmental Restoration Program (ERP) to redevelop the property (ERP #B00160). Following several stages of Site investigation (Section 2.1) the City of Niagara Falls withdrew the Site from the ERP, and in 2011, Brightfields purchased Tract I and entered the Site into the BCP (Site #C932157).

The investigations conducted prior to, and after, entry into the BCP defined the nature and extent of impacts to soil and debris on the Site, which were found to contain lead and other metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) at concentrations exceeding Commercial Soil Cleanup Objectives (SCOs). Approximately 42-percent of the lead-impacted soils contained lead at concentrations that also exceeded the Toxicity Characteristic Leaching Procedure (TCLP) standard of 5 milligrams per liter (mg/L).

A remedial action was completed in November 2014 (Section 2.2) and included building demolition and the excavation and off-site disposal of soils exceeding the Commercial SCO. The SMP and Final Engineering Report (FER) were submitted to NYSDEC in December 2014. On December 23, 2014, the NYSDEC issued the Certificate of Completion (COC) for the site.

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In March of 2016, notification was sent to the NYSDEC indicating that the redevelopment of the property was commencing. Construction was completed in November 2016. The Site is currently utilized as a manufacturer of proprietary and custom injection molding products serving the industrial lead battery, automotive, and consumer markets. Expansion of the manufacturing facility occurred during the reporting period covered under this PRR.

1.2 Effectiveness of the Remedial Program

A FER for the Site was issued in December 2014. The remedy at the Site was to demolish the building and remove and dispose of all soil that exceeded the Commercial SCOs or the TCLP lead standard. Soil that exceeded the TCLP standard of 5 mg/L was treated prior to off-site disposal. The excavated areas of the Site were backfilled with either crushed construction debris or imported fill that met the Commercial SCO. No demarcation barrier was required for the Site.

A deed restriction was placed on the property limiting its use to commercial or industrial purposes. No Engineering Controls were required for the Site.

The SMP details activities that will be undertaken until the Environmental Easements are extinguished in accordance with ECL Article 71, Title 36 and includes, in summary:

- Site-wide inspections will be performed annually. Modification to the frequency or duration of the inspections will require approval from the NYSDEC.
- Sitewide inspections will be documented through completion of an inspection form.
- Preparation of a PRR on an annual basis or as otherwise determined by the NYSDEC.

The frequency of PRRs was reduced from annually to every five-years beginning in 2017.

1.2.1 Progress During the Reporting Period

Inspections were completed in accordance with the SMP; however, only one inspection form was available to Inventum (Appendix A).

1.2.2 Progress to Remedial Objectives for the Site

The Remedial Action Objectives (RAOs) for the Site were established in the December 2011 Interim Remedial Measure Work Plan (IRM Work Plan) and are summarized below. The RAOs have been met through implementation of the remedial program and continued compliance with the SMP.

- Reduce or control, to the extent practicable, the constituents present in the soil at concentrations exceeding the SCOs applicable to the intended use of the property parcels;
- Control the potential for human exposure to the constituents in soil exceeding the applications SCOs;
- Control the physical hazards associated with the buildings and other appurtenances on the Site; and;
- Excavate and dispose of soils identified to exceed the TCLP Standard.

Tract I Highland Ave Site Management Periodic Review Report
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1.3 Compliance

1.3.1 Potential Non-compliance

There were no potential areas of non-compliance identified during the PRR reporting period. Inventum will ensure completion of future annual inspection forms.

1.3.2 Proposed Steps

Not applicable.

1.4 Recommendations

1.4.1 Recommended Changes to the SMP

There are no recommended changes to the SMP at this time.

1.4.2 Recommend Changes to the Frequency for Submittal of PRRs

There is no recommended change to the frequency of the PRRs at this time.

1.4.3 Recommend Whether the Requirements for Discontinuing Site Management

It is appropriate to continue Site Management.

2 Site Overview

2.1 Site Location

The Site is located in Niagara Falls, Niagara County, New York and is identified on the Niagara County Tax Map as Section 144.06, Block 2, 27.1 Lot 34.

The Site consists of approximately 5.9 acres bounded by Tulip Corporation to the north, Tract II Property to the south and east, and Highland Avenue to the West (Figure 1). Historically, the Site was used as a lead/acid battery manufacturing plant for approximately 40 years, from 1910 to the 1950s. The plant was retooled in the early 1950s to produce rubber battery casings. In addition to the rubber battery casings, the plant began filling and charging lead/acid batteries as well. In the 1970s the site ceased manufacturing operations and was used as warehouse space as well as an automotive body shop. By the late 1980s, the Site had been abandoned. The City of Niagara Falls acquired the property via tax foreclosure in 1999. In May of 2000, a Site Characterization was conducted by Ecology and Environment, inc. (E&E) under the New York State Environmental Restoration Program (ERP). Lead, PAHs, and PCBs were detected above applicable SCOs and E&E's findings were documented in a Site Investigation Report. In 2011, the City of Niagara Falls withdrew from the ERP, after additional investigations found elevated levels of lead, arsenic, mercury, zinc, and PAHs. Shortly after, Brightfields purchased the Tract I property from the City of Niagara Falls. In December of 2011, a BCP application was submitted with a Draft IRM WP for the demolition and decontamination of the on-Site structure.

In November of 2021, the plant was purchased by Stryten Energy, headquartered in Alpharetta, Georgia. Current Site operations remain unchanged. Institutional Controls remain in place and unchanged.

2.2 Chronology of the Remedial Program

The remedial action at the Site consisted of the excavation and off-site disposal of soils exceeding both the Commercial Use SCO and the TCLP lead standard. The remedial action was completed in November

Tract I Highland Ave Site Management Periodic Review Report
3123 Highland Ave
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2014. Soil that exceeded the TCLP standard of 5 mg/L was treated prior to off-site disposal. The excavated areas of the Site were backfilled with either crushed construction debris that met the Commercial SCO or imported fill that met the applicable Allowable Constituent Levels for Import Fill for Soil under 6 NYCRR Part 375. No demarcation layer was required as part of the remedy or controls. After completion of the remediation, the soil met the Commercial Use SCOs throughout the soil column.

In May of 2016 construction began on Tract I, for an 80,000sqft, clear span, slab on grade, one story light industrial/ commercial, steel butler building. The southwest corner has some office space used by facility management and office personnel. There is a small mezzanine located above the offices used as a break room and employee locker room. Construction was completed in January 2017. Disposal manifests for soils transported offsite during the 2016-2017 main building construction were provided in the 2017 PRR. In May of 2020, a 20,000sqft addition was built on the north side of the existing structure. The addition is the same design as the main structure referenced above and within the footprint of the excavation/grading that occurred for the main building completed in 2017. There was no change in allowable site use as a result of the new construction. No additional soils were transported offsite. Building occupancy for the addition and other relevant permits issued during the reporting period are included in Appendix B.

3 Evaluate Remedy Performance, Effectiveness, and Protectiveness

The performance, effectiveness, and protectiveness of the remedy are verified through evaluating each of the primary remedial measures.

- Site-wide inspections indicate that the compliance to the Site ICs established by the environmental easements, were maintained during the PRR reporting period. An Inspection Form for the reporting period is provided in Appendix A.

4 IC/EC Plan Compliance Report

4.1 IC/EC Requirements and Compliance

A series of IC have been developed and are being adhered to by the Site environmental easement. These ICs are designed to:

- Limit the Site to commercial and/or industrial uses;
- Prohibit groundwater use;
- Implement a SM reporting system in a frequency and manner defined in the SMP; and
- Provide access to the Site for agents, employees, or other representatives of the State of New York.

4.1.1 Controls

No engineering controls (EC) are required for the site.

4.1.2 Status

The Site ICs are all currently active and in force.

4.1.3 Corrective Measures

There are no corrective measures proposed at this time.

4.2 IC/EC Certification

The IC/EC certifications are provided in Enclosure A.

5 Monitoring Plan Compliance Report

5.1 Monitoring Plan Compliance Report

Routine Site Monitoring includes annual Site-wide inspection and periodic certification.

5.2 Monitoring Completed During Reporting Period

Site inspections were conducted as required by the SMP; however, only one inspection form was available to Inventum (Appendix A). Inventum will ensure future documentation of the annual inspection. Appendix A.

5.3 Components of the Monitoring Plan

The Site-wide inspection (Appendix A) documents that:

- ICs continue to perform as designed;
- ICs continue to be protective of human health and the environment;
- Compliance with requirements of the SMP and the Environmental Easement were maintained over the PRR reporting period;
- Remedial performance criteria continue to be achieved; and
- Site records are complete and up to date, reference EPA No. NYD074024456 for additional information.

5.4 Monitoring Deficiencies

There were no monitoring deficiencies during the reporting period.

5.5 Conclusions and Recommendations for Changes

No changes to the monitoring program are recommended.

6 Operation & Maintenance (O&M) Plan Compliance Report

The Site remedy does not rely on any mechanical systems to protect public health and the environment; therefore, an O&M Plan Compliance Report is not applicable to this PRR.

7 Overall PRR Conclusions and Recommendations




Site IC/ECs remain in place and effective in maintaining the remedial objectives. No changes to the established SMP or recommended during the next PRR reporting period.

Tract I Highland Ave Site Management Periodic Review Report
3123 Highland Ave
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Figures



HIGHLAND AVENUE
75' WIDE

-  TRACT I PROPERTY AREA (PARCEL 144.06-2-27.1 LOT 34)
-  TRACT I PROPERTY BOUNDARY
-  TRACT II PROPERTY BOUNDARY

- The Fifteen Foot Strip is approximately 15-feet wide by 875-feet long and located on the northern portion of the Western Commercial Area and Park Area and included under the Tract I ownership (Parcel 144.06-2-27.1); however, the environmental easements are associated with the Tract II SMP.
- Drawing adapted from Figure 3 of the *Final Engineering Report. Tract II Site. 3001 Highland Avenue, Niagara Falls, Niagara County, New York. Site No. 93216. Amec Foster Wheeler Environment & Infrastructure, Inc. March 2018.*

TRACT I

FORMER
PARKING
AREA

THIRTEENTH
STREET
60' WIDE

BEECH AVENUE
60' WIDE

FIFTEENTH
STREET
60' WIDE

BEECH AVENUE
60' WIDE

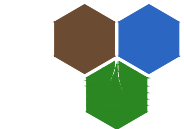


FIGURE 1

SCALE: NOT TO SCALE

INVENTUM ENGINEERING
441 CARLISLE DRIVE
SUITE C
HERNDON, VIRGINIA 20170
(703) 722-6049
www.InventumEng.com

FIGURE 1
SITE LAYOUT
2021 PERIODIC REVIEW REPORT
REPORTING PERIOD 2017 - 2021
TRACT I HIGHLAND AVE
SITE NO. C932157

3123 HIGHLAND AVENUE
NIAGARA FALLS, NY 14305

DRAWING BY	RB
CHECKED	TW
APPROVED	TW
PROPERTY OF INVENTUM ENGINEERING	
IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO DISSEMINATION AND REPRODUCTION IN ANY FORM OR FOR THE BENEFIT OF PARTIES OTHER THAN THE CLIENT. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF INVENTUM ENGINEERING IS PROHIBITED.	
NOTICE: THIS DRAWING HAS BEEN PREPARED UNDER THE SUPERVISION AND SEAL OF A LICENSED PROFESSIONAL ENGINEER, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, IT COMPLIES WITH ALL REQUIREMENTS OF THE ENGINEERING PROFESSIONAL LAW FOR THE STATE OF NEW YORK.	

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Appendix A – Engineering Controls –Site-Wide Inspection Form

Site Inspection Form

Site Name: Brightfields/ Tract I

Weather: Cool, Cloudy

Project Number: 12008

Assessment By: John Yensan

Date: November 1, 2019

Yes No N/A

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A. Site Use

1. Evidence for Change in Property Usage?
2. Evidence of Groundwater Use?
3. Evidence of vegetable gardening/farming?
2. Day Care or Other Non-Permitted Use Present?
3. Evidence of Excavation?
4. Proper Notification for Excavation Made?
5. CAMP and/or HASP Revised for Excavation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

B. Security

1. Signs of Trespassers/Vandalism?
2. Other

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C. General Site Conditions

1. Vegetation Stress?
2. Mowing Required?
3. Access Road Drivable?
4. Odors?
5. Other

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

D. Soil Inspection

1. Exposed Waste?
2. Side Slope Stable?
3. Erosion?
4. Leachate Seeps (Discolored Vegetation)?
5. Bare Spots?
6. Presence of Burrowing Animals?
7. Deep Rooted Vegetation?
8. Cracking?
9. Other

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

E. Surface Water

1. Obstruction of Flow Ditches?
2. Erosion of Ditches?
3. Silt & Erosion Control?
4. Culverts in Good Condition?
5. Evidence of Overflow or Uncontrollable Flow?
6. Outfalls in Good Condition?
7. Other

Green Remediation Implementation:

Energy Usage: N/A

Solid Waste Generation: Dumpster on site for collection and disposal of refuse blown onto
property from adjacent public ROW's and residential properties.

Transportation and Shipping: N/A

Water Usage: N/A

Other Comments:

None.

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Appendix B – Construction and Occupancy Permits

BUILDING PERMIT

Permit No: 2020-10343

City of Niagara Falls

Department of Code Enforcement

745 Main Street, Niagara Falls, NY 14302-0069

(716) 286-4450 (716) 286-4454 fax

Website: www.NiagaraFallsUSA.org

Property Address:

3123 Highland Ave

Tax Map Number:

144.06-2-27.1

Property Owner:

NIAGARA COUNTY IDA

----- Applicant -----

Name: BOB FRITSCHI

Address: 424 WOODLIN AVE.

City,St,Zip: N. TONAWANDA, NY 14120

Phone: (716) 380-1029

Work:

1

----- Contractor -----

GE

RP OAK HILL BUILDING COMPANY INC.

3556 LAKESHORE ROAD

BUFFALO, NY 14219

(716) 822-4966

Ins Exp:

Type: ADD TO INDUSTRIAL (0230)

Description: ERECT ADDITION TO INDUSTRIAL BUILDING AS PER DRAWING TO CODE

Line 2: - TULIP CORPORATION -

Line 3: ALL WORK SHALL COMPLY WITH NYS EXECUTIVE ORDER 202.6

Total Cost:

316,600

Total Square Feet:

0

Mandatory Inspections / Special Instructions to Applicant.

NOTE: CALL FOR INSPECTIONS AT 286-4450 - 24 Hours Notice Required

Required Inspections for Permit: 2020-10343

FOUNDATION EXCAVATION

FOOTING-FOUNDATION

BUILDING ROUGH

ELECTRICAL ROUGH

INSULATION

FINAL ELECTRICAL

FINAL BUILDING

PLUMBING ROUGH

FINAL PLUMBING

Processed by:

Robert Stanley

Inspector:

Joseph Chick

I do certify that I have examined the forgoing application and it conforms to the applicable laws of the City of Niagara Falls, NY.

Building Commissioner

Date

Applicant/Contractor MUST Call Underground Facilities Protective Organization (UFPO) at least two days before starting excavation - (1-800-962-7962)

Applicant/Contractor are responsible to contact the New York State Department of Labor regarding asbestos Regulations - Industrial Code Rule 56 - (716-847-7126)

The undersigned applicant certifies that the plans and specifications as filed are in accordance with the regulations and ordinances of the City of Niagara Falls and the State of New York and agree that all work and materials shall be in strict conformity with the Laws governing building in this City, and the State of New York.

BOB FRITSCHI being duly sworn says that he/she is the same person mentioned and described in and who signed the forgoing application; that he/she has read same, or heard it read, and knows the contents thereof, and that he/she is the owner of the above mentioned premisses or the person authorized by said owner to make the foregoing application.



(Applicant / Agent's signature)

Issued: 5/14/2020

Expires: 5/14/2021

THIS APPROVED PERMIT MUST BE ON PREMISES DURING CONSTRUCTION

☐ - Applicant☐ - Inspector☐ - Fire Prevention☐ - File☐ - Billing & Collections

Property Owner Name:	Property Address Location:	Tax Map Number(SBL):
NIAGARA COUNTY IDA	3123 Highland Ave	144.06-2-27.1

ERECT ADDITION TO INDUSTRIAL BUILDING AS PER DRAWING TO CODE
- TULIP CORPORATION -

DEPARTMENT OF CODE ENFORCEMENT
CITY OF NIAGARA FALLS
745 MAIN STREET
NIAGARA FALLS, NY 14302-0069
(716) 286-4450
CERTIFICATE OF OCCUPANCY

This Certificate Dated March 17, 2021 is Hereby Issued To:

<----- Applicant ----->

Name: BOB FRITSCHI
Address: 424 WOODLIN AVE.
City,St,Zip: N. TONAWANDA, NY 14120

Type: 0230 ADD TO INDUSTRIAL

Floors	Lbs Per Sq Ft	Occupancy	Construction Type
1ST	COM 100 LBS	FACTORY F-1	NON-COMBUSTABLE IIB

Inspected By: JC, ML, EP

This certifies that the above described existing building complies, to the best of my knowledge and belief, with the applicable laws and ordinances in effect at the time of construction and may continue to be used as designated.

This Department is not responsible for any minor deficiencies which may exist and does not assume responsibility for those systems or construction which are not clearly visible during inspection and which may have been approved at the time of construction of such building.


Building Commissioner

3-17-21
Date

Certificate Fee: \$0.00