



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, NY 14150
Website: <http://www.dec.ny.gov/chemical/102665.html>

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by New York State Department of Environmental Conservation (DEC) to investigate the Highland Plaza site ("site") located at 215 Highland Parkway, 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 identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Gary Crewson as an Individual ("applicant(s)") with oversight by DEC and New York State Department of Health (DOH).

How to Comment

DEC is accepting written comments about the draft investigation work plan for 30 days, from **July 20, 2015** through **August 20, 2015**. The proposed plan is available for review at the location identified below under "Where to Find Information." Please submit comments to the DEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Soil quality under the building where the former dry cleaner was located was previously evaluated. During the upcoming investigation, soil outside the building and on the adjoining properties to the east and south will be evaluated. In addition, monitoring wells will be installed to evaluate groundwater quality and flow direction. Lastly, a soil vapor intrusion and air quality survey will be completed at the site.

Next Steps

DEC will consider public comments, revise the plan as necessary, and approve the work

plan. DOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the DEC that summarizes the results. DEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location:

The Highland Plaza BCP Site consists of approximately 0.7 acres at 215 Highland Parkway in the Town of Tonawanda, Erie County. The site is bounded by Highland Parkway to the north, commercial property to the east, a service road and residential properties to the south, and a former Getty Service Station and Colvin Boulevard to the west.

Site Features:

The site is approximately 250 feet long by 100 feet wide. The site gently slopes northward toward Highland Parkway. Approximately 50% of the property is occupied by a strip plaza, with the northern half of the property covered by an asphalt parking lot. The building is presently subdivided into nine commercial businesses.

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 property is located about 65 feet south of the BCP site.

Historic Use:

In 1928 the site was not developed, 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 in the plaza was High Park Dry Cleaners, which closed in March 2010.

In 2014, a Phase II Environmental Site Investigation (ESI) was completed to evaluate the property. During the ESI twelve soil borings were completed throughout the property. In addition, a soil vapor intrusion study was completed in the former dry cleaner tenant space.

Soil samples collected from under the concrete floor of the former dry cleaner contained

Cis-1,2-dichloroethene, tetrachloroethene, and trichloroethene. Surface soil samples contained tetrachloroethene. Soil vapor contained elevated concentrations of dichloroethene, tetrachloroethene, and trichloroethene.

Brownfield Cleanup Program:

In January 2015, a Brownfield Cleanup Program (BCP) application was submitted to the DEC to further evaluate contamination at the site, and to evaluate remedial alternatives to address this contamination. This site was accepted into the BCP in April 2015, with an agreement between the applicant and the Department executed in May 2015.

Geology and Hydrogeology:

The majority of the site is underlain by either 1 foot of asphalt and crushed stone (the parking lot area) or 0.5 feet of concrete (building area) with the exception of a narrow strip of soil/grass, south of the plaza structure.

Native soils consist of reddish brown silty clay that is very dense. This unit has a very low permeability (meaning that groundwater cannot easily move through it). The thickness of this unit is unknown, but is greater than 11 feet.

Groundwater was generally not encountered in the soil borings that were completed during the Phase II ESI. Groundwater was encountered in one of three temporary wells, but depth to groundwater was not measured. Groundwater flow direction is not known.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102665.html> and <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C915293>.

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 may include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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 to help the public stay informed.

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

Who to Contact

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

Project Related Questions

Glenn May
NYS DEC
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
glenn.may@dec.ny.gov

Site-Related Health Questions

Brad Wenskoski
NYS DOH
Empire State Plaza Corning Tower
Albany, NY 12237
(518) 402-7880
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. DEC 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.

