



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Northtown Inc.
DEC Site #: C915292
Address: 3097 Sheridan Drive
Amherst, NY 14226

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Northtown Inc. site ("site") located at 3097 Sheridan Drive, Amherst, Erie County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915292>

The cleanup activities were performed by Northtown Property Owner LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Cleanup activities were completed at the site between December 2015 and July 2016. The site cleanup included:

- Removal of 1,883 tons of soil contaminated with tetrachloroethene (PCE) above commercial soil cleanup objectives (SCOs).
- Removal of two inactive underground storage tanks (USTs) and 1,026 tons of associated petroleum contaminated soil.
- Installation of sub-slab depressurization systems (SSDS) in two buildings to remove and prevent vapor migration from contaminated soils to indoor air.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering*

control is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Environmental Easement
- Land Use Restriction
- Groundwater Use Restriction
- Site Management Plan
- Soil Management Plan
- Monitoring Plan
- Operation and Maintenance Plan

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation/SSDS

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The site is located in the Northtown Plaza in a suburban area in the Town of Amherst. Sheridan Avenue borders the site to the north, other Northtown Plaza buildings then Bailey Avenue to the east, Niagara Falls Boulevard to the west and Eggert Road to the south.

Site Features: The site consists of three Areas of Interest (AOIs) comprising 1.424 acres of an approximately 14 acre parcel of land on which the Northtown Plaza is located. Currently the Northtown Plaza is occupied by six commercial buildings, most containing multiple tenant spaces.

Current Zoning and Land Use: The site is zoned for commercial use and is currently used as a commercial-retail plaza. The area is primarily used as a shopping district, with major retailers located within 1/2 mile. Residential properties are located on the side streets surrounding the site.

Past Use of the Site: The plaza was developed between the mid-1950s and mid-1980s, when it reached a configuration similar to what exists today. The current parcel was originally 23 separate parcels. Prior to development of the shopping center, the 23 parcels were agricultural land with no physical improvements. Construction of the first buildings commenced in 1952.

Site Geology and Hydrogeology: The topography in the vicinity of the site is generally flat. The site is located between the Niagara and Onondaga Escarpments which act as major surface and groundwater divides.

Site soils generally consist of a thin layer of fill material, sand, gravel, silt and clay mixed with some anthropogenic material. This overlays native soils comprised of fine grained silts and clays with varying amounts of sand and gravel. Bedrock, located more than 58 feet below ground surface (bgs), is of upper Silurian age and composed of sequences of shale, dolostone, salt and gypsum.

Groundwater is first encountered at depths of 53 to 57 feet bgs. However, once the water bearing zone is encountered, water levels rise to 6 to 8 feet bgs, indicating the overlying silts and clays have formed a confined aquifer. Water level measurements collected from three monitoring wells depict a slight southern groundwater flow direction.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Audubon Branch Library
Attn: Roseanne Butler-Smith
350 John J. Audubon Parkway
Amherst, NY 14228
phone: 716-689-4922

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Timothy Dieffenbach
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
716-851-7220
timothy.dieffenbach@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Corning Tower, Room 1787 Empire State Plaza
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

