



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Highland Plaza  
**DEC Site #:** C915293  
**Address:** 215 Highland Parkway, Tonawanda

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Highland Plaza Site ("site"), 215 Highland Parkway in Tonawanda, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Mr. Gary Crewson (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progn=C915293>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 15, 2017** through **December 29, 2017**. The draft Alternative Analysis Report (AAR) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### No Further Action Remedy

During the course of the Remedial Investigation (RI) at the site certain actions, known as Interim Remedial Measures (IRMs), were completed. An IRM is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before completion of the RI or Alternatives Analysis (AA). Based upon the implementation of the IRMs and the evaluation of remedial alternatives in the Draft Alternatives Analysis Report, No Further Action is being proposed by the NYSDEC as the remedy for this site. The IRMs completed at this site include the following:

1. Installation of a sub-slab depressurization system (SSDS) in the easternmost building of the strip plaza (235 and 237 Highland Parkway) in the tenant space formerly occupied by a dry cleaner facility. The SSDS became operational in April 2016; and
2. Installation of an SSDS in the tenant space (231 Highland Parkway) immediately adjacent to the former dry cleaner tenant space. The SSDS became operational in October 2017.

The installed SSDS are designed to depressurize the concrete slabs at 231 through 237 Highland Parkway to prevent sub-slab soil vapor from soil and groundwater from migrating into these tenant spaces. The other tenant spaces in the plaza were evaluated during the RI and did not require additional actions.

In addition to the Interim Remedial Measures completed at this site, the No Further Action Remedy includes the following:

1. Maintenance of the existing cover system to allow for commercial/industrial use of the site. Any site redevelopment will maintain the existing site cover, which consists of structures such as buildings, pavement and sidewalks;
2. Continued operation and optimization of the sub-slab depressurization systems installed as interim remedial measures;
3. Placement of an Environmental Easement on the controlled property. An Environmental Easement was filed with the Erie County Clerk's Office on August 22, 2017;
4. Development of a Site Management plan that includes the following: (a) An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure that the institutional and engineering controls remain in place and effective; (b) An Excavation Plan that details the provisions for management of future excavations in areas of remaining contamination; (c) The evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion; (d) A Monitoring Plan to assess the performance and effectiveness of the remedy that will include monitoring of soil vapor, indoor air and groundwater; and (e) An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy.

### **Summary of the Investigation**

The results of the Remedial Investigation (RI) revealed that chlorinated volatile organic compounds (VOCs) related to the former dry cleaner operations were found in soil under the floor of the former dry cleaner tenant space, and in soil at the northeast corner of the site. These contaminants have impacted sub-slab vapor beneath the easternmost portion of the plaza building. Impacts to groundwater quality from chlorinated VOCs related to the former dry cleaner operations were documented on the eastern end of the strip plaza under the parking lot in front of the building.

Due to the presence of significant concentrations of chlorinated VOCs in soil and groundwater in the service alleyway behind the Highland Plaza BCP Site (Site C915293), the off-site area has been assigned site number C915293A. The BCP applicant, as a volunteer, was obligated to determine if off-site areas were contaminated but was not required to complete a full remedial investigation for off-site area(s) or remediate off-site impacts. Since a responsible party was not identified, NYSDEC began a Remedial Investigation of the off-site area in March 2017 to determine the full nature and extent of soil, groundwater and soil vapor contamination. This investigation is ongoing.

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft

AAR and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Alternatives Analysis Report (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

The NYSDEC will be issuing additional fact sheets detailing the results of the Remedial Investigation being completed at the off-site area (Site No. C915293A) and will ultimately be issuing a separate Decision Document for this site.

## **Background**

### ***Location:***

The Highland Plaza BCP Site (Site C915293) consists of approximately 0.7 acres at 215 Highland Parkway in the Town of Tonawanda, Erie County, New York. The site is bounded by Highland Parkway to the north, commercial property to the east, a service alleyway and residential properties to the south, and a former Getty Service Station and Colvin Boulevard to the west. The service alleyway has been designated as part of the off-site investigation area (Site C915293A) and is being investigated by the NYSDEC.

### ***Site Features:***

The site is approximately 250 feet long by 100 feet wide. The topography of the site is generally flat. Approximately 50% of the site is occupied by a one story strip plaza, with most of the remaining space covered by concrete sidewalks and an asphalt parking lot. The strip plaza consists of three separate but connected slab on grade cinder block buildings that are subdivided into eight commercial tenant spaces.

### ***Current Zoning/Land Use:***

The site is occupied by a strip plaza, and is zoned for commercial use. The proposed future use of the site is commercial. The site is located in a mixed residential and commercial area of the Town of Tonawanda. The nearest residential properties are located about 65 feet south of the site, and are adjacent to the C915293A site.

### ***Historic Use:***

In 1928 the site was undeveloped, although the property was subdivided into 17 parcels for future residential development. By 1950 the site was fully developed into a strip plaza. One of the former tenants was High Park Dry Cleaners, which closed in March 2010.

### ***Geology and Hydrogeology:***

The entire site is covered by either 1 foot of asphalt and crushed stone (the parking lot area) or 0.5 feet of concrete (the building area). Native soils at both sites consist of reddish brown silty clay that is very dense. This deposit has very low permeability (meaning that groundwater cannot easily move through it). The thickness of this unit is unknown, but is greater than 23 feet.

Depth to groundwater at the site ranges from 2.8 feet to 5.4 feet below ground surface. Groundwater appears to be mounded around an off-site well with flow to the northwest, north, and northeast. This is misleading, however, as excavation of underground storage tanks at the adjacent gas station to the west was completed to approximately 10 feet depth with no groundwater encountered.

**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.

Kenmore Public Library  
160 Delaware Avenue  
Kenmore, NY 14217  
phone: 716-873-2842

Selected project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37554.html>

### Who to Contact

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

#### Project Related Questions

Glenn May  
New York State Department of  
Environmental Conservation  
270 Michigan Ave  
Buffalo, NY 14203-2915  
716-851-7220  
[glenn.may@dec.ny.gov](mailto:glenn.may@dec.ny.gov)

#### Site-Related Health Questions

Sara Bogardus  
New York State Department of Health  
Empire State Plaza Corning Tower,  
Room 1787  
Albany, NY 12237  
518-402-7860  
[beei@health.ny.gov](mailto: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.

