



## ecology and environment engineering, p.c.

### BUFFALO CORPORATE CENTER

368 Pleasant View Drive, Lancaster, New York 14086  
Tel: 716/684-8060, Fax: 716/684-0844

September 8, 2011

Mr. William Welling PE, Project Manager  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, New York 12233-7013

Re: Mr. C's Dry Cleaners Site, Contract No. D004442.DC13, Site No. 9-15-157  
2010 Periodic Review Report

Dear Mr. Welling:

Ecology and Environment Engineering, P.C. (EEEPC) is pleased to provide one hard copy and one electronic copy of the 2010 Periodic Review Report (PRR) for the Mr. C's Dry Cleaners Site, NYSDEC Site No. 9-15-157, located in East Aurora, New York.

This report provides information on the operations, maintenance, monitoring, compliance, and operating costs for calendar year 2010. As provided by NYSDEC, the site certification (Enclosure 1) is attached and completed regarding the Site Management Periodic Review Report Notice and Institutional and Engineering Controls Certification form for the Mr. C's Dry Cleaners site. Enclosure 1 provides verification of the site details provided in the PRR, certifies that the in-place engineering and institutional controls were effective in the remedial cleanup of the site, and is signed by a qualified environmental professional in accordance with the program guidelines.

If you have comments or questions regarding the report, please contact me at 716-684-8060.

Very Truly Yours,  
**Ecology and Environment Engineering, P. C.**

Michael G. Steffan  
Project Manager

cc: T. Heins – (E & E Buffalo) - cover letter only  
CTF- 002700.DC13.02.01.04

**2010  
Periodic Review Report  
Mr. C's Dry Cleaners Site  
NYSDEC Site No. 9-15-157  
Village of East Aurora  
Erie County, New York**

**September 2011**

**Prepared for:**

**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
DIVISION OF ENVIRONMENTAL REMEDIATION  
625 Broadway  
Albany, New York 12233-7013**

**Prepared by:**

**ECOLOGY AND ENVIRONMENT ENGINEERING, P.C.  
368 Pleasant View Drive  
Lancaster, New York 14086**

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## List of Abbreviations and Acronyms

AGC	annual guideline concentrations
AS	air sparging
ATDV	automatic tank drain valve
BGS	below ground surface
BTEX	benzene, toluene, ethyl benzene, and xylene
cVOC	chlorinated volatile organic compound
EEEP	Ecology and Environment Engineering, P.C.
EPA	(United States) Environmental Protection Agency
FS	Feasibility Study
GAC	granular activated carbon
gpm	gallons per minute
IAQ	indoor air quality
IC/EC	institutional controls and engineering controls
IO&MM	Inspection, Operations, Maintenance, and Monitoring
Iyer	Iyer Environmental Group, PLLC
$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
Matrix	Matrix Environmental Technologies, Inc.
MBE	minority-owned business enterprise
Mitkem	Mitkem Corporation
MPI	Malcolm-Pirnie, Inc.
Mr. C's	Mr. C's Dry Cleaners Site
MTBE	methyl tert-butyl ether
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOT	New York State Department of Transportation
O & M	operation and maintenance

## List of Abbreviations and Acronyms (cont.)

OM&M	operations, maintenance, and monitoring
OMEI	O&M Enterprise, Inc.
PCE	perchloroethylene or tetrachloroethene
PLC	program logic controller
PRR	Periodic Review Report
PVC	polyvinyl chloride
RI	remedial investigation
ROD	record of decision
SGC	short-term guideline concentrations
SMP	Site Management Plan
SPDES	State Pollution Elimination Discharge System
SSDS	sub-slab depressurization system
STL	Severn-Trent Laboratories, Inc.
SVE	soil vapor extraction
SVII	Soil Vapor Intrusion Investigation
TAGM	Technical and Administrative Guidance Memorandum
TCA	trichloroethane
TCE	trichloroethylene
TUO	temporary use and occupancy
Tyree	The Tyree Corporation
VOC	volatile organic compound



**Site Certification Forms  
(Enclosure 1)  
Mr. C's Dry Cleaners Site  
NYSDEC Site Number – 9-15-157**



Enclosure 1  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



Site Details		Box 1
Site No.	915157	
Site Name Mr. C's Dry Cleaners		
Site Address: 586 Main Street	Zip Code: 14052	
City/Town: East Aurora		
County: Erie		
Current Use: Structure		
Intended Use:		

Verification of Site Details	Box 2	
	YES	NO
1. Are the Site Details above, correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, are changes handwritten above or included on a separate sheet?	<input type="checkbox"/>	NA
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="checkbox"/>	
3. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="checkbox"/>	
4. Has a change-of-use occurred since the initial/last certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If YES, is documentation or evidence that documentation has been previously submitted included with this certification?	<input type="checkbox"/>	
5. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), has any new information revealed that assumptions made in the Qualitative Exposure Assessment for offsite contamination are no longer valid ?	<input type="checkbox"/>	<input type="checkbox"/> NA
If YES, is the new information or evidence that new information has been previously submitted included with this Certification?	<input type="checkbox"/>	
6. For non-significant-threat Brownfield Cleanup Program Sites subject to ECL 27-1415.7(c), are the assumptions in the Qualitative Exposure Assessment still valid (must be certified every five years) ?	<input type="checkbox"/>	<input type="checkbox"/> NA
If NO, are changes in the assessment included with this certification?	<input type="checkbox"/>	

SITE NO. 915157

Box 3

**Description of Institutional Control**

**Control Certification**

Permanent Environmental Easements

☒ YES

☐ NO

for all Mr. C's Remedial Treatment Equipment

Box 4

**Description of Engineering Control**

**Control Certification**

Operation, Maintenance, and Monitoring  
of all Environmental Treatment Operations

☒ YES

☐ NO

Attach documentation if IC/ECs cannot be certified or why IC/ECs are no longer applicable.  
(Also see instructions)

**Control Description for Site No.**

915157

**Control Certification Statement**

For each Institutional or Engineering control listed above, I certify by checking "Yes" that all of the following statements are true:

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

IC/EC CERTIFICATIONS  
SITE NO. 915157

Box 5

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 2 and/or 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 \_\_\_\_\_ at New York State Department of Environmental Conservation; 625 Broadway; Albany, NY 1223  
print name print business address

am certifying as \_\_\_\_\_ (Owner or Remedial Party)

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

\_\_\_\_\_  
Signature of Owner or Remedial Party Rendering Certification

\_\_\_\_\_  
Date

Box 6

**QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) SIGNATURE**

I certify that all information and statements in Box 4 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 Gerald A. Strobel at Ecology and Environment Engineering, P.C. 368 Pleasant View Dr.; Lancaster, NY 14086  
print name print business address

am certifying as a Qualified Environmental Professional for the Mr. C's Dry Cleaners Site

(Owner or Remedial Party) for the Site named in the Site Details Section of this form.



\_\_\_\_\_  
Signature of Qualified Environmental Professional, for the Owner or Remedial Party, Rendering Certification

\_\_\_\_\_  
Stamp (if Required)

9/9/11  
Date

*Signed through Seal*

# 1

## Introduction and Background

This Periodic Review Report (PRR) presents information on the operations, maintenance, monitoring, and compliance activities and associated costs for the Mr. C's Dry Cleaners site during calendar year 2010. This PRR also provides the Site Management Periodic Review Report Notice, Institutional and Engineering Controls Certification Form (see Enclosure 1). The chlorinated volatile organic compound (cVOC) contaminant plume (consisting mainly of tetrachloroethene and its degradation by-products) extends beyond the immediate Mr. C's treatment system facility. Therefore, this PRR was prepared for the following systems located in the village of East Aurora, Erie County, New York, which are collectively operated, maintained, and monitored under the overall Mr. C's Work Assignment:

- The Mr. C's remedial treatment system, located at 586 Main Street (see Figure 1-1);
- The groundwater pumping and monitoring network;
- The former Agway Retail Store and Agway Energy Products site (Agway site) air sparging and soil-vapor extraction unit (AS/SVE), located at 566 Main Street;
- The First Presbyterian Church sub-slab depressurization system (SSDS), located at 9 Paine Street; and
- The 27 Whaley Avenue residence SSDS (see Figure 1-2, back pocket).

### 1.1 Site Description

#### Mr. C's Dry Cleaners Site

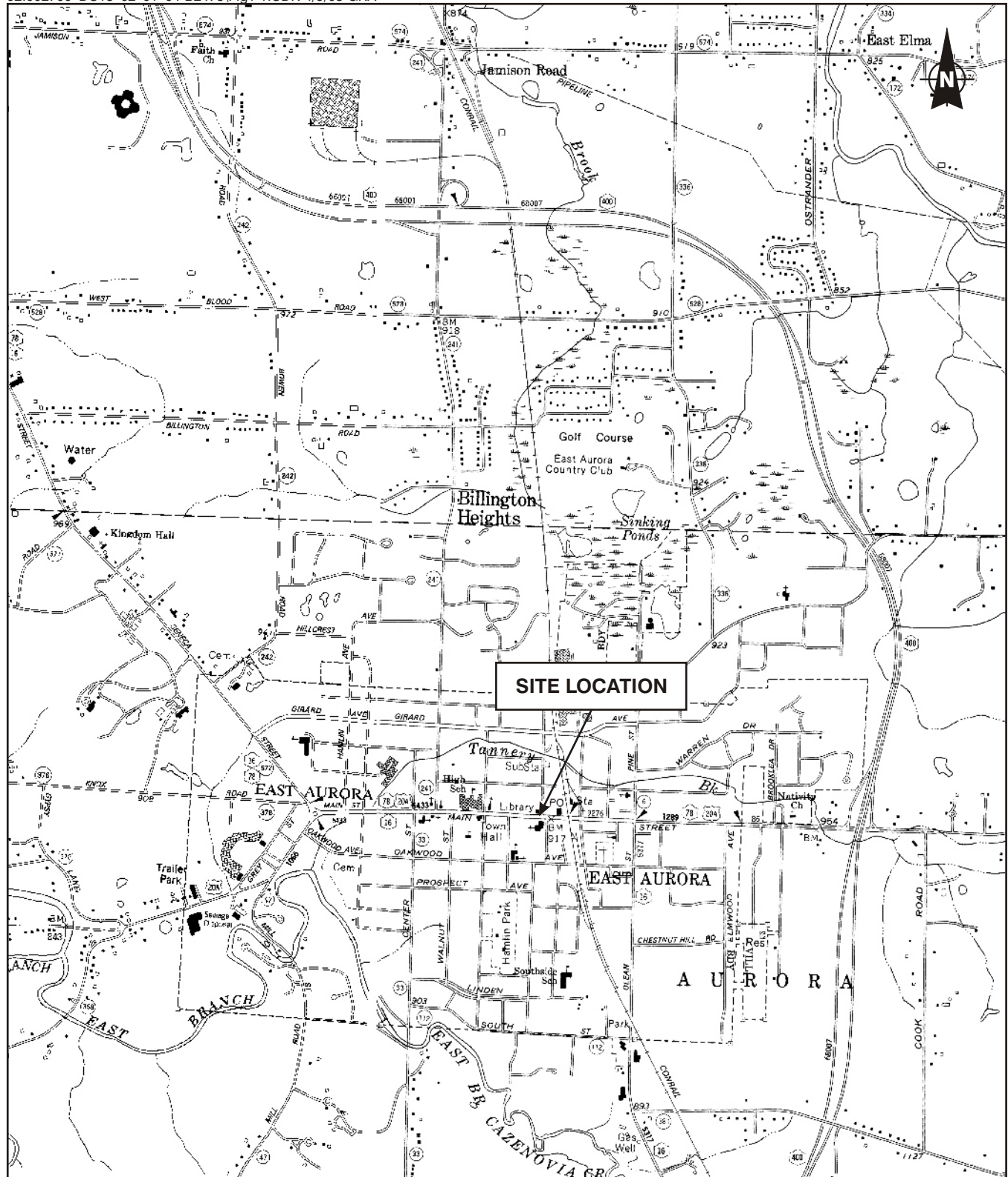
The remedial treatment system consists of eight groundwater-pumping wells, a treatment system, and appurtenances at the Mr. C's site. The groundwater wells pump contaminated groundwater through double-walled piping to the treatment system located at the Mr. C's site. The treatment facility uses air stripping to treat the contaminated groundwater. The treated effluent is then discharged through 1,300 linear feet of double-walled polyvinyl chloride (PVC) piping to Tannery Brook, a small tributary of the East Branch of Cazenovia Creek that flows through the village of East Aurora.

**Agway and Agway Energy Products Site**

The existing remedial treatment system at the site includes eight air sparging (AS) points, nine fully screened vapor-extraction points, and approximately 200 linear feet of soil-vapor extraction (SVE) collection piping, which collects extracted vapor contaminants to a central location and discharges them at one central emission point into the atmosphere.

**First Presbyterian Church and 27 Whaley Avenue Residence**

Three SSDS units were installed at the First Presbyterian Church, and one SSDS unit was installed in the 27 Whaley Avenue private residence. As a part of the installation program, the head custodian at First Presbyterian Church and the property owner at 27 Whaley Avenue were instructed on the general operations of the SSDS units. Each were provided with contact information for Ecology and Environment Engineering, P.C. (EEEPC) and the operations, maintenance, and monitoring (OM&M) subcontractor in the event electrical or mechanical issues are encountered with the unit(s). The systems operate on a continuous basis. The access agreements for both SSDS unit inspections and maintenance are included in the Site Management Plan (SMP).



SOURCE: NYS Department of Transportation Raster Quadrangle, 1988.



Figure 1-1 General Site Location Map

# 2

## Remedial Systems Compliance

The regulatory compliance requirements for the remedial treatment system deal primarily with the discharge of treated effluent waters from the groundwater treatment system at the Mr. C's site. The original State Pollution Discharge Elimination System (SPDES) Equivalency Permit for the Mr. C's site remedial treatment system was obtained in 2001 and expired in April 2006. Although it was not renewed, continuance of the SPDES permit is being handled by the New York State Department of Environmental Conservation (NYSDEC) project manager.

In 2010, the remedial operating units associated with the Mr. C's site were in compliance with the operating requirements for remedial treatment in 10 of 12 months. Two sampling events of the treatment system indicated tetrachloroethene (PCE) levels above the effluent criterion in August 2010. Subsequent interim (August) and complete (October) cleaning of the air stripper in 2010 brought the system back into compliance. Information regarding each operating unit is presented in the following subsections.

### 2.1 Mr. C's Site

#### Water

In 2010, the remedial treatment system met the SPDES discharge permit requirements for all but two of the 12 months of operation. The noncompliance months are further explained in Sections 4 and 5 of this PRR. The current effluent criteria used for the remedial treatment system at the Mr. C's site are presented in Table 2-1. Effluent criteria are based on an SPDES Equivalency Permit.

**Table 2-1 Mr. C's Dry Cleaners Site Remediation, Effluent Criteria**

Parameter/Analyte	Daily Maximum <sup>1</sup>	Units
Flow	216,000	gpd
pH	6.0 - 9.0	standard units
1,1 Dichloroethene	10	µg/L
1,2 Dichloroethane	10	µg/L
Trichloroethene	10	µg/L
Tetrachloroethene	10	µg/L
Vinyl chloride	10	µg/L
Benzene	5	µg/L



## 2. Remedial Systems Compliance

**Table 2-1 Mr. C's Dry Cleaners Site Remediation, Effluent Criteria**

Parameter/Analyte	Daily Maximum <sup>1</sup>	Units
Ethylbenzene	5	µg/L
Methylene chloride	10	µg/L
1,1,1 Trichloroethane	10	µg/L
Toluene	5	µg/L
Methyl-t-butyl ether	NA	µg/L
o-Xylene	5	µg/L
m, p-Xylene	10	µg/L
Xylenes, total	NA	µg/L
Iron, total <sup>2</sup>	600	µg/L
Aluminum <sup>2</sup>	4,000	µg/L
Copper <sup>2</sup>	48	µg/L
Lead <sup>2</sup>	11	µg/L
Manganese <sup>2</sup>	2,000	µg/L
Silver <sup>2</sup>	100	µg/L
Vanadium <sup>2</sup>	28	µg/L
Zinc <sup>2</sup>	230	µg/L
Total dissolved solids <sup>2</sup>	850	mg/L
Total suspended solids <sup>2</sup>	20	mg/L
Hardness	NA	mg/L
Cyanide, free <sup>2</sup>	10	µg/L

Notes:

<sup>1</sup> "Daily Maximum" excerpted from Attachment E of Addendum 1 to the Construction Contract Document.

<sup>2</sup> Removed from the contaminant parameter list by NYSDEC Region 9 in February 2005.

Key:

gpd = Gallons per day.

µg/L = Micrograms per liter.

mg/L = Milligrams per liter.

NA = Not applicable.

### Air

During the initial construction of the remedial treatment system in June 2002, two 6,500-pound vapor-phase granular activated-carbon (GAC) units were installed in series to absorb the residual contaminant-laden vapors after treatment by the air-stripping process. In September 2004, EEEPC prepared and submitted the *Review for the Necessity of Granular Activated-Carbon Units on the Influent Air Stream, Mr. C's Dry Cleaner's Site*, which evaluated the potential ambient air impacts resulting from the operation of the Mr. C's site air stripper without the vapor-phase GAC units. The results of the air modeling study demonstrated that the two vapor-phase GAC units were unnecessary. The results were subsequently evaluated and accepted by NYSDEC in October 2004. In January 2005, the two vapor-phase GAC units were decommissioned, removed from the Mr. C's remedial treatment system, and sent to another NYSDEC site for use.

Currently, no regulatory air cleanup guidance has been established for the treated off-gasses from the air stripper that exhaust through the roof of the Mr. C's remedial treatment facility.

## **2.2 Agway and Agway Energy Products Site**

### **Groundwater**

The regulatory groundwater cleanup guidance that was established for the Mr. C's site is currently being used at the former Agway and Agway Energy Products site. A limited volume of contaminated groundwater is generated as part of the remedial treatment system's air/water separator. When the unit is half full, the liquids are containerized, transported to the Mr. C's treatment facility, and pumped into the Mr. C's equalization tank for treatment.

PCE and trichloroethylene (TCE) have been identified as contaminants in the lower aquifer at the Agway site. A number of groundwater wells at the Agway site are used for long-term monitoring and analysis to evaluate the cleanup of groundwater and movement of contaminants around the site. The Agway site monitoring wells have been incorporated into the long-term groundwater monitoring network for the Mr. C's site. The results from periodic sampling/analysis events indicate the groundwater contaminant concentrations are still above the groundwater cleanup guidance requirements.

### **Air**

No regulatory air cleanup guidance has been established for the Agway site. While sampling and analysis is performed on the single-point air discharge from the treatment shed under the long-term monitoring program, the emission discharge is not under the regulatory permit program. The reported analyses for this discharge (June 2006, January 2009, and February 2011) indicated that the concentrations of PCE over the respective one-hour sampling periods were 1,600  $\mu\text{g}/\text{m}^3$ , 492  $\mu\text{g}/\text{m}^3$ , and 1,797  $\mu\text{g}/\text{m}^3$ .

## **2.3 First Presbyterian Church and 27 Whaley Avenue Residence**

### **Groundwater**

Groundwater pumping and discharge are not a part of the remedial operations at the First Presbyterian Church or at 27 Whaley Avenue, East Aurora, New York. Therefore, no regulatory permit requirements for groundwater discharge compliance sampling or analysis have been established for these locations.

### **Air**

The New York State Department of Health (NYSDOH) has determined that the concentrations of PCE and TCE in indoor air should not exceed 100  $\mu\text{g}/\text{m}^3$ . However, NYSDEC and the NYSDOH have not established regulatory requirements for the discharge of sub-slab air into the atmosphere from any of the fan discharge points. Therefore, EEEPC has adopted the approved inspection, opera-

## 2. Remedial Systems Compliance

tion, maintenance, and monitoring (IOM&M) program established at other NYSDEC SSDS installations in New York State.

**First Presbyterian Church.** The most recently reported analytical results (November 2010) for the SSDS air emissions in the educational wing indicated that, for the one fan located on the west side of the building (driveway), PCE and TCE were being discharged at concentrations of  $6.78 \mu\text{g}/\text{m}^3$  and  $4.30 \mu\text{g}/\text{m}^3$ , respectively.

**27 Whaley Avenue.** No air emissions sampling was performed at the discharge stack at the 27 Whaley Avenue facility in 2010.

The indoor air quality sampling results for PCE and TCE for the First Presbyterian Church and the 27 Whaley Avenue facility during 2010 are reported in Section 4 of this report.

# 3

## Evaluation of Site Institutional and Engineering Controls

Both site institutional controls (ICs) and engineering controls (ECs) are employed on the Mr. C's site to support remedial operations.

### 3.1 Institutional Controls

The permanent easements, temporary use and occupancy (TUO) agreements, and access agreements obtained to secure access to 15 private and public properties in order to facilitate operation of the Mr. C's site remedial treatment system and groundwater pumping locations are identified in Table 3-1. Recommendations for new controls and/or modifications to existing controls also are listed in Table 3-1.

One of the agreements encompasses a portion of the Agway site as part of the ICs for the Mr. C's remediation project. The permanent easements and TUO agreements are adequate at this time, but if additional pumping wells are installed as part of the groundwater pumping system, additional easements will be required. Information on all the permanent easements and occupancy agreements for the Mr. C's site remedial treatment facility and groundwater pumping locations is provided in Appendix H of the SMP for this site. Information on current ownership of properties where additional easements may be necessary is included in Appendix A of this PRR. Based on a review of property ownership associated with the Mr C's site with the Village of East Aurora Assessor, there were no changes in property ownership during 2010.

Regarding the Agway site and the existing remedial treatment unit and ancillary equipment (monitoring wells and treatment unit building), no permanent environmental easements or deed restrictions were issued by NYSDEC or entered into by the owner upon the deactivation of the treatment unit by Matrix Environmental in June 2004. The remedial treatment unit was re-activated by NYSDEC in November 2005 under the OM&M work assignment with EEEPC.

Temporary access agreements have been obtained by EEEPC on behalf of NYSDEC for the First Presbyterian Church and 27 Whaley Avenue properties to facilitate the OM&M of the SSDS units. Copies of the signed access agreements are provided in Appendix K of the SMP for this site.

### 3. Evaluation of Site Institutional and Engineering Controls

There are 23 operable groundwater monitoring wells in the groundwater monitoring well network. Twelve of these wells are located on private property, and 11 are in the right-of-way of village streets or are covered by permanent easements. It is unknown whether access agreements were previously obtained for the future maintenance and monitoring of the various wells located on private property. The locations of the 23 operable groundwater monitoring wells in the groundwater monitoring well network, including those on private property, are identified in the 2010 Long-term Groundwater Sampling and Data Summary Report.

**Table 3-1 Institutional Controls: Review of Easements/TUOs**

Location	Controls in Place?	Extent and Type of Control	Recommend:	
			New	Modify
Mr. C's Dry Cleaners site (586 Main Street) and the former Crawford property (584 Main Street), both owned by Deltora, LLC.	Y	TUO for piping and treatment facility	N	N
Agway Site (566 Main Street)	Y	TUO for drainage pipeline, construction easement for rectangular area north of pipeline (expired), temporary vehicle parking for library patrons (2001) (expired), and vehicular parking for Department and contractor employees for the duration of the agreement (expired).  <b>New or Modified Control:</b> No known easement for the existing wells on the corner of Whaley Avenue and Main Street. Propose TUO for MWs 1-14, MPI-103, PW-2, and PW-3 and proposed well EE-4 <sup>1</sup> .	Y	N
First Presbyterian Church (9 Paine Street)	Y	Temporary access agreement for inspection and maintenance on SVE systems.  <b>New or Modified Control:</b> No known easement for existing monitoring wells. Propose modification to TUO to include MPI-3S, MPI-1S, ESI-6, and MPI-12B and proposed well EE-3 <sup>1</sup> .	Y	Y <sup>2</sup>
27 Whaley Avenue (DeBois property)	Y	Temporary access agreement for inspection and maintenance on SVE system.	N	N
East Aurora Public Library (550 Main Street)	Y	Permanent easement for the purposes of constructing, reconstructing, and maintaining the drainage pipeline, drainage structures, and appurtenances.  <b>New or Modified Control:</b> No known easement for the monitoring wells on the east side of the library property. Propose modification to easement or new TUO to include MPI-4S, MPI-4I, and MPI-4D.	Y	Y <sup>2</sup>

### 3. Evaluation of Site Institutional and Engineering Controls

**Table 3-1 Institutional Controls: Review of Easements/TUOs**

Location	Controls in Place?	Extent and Type of Control	Recommend:	
			New	Modify
Pitt Property (19 Whaley Avenue)	Y	TUO for appurtenances on southeast corner of property (PW-5 and PZ5A-D).	N	N <sup>2</sup>
Brownschidle Property (578 Main Street)	Y	TUO for drainage pipeline.	N	N
People, Inc., Property (538 Main Street)	Y	TUO for drainage line pipe on northeast corner of property.  <b>New or Modified Control:</b> No known easement for the appurtenances on the property. Propose TUO for EE-2, PW-8, and PZA-D.	Y	N
Village of East Aurora	Y	TUO for Ridge Road and outlet to Tannery Brook, and Whaley Avenue right-of-way.  <b>New or Modified Control:</b> No known easement for the monitoring wells on the Paine Street right-of-way (ESI-5, ESI-4, and EE-1) or Fillmore Avenue (MPI-13B and MPI-14B). Propose TUO for these wells.	Y	N
Railroad Property	N	<b>New or Modified Control:</b> Propose TUO for MW ESI-1.	Y	NA
Deltora Property (584 Main Street)	N	<b>New or Modified Control:</b> Propose TUO for MW MPI-2S.	Y	NA
Future Fitness Inc. Property (594 Main Street)	N	<b>New or Modified Control:</b> Propose TUO for MW ESI-2.	Y	NA
524 Main Street	N	No TUO for MW MPI-11B. Well has never been sampled.	N	NA
Krastev Property (510 Main Street)	N	<b>New or Modified Control:</b> Propose TUO for proposed replacement for MPI-11B.	Y	NA
Iwankow Property (511 Fillmore Avenue)	N	<b>New or Modified Control:</b> Propose TUO for MPI-15B.	Y	NA

Notes:

<sup>1</sup> Wells were proposed as part of monitoring well network upgrades in an email to NYSDEC in September 2009.

<sup>2</sup> Modification would be needed for any other type of remedial work.

Key:

MW = Monitoring Well.

N = No.

NA = Not Applicable.

PW = Pumping Well.

TUO = Temporary Use and Occupancy Agreement.

Y = Yes.

## 3.2 Engineering Controls

The ECs that support remedial operations at each operable unit, including the Mr. C's, Agway, First Presbyterian Church, and 27 Whaley Avenue properties, are described in Tables 3-2 through 3-6. Routine inspections ensure that the ECs are

### 3. Evaluation of Site Institutional and Engineering Controls

operating consistently as designed. These OM&M service inspection requirements are provided in Appendix B of this PRR.

**Table 3-2 Engineering Controls – Mr. C's**

EC Description	In Place?	Operating?	Still Required?
Bag filters	Y	Y	Y
Air stripper	Y	Y	Y
Blowers	Y	Y	Y
Equalization tank	Y	Y	Y
Influent/effluent conveyance piping	Y	Y	Y
Groundwater pumping wells and pumps	Y	Y	Y
Sequestering agents and pumps	Y	Y	Y

Y - Yes

**Table 3-3 Engineering Controls – Agway**

EC Description	In Place?	Operating?	Still Required?
Air sparge compressor	Y	Y	Y
Vacuum system blower	Y	Y	Y
Air sparge piping and injection points	Y	Y	Y
Vapor extraction points and piping	Y	Y	Y
Groundwater monitoring wells: MW 7, MPI 10B <sup>1</sup>	Y	Y	Y

<sup>1</sup> Monitoring wells located on the Agway site during the 2010 inspection.

**Table 3-4 Engineering Controls – First Presbyterian Church**

EC Description	In Place?	Operating?	Still Required?
SSDS units (3) and vapor extraction piping	Y	Y	Y

**Table 3-5 Engineering Controls – 27 Whaley Avenue**

EC Description	In Place?	Operating?	Still Required?
SSDS units (1) and vapor extraction piping	Y	Y	Y

### 3. Evaluation of Site Institutional and Engineering Controls

**Table 3-6 Engineering Controls – Area-wide Monitoring Well Network**

EC Description	In Place?	Operating?	Still Required?
Groundwater Monitoring Wells	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>
Piezometers	Y	Y	Y

<sup>1</sup> Improvements to the monitoring well network were proposed in September 2009. These include formally decommissioning or abandoning 16 wells, replacing nine wells, and installing two new wells. These improvements will better define the contaminant plume and simplify the reporting to exclude non-critical or inoperable wells.



# 4

## Evaluation of Remedial Treatment Operations

The following section describes the remedial treatment system operations at the Mr. C's, Agway, First Presbyterian Church, and Whaley Avenue properties.

### 4.1 Mr. C's Dry Cleaners Site

A summary of the remedial treatment operations at the Mr. C's site for the 12 months from January 5, 2010 to January 5, 2011, is provided below.

#### System Operational Uptime in 2010

The operational uptime percentages are calculated based on actual monthly hours of treatment system operations in the reporting period divided by the potential hours of operation in the reporting period.

Local power outages or equipment failure do affect operations of the remedial treatment system. To limit these downtimes, the system has an auto-dialer that sends an alarm to the OM&M subcontractor and EEEPC if an equipment failure occurs. In addition, the treatment facility can be called at (716) 652-0094 to check on the status of the various operating equipment in the building.

In 2010, based on information obtained from the weekly OM&M reports from the subcontractor, the remedial treatment system operated 8,664 hours out of a possible 8,760 hours, for an uptime operation of approximately 98.9%. This is a slight increase of 0.54% over the system uptime operations in 2009. Table 4-1 provides details on the monthly operation of the treatment system. The low operational uptime in the month of May is due to power outages during a wind storm, which caused the system to shut down twice from May 8 to May 9. The low operational uptime in the month of October is explained by corrective action cleaning and maintenance of the air stripper unit on October 6 and 7, 2010.

#### Groundwater Processed and Discharged through the Remedial Treatment System in 2010

The amount of groundwater processed and discharged is directly read from the effluent discharge meter located after the air-stripper unit. Readings are taken weekly and then calculated for each monthly reporting period.

#### 4. Evaluation of Remedial Treatment Operations

**Table 4-1 Treatment System Uptime in 2010, Mr. C's Dry Cleaners Site**

Reporting Period	Reporting Hours/ Maximum Hours	Operational Uptime (%)
January 5, 2010 - February 1, 2010	648/648	100.00
February 1, 2010 - March 2, 2010	696/696	100.00
March 2, 2010 - March 30, 2010	672/672	100.00
March 30, 2010 - April 27, 2010	672/672	100.00
April 27, 2010 - June 2, 2010	816/864	94.44
June 2, 2010 - July 6, 2010	816/816	100.00
July 6, 2010 - August 4, 2010	696/696	100.00
August 4, 2010 - September 7, 2010	816/816	100.00
September 7, 2010 - September 28, 2010	504/504	100.00
September 28, 2010 - November 2, 2010	792/840	94.29
November 2, 2010 - November 30, 2010	672/672	100.00
November 30, 2010 - January 5, 2011	864/864	100.00
<b>Total Hours of Operation in 2010</b>	<b>8,664/8760</b>	
<b>Average Operational Uptime in 2010:</b>		<b>98.90</b>

Note: The air stripper was down for 48 hours for teardown and cleaning. This corrective action was necessary due to two non-compliance analytical results in August 2010.

In 2010, based on information obtained from the weekly monitoring reports from the OM&M subcontractor, the remedial treatment system processed and discharged 5,321,854 gallons of treated groundwater to Tannery Brook (see Table 4-2). This was a decrease of approximately 47% from the 10,406,007 gallons of groundwater processed and discharged in 2009, and a 30% decrease from the 7,581,425 gallons of groundwater processed and discharged in 2008. The decrease in the volume of treated flows from the treatment system is attributed to the system downtime associated with the reconditioning of pumping wells, inspections, and cleaning or replacement of pumps performed by the OM&M subcontractor (Iyer Environmental Group, PLLC [IEG]), as directed by EEEPC. Discussion of the equipment improvement program is provided in Section 5 of this PRR.

**Table 4-2 Volumes of Groundwater Processed and Discharged by the Remedial Treatment System in 2010**

Month	Actual Period	Gallons
January 2010	1/5/10 - 2/1/10	648,852
February 2010	2/1/10 - 3/2/10	672,687
March 2010	3/2/10 - 3/30/10	491,152
April 2010	3/30/10 - 4/27/10	228,188
May 2010	4/27/10 - 6/2/2010	322,174
June 2010	6/2/10 - 7/6/10	268,627
July 2010	7/6/10 - 8/4/10	450,503
August 2010	8/4/10 - 9/7/10	503,999
September 2010	9/7/10 - 9/28/10	297,308

#### 4. Evaluation of Remedial Treatment Operations

**Table 4-2 Volumes of Groundwater Processed and Discharged by the Remedial Treatment System in 2010**

Month	Actual Period	Gallons
October 2010	9/28/10 - 11/2/10	502,911
November 2010	11/2/10 - 11/30/10	453,855
December 2010	11/30/10 - 1/5/11	481,598
<b>Total Gallons Treated in 2010:</b>		<b>5,321,854</b>

#### Chlorinated Volatile Organic Compounds Removal in 2010

The estimated amount of cVOCs removed is based on the analytical results for influent and effluent samples and the total flow processed. In 2010, based on calculations prepared by EEEPC, approximately 44.34 pounds of cVOCs were removed from the groundwater by the remedial treatment system (see Table 4-3). This was a decrease of 53% from the 94.87 pounds of cVOCs removed in 2009. The decrease can be explained by a decrease of 47% in average pumping rate and a 3% reduction in influent contaminant concentrations from 2009 to 2010. Occlusion of the orifices on multiple trays within the air stripper trays, which was caused by the build up of iron and calcium, affected the low-performing month of August 2010. Corrective action was taken in September and October 2010 to clean the air stripper. Preliminary power washing of the air stripper trays from the ports on the sides of the trays was performed in September 2010. In October 2010, the air stripper trays were disassembled for cleaning for the first time since February 2009. The overall efficiency of the treatment system in removing influent cVOCs for 2010 was 98.45%.

**Table 4-3 cVOCs Removal in 2010, Mr. C's Dry Cleaners Site**

Month	Actual Period	Influent cVOCs (µg/L)	Effluent cVOCs (µg/L)	Removal Efficiency (%)	VOCs Removed (pounds)
January 2010	1/5/10 - 2/1/10	1,420.0	0.00	100.0	7.69
February 2010	2/1/10 - 3/2/10	992.2	3.90	99.6	5.55
March 2010	3/2/10 - 3/30/10	1,097.5	26.80	97.6	4.39
April 2010	3/30/10 - 4/27/10	1,546.5	7.20	99.5	2.93
May 2010	4/27/10 - 6/2/10	434.2	0.00	100.0	1.17
June 2010	6/2/10 - 7/6/10	1,530.0	0.73	100.0	3.43
July 2010	7/6/10 - 8/4/10	865.2	3.10	99.6	3.24
August 2010	8/4/10 - 9/7/10	858.1	129.90	84.9	3.06
September 2010	9/7/10 - 9/28/10	913.9	1.30	99.9	2.26
October 2010	9/28/10 - 11/2/10	736.4	0.78	99.9	3.09
November 2010	11/2/10 - 11/30/10	949.9	9.56	99.0	3.56
December 2010	11/30/10 - 1/5/11	996.8	8.53	99.1	3.97
<b>Total Amount of cVOCs Removed in 2010:</b>					<b>44.34</b>

Key:

cVOC = Chlorinated volatile organic compound.

µg/L = Micrograms per liter.

VOC = Volatile organic compound.

#### 4. Evaluation of Remedial Treatment Operations

##### Historical Chlorinated Volatile Organic Compounds Removal

Both the amount of cVOCs removed and the total process volume have generally been decreasing since 2002; however, in 2008, the process volume treated increased from 2007 (see Figure 4-1). The total process volume treated and cVOCs removed continued to fall in 2010.

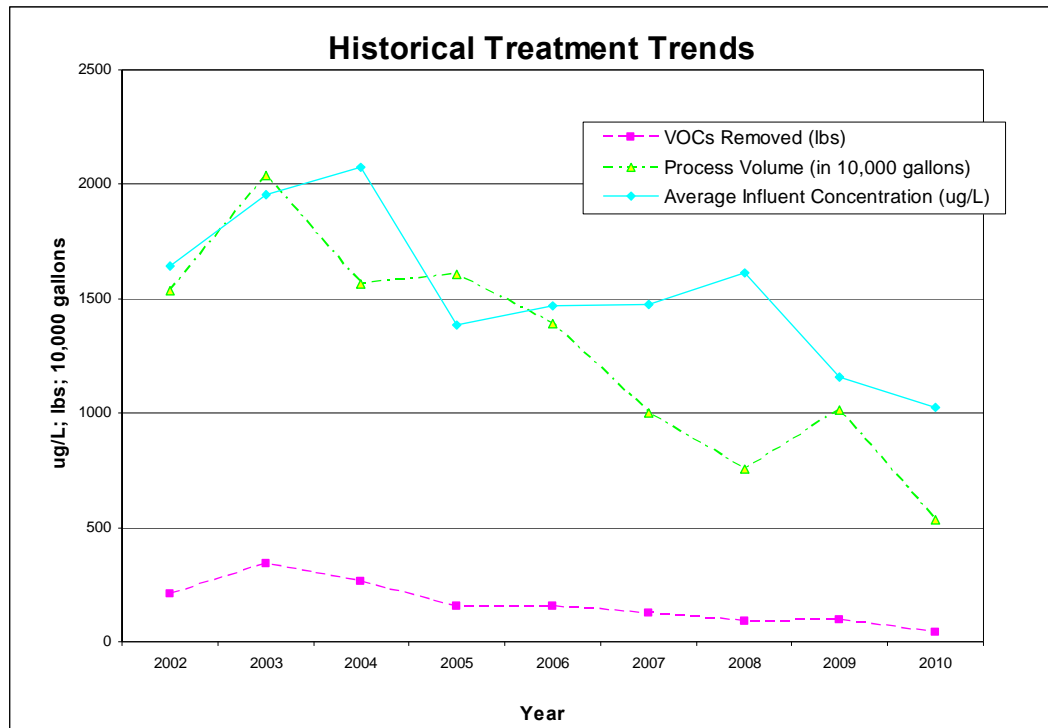


Figure 4-1 Historical Treatment Trends – Mr. C's Site

#### 4.2 Agway Site

Difficulties with the Agway remedial system continued to be encountered until mid-January 2011. Air sampling of the system exhaust stack was eventually performed on January 31, 2011. The analytical results for this one-hour sampling event indicated that PCE and TCE were being discharged from the AS/SVE system at concentrations of 1,797.01  $\mu\text{g}/\text{m}^3$  and 7.26  $\mu\text{g}/\text{m}^3$ , respectively.

A comparison of the air sampling results from January 2011 with the January 2009 results (492  $\mu\text{g}/\text{m}^3$  of PCE and 7.47  $\mu\text{g}/\text{m}^3$  of TCE) indicated that in 2010 there was a 260% increase in the PCE concentration over the 2009 concentration and no change in the concentration of TCE.

#### 4.3 First Presbyterian Church and 27 Whaley Avenue Residence

Routine inspections of the SSDSs at the First Presbyterian Church of East Aurora and the residence at 27 Whaley Avenue, performed in November 2010, indicated the systems were operating as originally designed. The inspection forms completed for both locations are provided in Appendix C. As part of the Air Sam-

#### **4. Evaluation of Remedial Treatment Operations**

pling and SSDS Inspection program, air samples were collected from both locations on November 16, 2010.

##### **First Presbyterian Church**

Seven samples were collected at the First Presbyterian Church, including one outdoor background, one by the driveway exhaust fan, and one each in rooms 111, 113, and 114, the Pillar room, and the sanctuary. The analytical results, which were independently validated, are discussed below.

For the indoor air samples, PCE concentrations ranged from 1.36 U  $\mu\text{g}/\text{m}^3$  to 13.56 U  $\mu\text{g}/\text{m}^3$ , and TCE concentrations ranged from 0.43 U  $\mu\text{g}/\text{m}^3$  to 8.60 U  $\mu\text{g}/\text{m}^3$ . These results were below the New York State Department of Health indoor air contaminant levels for PCE and TCE. (A value flagged as “U” indicates a concentration below the reporting limit.)

For the one-hour air sample collected from the driveway exhaust fan emission, the PCE and TCE concentrations were 6.78  $\mu\text{g}/\text{m}^3$  and 4.30  $\mu\text{g}/\text{m}^3$ , respectively. In November 2008, the PCE and TCE concentrations were 416  $\mu\text{g}/\text{m}^3$  and 26.5  $\mu\text{g}/\text{m}^3$ , respectively.

##### **27 Whaley Avenue**

Three samples were collected from the 27 Whaley Avenue residence: one in the basement, one on the first floor, and one outdoor ambient background sample. The analytical results, which were independently validated, are discussed below.

For the indoor air samples, PCE concentrations ranged from 2.71 J  $\mu\text{g}/\text{m}^3$  (first floor) to 3.19  $\mu\text{g}/\text{m}^3$  (basement), and TCE concentrations from 0.43 U  $\mu\text{g}/\text{m}^3$  (first floor) to 0.28 U  $\mu\text{g}/\text{m}^3$  (basement). These results were below the New York State Department of Health indoor air contaminant levels for PCE and TCE. (A value flagged as “J” indicates a value greater than or equal to the detection limit, but less than the quantitation limit. A value flagged as “U” indicates a concentration below the reporting limit.)

# 5

## General Status of Remedial Treatment Equipment Oversight Activities and Replacement Program

Operation and maintenance for the Mr. C's Dry Cleaners and Agway sites is performed on a weekly basis by EEEPC's OM&M subcontractor (IEG). In the event of a major component system malfunction, an auto-dialer primary contact alarm for the Mr. C's treatment system alerts IEG of the problem and a secondary alarm alerts EEEPC. Auto-dialer alarms are not connected to the Agway site treatment system, the SSDS units at the First Presbyterian Church, or the residential home at 27 Whaley Avenue. When equipment repairs are required, IEG reports them to EEEPC, and EEEPC reports them to NYSDEC. Information regarding all repairs performed on any of the four remedial systems is provided in the weekly OM&M report submitted to EEEPC and in a monthly report submitted to NYSDEC.

Analytical support services for groundwater and air analyses for all site and unit requirements are currently provided by Mitkem. The analytical frequency matrix is provided in Table 5-1.

**Table 5-1 Analytical Frequency Matrix, Mr. C's Dry Cleaners Site**

	Groundwater	Air	Schedule
■ Mr. C's Compliance Requirements			
a. Treatment System	X		Monthly
b. Groundwater Monitoring Wells Network	X		Two years
■ Agway Site		X	Two years
■ First Presbyterian Church		X	Two years
■ 27 Whaley Avenue Site		X	Two years

Equipment is inspected on a periodic basis, as needed. SSDS units are routinely inspected every year. The need for any additional adjustments to the systems or equipment replacement is evaluated on a case-by-case basis.

### 5.1 Remedial Treatment Condition, Replacement, and Repairs in 2010

The general condition of equipment and equipment replacements and repairs made in 2010 are summarized below.

## **5. General Status of Remedial Treatment Equipment Oversight Activities and Replacement Program**

### **5.1.1 Mr. C's Dry Cleaners Site**

Major components of the remedial treatment operations, including the chemical sequestering system, equalization tank, bag filters, blowers, air-stripping unit, and groundwater pumping system, continue to operate at a high rate of efficiency as a result of the weekly monitoring and maintenance program. In particular, regular cleaning of the air stripper trays through the ports in the side have extended the system's ability to operate efficiently with minimal disturbance to the system's uptime. With use, the orifices in the air stripper trays become occluded by the build up of calcium, and iron. In 2010, however, exceedances of the effluent discharge criterion for tetrachloroethene, twice in August and once in October. For the August event, the unit was power washed and sampled until compliance was achieved. The October event necessitated the complete teardown and cleaning of the air stripper unit. Following the cleaning, the air stripper again achieved clean up values below the effluent discharge criterion.

The groundwater pumping network remains in working condition. Items that have had highest maintenance requirements over the last few years have been the pumps and the level transducers for the groundwater pumping system. These two active components have been in operation for over five years and are subject to harsh conditions. The groundwater pumps and transducers have an anticipated life expectancy of approximately two to three years. Replacement pumps and replacement transducers are, therefore, kept on hand for quick replacement after failure or for pre-emptive replacement.

The repair and replacement work performed on the Mr. C's Dry Cleaners site treatment system in 2010 is identified in Table 5-2.

**Table 5-2 Mr. C's Dry Cleaners Site Equipment Repair and Replacement Program, 2010**

Activity
Repaired blower motors.
Replaced starter motors (contactors) on blowers and influent pump no. 2.
Changed filter bags as needed.
Repaired broken handle on filter basket.
Repaired ESI-3 piezometer pipe, replaced cap, and secured top cover properly.
Fixed leak in the Redux fitting in the influent pipe.
Troubleshoot repeated electrical overload alarm calls. Reset temperature alarm.
Rewired RW-1 motor starter.
Inspected and cleaned well pump and transducers (PW-7).
Inspected and cleaned pumps RW-1, PW-2, PW-3, PW-4, PW-7, and PW-8.
Inspected and cleaned level transducers at RW-1, PW-2, PW-4, PW-7, and PW-8.
Replaced pump PW-7 and purged horizontal line.
Cleaned air stripper trays with wire brush through the access ports. Pressure-washed trays through the access ports.
Disassembled air stripper. Power washed and scrubbed with wire brush.



## **5. General Status of Remedial Treatment Equipment Oversight Activities and Replacement Program**

**Table 5-2 Mr. C's Dry Cleaners Site Equipment Repair and Replacement Program, 2010**

Activity
Reassembled air stripper.
Repaired corroded holes in Air Stripper trays by patching with J-B Weld.
Swept debris off of parking lot around well groups.
Repaired leaks in Redux line.
Disassembled and cleaned Redux gauge.

### **5.1.2 Agway Site**

In 2010, the compressor of the stand alone AS/SVE system required replacement and repairs.

The repair and replacement work performed on the Agway site remedial treatment system in 2010 is identified in Table 5-3.

**Table 5-3 Agway Site Equipment Repair and Replacement Program, 2010**

Activity Performed
Repaired Champion compressor belt guard and installed new belts.
Changed oil and air filter on the Champion compressor.
Replaced motor on the Champion compressor.
Added in-line filter to compressor hose before the condensate removal valve to prevent debris from keeping the valve open.
Cut weeds by shed.

### **5.1.3 Groundwater Monitoring Well Network**

As part of the long-term groundwater monitoring program, groundwater samples were collected on May 10, 11, and 18, 2010. Eight cVOCs were detected in the groundwater samples, including PCE and its daughter products (TCE; 1,1,1-trichloroethane (TCA); 1,1-DCE; cis-1,2-DCE; trans-1,2-DCE; and VC), which is a good indicator that natural degradation is occurring. Methyl tert-butyl ether (MTBE) was also detected. Modeled isopleths show that the overall plume size and shape has remained fairly stable since 2009. Based on the isopleths modeled using 2004 and 2007 data, the contaminant plume has been moving in a north-westerly direction, along the direction of groundwater flow.

In correspondence dated September 10, 2010, EEEPC submitted recommendations to NYSDEC for upgrading the groundwater monitoring network in order to better define the contaminant plume and for formally decommissioning inoperable or missing wells. Recommended upgrades included replacing key wells, decommissioning unnecessary monitoring wells, and installing new monitoring wells in a better location to improve the network's groundwater contaminant monitoring capabilities. Improvements to the groundwater monitoring well network are expected to be implemented in 2011 and 2012.



## **5. General Status of Remedial Treatment Equipment Oversight Activities and Replacement Program**

EEEEPC's OM&M subcontractor continued repairs of the groundwater monitoring wells. Well maintenance issues include replacing missing or stripped bolts, replacing existing or installing new asphalt/concrete pads, replacing existing well covers, installing a new water-tight well cap, and removal or replacement of a portion of a cracked casing. The OM&M subcontractor will continue to address these maintenance issues in 2011.

### **5.1.4 First Presbyterian Church and 27 Whaley Avenue Residence**

The three SSDS units and piping systems at the First Presbyterian Church were in very good condition in 2010.

For SSDS fan units, the only movable parts of the units are the fans and fan bearings. Over time, the fan bearings become worn and the units become noisy. Eventually the units do not operate. Replacement units can readily be obtained in three to four days. Both property owners have been instructed to contact EEEEEPC if there are any unusual noises or if a system shutdown occurs. All warranties on SSDS fans at the First Presbyterian Church and 27 Whaley Avenue residence have already expired.

The SSDS unit at the 27 Whaley Avenue residence also was in very good condition during 2010. No repairs at either location were required in 2010, but routine system inspections were performed.

# 6

## Actions to Support Eventual Site Closure

The overall project goal is to reduce the concentrations of cVOCs in the contaminated groundwater plume to the concentrations established by NYSDEC. Attaining these concentrations will allow for the eventual closure of the groundwater recovery and treatment systems. Suggested future actions or modifications that would improve the individual operations and shorten the time required to attain the target cVOC concentrations are presented below.

### 6.1 Mr. C's Treatment System Modifications to Support Site Closure

The groundwater treatment system continued to operate efficiently throughout 2010. Based on long-term groundwater monitoring program reporting, cVOC concentrations are declining and the contaminant plume has remained relatively stable in size since 2009. In 2011, the OM&M program will continue to support the efficient removal of cVOCs by the treatment system, the SMP will be finalized, and the groundwater monitoring well network will be modified to improve the network's groundwater contaminant monitoring capabilities. Groundwater monitoring will be conducted following well network improvements to better define the extent of the plume. Following these activities, well network improvements and sampling will aid in determining the appropriate application strategy for enhanced bioremediation. These activities may extend into the beginning of 2012. Work completed in 2011 will be summarized and certified in the 2011 PRR.

### 6.2 Agway Site

The AS/SVE system, monitoring wells, and pumping wells on the Agway site remediated petroleum contamination from 1987-2003. These systems have been incorporated into the OM&M work assignment for the Mr. C's site because of elevated levels of cVOCs detected in borehole samples collected in 2003. The system has successfully cleaned up the upper aquifer. In the lower aquifer, cVOCs continue to be extracted. In 2010, the SVE system continued to capture cVOCs for collection and discharge to the atmosphere.

## **6. Actions to Support Eventual Site Closure**

### **6.3 SSDS Units – First Presbyterian Church and 27 Whaley Avenue Sites**

No modifications to the SSDS units at these locations are currently recommended. Both SSDS units continue to operate as designed and are protective of the health and safety of the public.

### **6.4 Public Meeting with East Aurora Community and Village Board**

Due to the interest expressed by the Village Board to potentially improve the lot on the corner of Whaley Avenue and Main Street, a public meeting will be held with the East Aurora community and Village Board to discuss the nature of the site and potentially applicable institutional and engineering controls.

# 7

## Annual Remedial Action Costs

The total 2010 cost for EEEPC and IEG for the remedial treatment program for the Mr. C's site, including all the operating units, was \$130,025.20. The 2010 costs of OM&M are detailed in Table 7-1.

**Table 7-1 2010 Remedial Action Costs, Mr. C's Dry Cleaners Site**

Description	WA DC13 (\$)
<b>A. Mr. C's Remedial Treatment System</b>	
Sub - OM&M Services	28,762.50
Sub - Analytical Services	6,500.00
Utilities - Electric	9596.93
Utilities - Gas	860.87
Utilities - Telephone	416.81
Replacement Equipment	1,212.11
Long-term Monitoring Program	8,000.00
EEEEPC Admin and Reporting	46,433.28
<b>Subtotal A:</b>	<b>101,782.50</b>
<b>B. Agway and Former Agway Energy Products Site</b>	
Sub - OM&M Services	5,289.37
Sub - Analytical Services	206.82
Utilities - Electric	2,475.32
Replacement Equipment	1,284.69
EEEEPC Admin and Reporting	9,704.27
<b>Subtotal B:</b>	<b>18,960.47</b>
<b>C. First Presbyterian Church SSDS Units</b>	
Sub - OM&M Services	1,763.12
Sub - Analytical Services	1,447.73
Replacement Equipment	0
EEEEPC Admin and Reporting	2,663.42
<b>Subtotal C:</b>	<b>5,874.27</b>
<b>D. 27 Whaley Avenue SSDS Unit</b>	
Sub - OM&M Services	1,763.12
Sub - Analytical Services	620.45
Replacement Equipment	0
EEEEPC Admin and Reporting	1,024.39
<b>Subtotal D:</b>	<b>3,407.96</b>
<b>Grand Total (Items A-D):</b>	<b>130,025.20</b>

# 8

## Local Public Reporting in 2010

Local newspaper articles printed during and just after the end of 2010 provided information that has had, or could have, an impact on the Mr. C's site and the collective operating units. This information includes the following:

- **After plan's defeat, Aurora Library continues pushing for more space.** It was reported on September 20, 2010, that the proposal for an \$8.9 million joint government facility and expanded library for town and village offices in East Aurora was dead, but that library officials would still push for more space. In lieu of the joint facility, the library may revert to a 4-year-old proposal for an addition to the library that would double its space.
- **East Aurora aims to replace firehouse at new location for up to \$4 million.** It was reported on September 27, 2010, that the East Aurora village officials were proposing the construction of a new firehouse. While the site of the proposed firehouse was not specified, it was intimated that it would likely be in the vicinity of the old Agway site, off Main Street.
- **East Aurora moving on plans for new firehouse.** It was reported on September 29, 2010, that East Aurora village officials favored the site on Whaley Avenue and Main Street, owned by Deltora, LLC. The site would include the area of the former Jackson Bowling Lanes and an old Agway operation. The Village Board voted on Monday, September 27, 2010, to allocate \$400,000 to create a reserve fund to jump-start the firehouse plans.
- **Siting for East Aurora firehouse sparks debate.** It was reported on January 6, 2011, that village officials voted on January 3, 2011, to appraise the two sites in consideration for the new firehouse: the site of the 1954 firehouse on Oakwood and the preferred property on Whaley Avenue and Main Street.

# A

## Property Ownership of Current and Potential Easements

- A-1 578 Main Street – Brownschidle Property
- A-2 538 Main Street – People, Inc., Property
- A-3 594 Main Street – Future Fitness, Inc., Property
- A-4 510 Main Street – Krastev Property
- A-5 511 Fillmore Avenue – Iwankow Property
- A-6 572 Main Street – Doeing Property
- A-7 586 Main Street (Mr. C’s Site) – Deltora, LLC
- A-8 584 Main Street – Deltora, LLC
- A-9 566 Main Street (Agway Site) – Deltora, LLC
- A-10 550 Main Street – East Aurora Public Library
- A-11 19 Paine Street – First Presbyterian Church
- A-12 27 Whaley Avenue - Dubois Property
- A-13 19 Whaley Avenue – Pitt Property
- A-14 Map Summary



# **A-1**

## **578 Main Street – Brownschidle Property**



164.20-7-22      142401 East Aurora      Active      R/S:1      School: East Aurora Un  
 Brownschidle, Lee A      Roll Year: 2010 Curr Yr      Det row bldg      Land AV: 13,000  
 578 Main St      Land Size: 31.00 x 120.00      Total AV: 56,600

- Parcel 164.20-7-22
  - ☐ History
  - Assessment
    - ☐ Spec Dist
    - ☐ Description
    - ☒ Owner(s)
    - ☐ Images
    - ☐ Gis
  - Site (1) Com
    - ☐ Land(s)
    - ☐ Bldg 1 Sec
    - ☐ Com Use
    - ☐ Valuation
  - Sale12/30/97
  - Sale03/14/96
  - Site (1) Co
    - ☐ Land(s)
    - ☐ Bldg 1
    - ☐ Com U
    - ☐ Valuat

Owner	Tax Bill Mailing Address	3rd Party Address	Bank																																													
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>																																																
Lee A Brownschidle		Owner Lee Primary	Designated																																													
<table border="1"> <tr> <td colspan="2">Last Name / Company:</td> <td>First Name:</td> <td>MI:</td> <td>Jr., Sr., etc:</td> </tr> <tr> <td colspan="2">Browschidle</td> <td>Lee</td> <td>A</td> <td></td> </tr> <tr> <td colspan="2">Attention To / In Care Of:</td> <td colspan="3">Additional Address:</td> </tr> <tr> <td>Street No:</td> <td>Prefix Dir:</td> <td>Street / Rural Route:</td> <td>St Suffix:</td> <td>Post Dir: UnitName: Unit No:</td> </tr> <tr> <td>2065</td> <td>W</td> <td>River</td> <td>Rd</td> <td></td> </tr> <tr> <td>Po Box No:</td> <td>City/Town:</td> <td>State:</td> <td colspan="2">Zip Code:</td> </tr> <tr> <td></td> <td>Grand Island</td> <td>NY</td> <td colspan="2">14072-</td> </tr> <tr> <td colspan="2">Country: enter if not "USA"</td> <td>Bar Cd:</td> <td>Ownership: e.g. Life Use</td> <td>Owner Type:</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td>P = Primary</td> </tr> </table>				Last Name / Company:		First Name:	MI:	Jr., Sr., etc:	Browschidle		Lee	A		Attention To / In Care Of:		Additional Address:			Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir: UnitName: Unit No:	2065	W	River	Rd		Po Box No:	City/Town:	State:	Zip Code:			Grand Island	NY	14072-		Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type:					P = Primary
Last Name / Company:		First Name:	MI:	Jr., Sr., etc:																																												
Browschidle		Lee	A																																													
Attention To / In Care Of:		Additional Address:																																														
Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir: UnitName: Unit No:																																												
2065	W	River	Rd																																													
Po Box No:	City/Town:	State:	Zip Code:																																													
	Grand Island	NY	14072-																																													
Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type:																																												
				P = Primary																																												

Prints the screen





## **A-2**

### **538 Main Street – People, Inc., Property**



164.20-7-31  
People Inc.  
538 Main St

142401 East Aurora  
Roll Year: 2010 Curr Yr  
Land Size: 70.00 x 262.00

Active  
1 Family Res

R/S: 8  
School: East Aurora Un  
Land AV: 7,100  
Total AV: 81,700

- Parcel 164.20-7-31
  - Notes
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist
  - Description
    - Owner(s)
    - Images
    - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Owner Tax Bill Mailing Address 3rd Party Address Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Parcel ID	Owner Name	Primary	Designation

Last Name / Company:  
People Inc.

First Name:

MI: Jr., Sr., etc:

Attention To / In Care Of:

Additional Address:

Street No: 1219 Prefix Dir: N Street / Rural Route: Forest St Suffix: Rd Post Dir: UnitName: Unit No:

Po Box No: City/Town: Williamsville State: NY Zip Code: 14221-

Country: enter if not "USA" Bar Cd: Ownership: e.g. Life Use Owner Type: P = Primary

Prints the screen



## **A-3**

### **594 Main Street – Future Fitness, Inc., Property**



164.20-7-25 142401 East Aurora Active R/S:1 School: East Aurora Un  
 Future Fitness Inc Roll Year: 2010 Curr Yr Health spa Land AV: 70,000  
 594 Main St Land Size: 116.48 x 220.00 Total AV: 223,900

- Parcel 164.20-7-25
  - History
  - Assessment
    - Spec Dist
    - Description
    - Owner(s)
    - Images
    - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec
    - Com Use
    - Valuation
  - Sale02/07/02
  - Sale06/11/96
    - Site (1) Co
      - Land(s)
      - Imprvmt(s)
      - Bldg 1
      - Com U
      - Valuat
  - Sale06/10/96
  - Sale06/01/92
    - Site (1) Co
      - Land(s)
      - Imprvmt(s)
      - Bldg 1
      - Com U
      - Valuat

Owner	Tax Bill Mailing Address	3rd Party Address	Bank																																													
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>																																																
Future Fitness Inc																																																
<table border="0"> <tr> <td colspan="2">Last Name / Company:</td> <td>First Name:</td> <td>MI:</td> <td>Jr., Sr., etc:</td> </tr> <tr> <td colspan="2">Future Fitness Inc</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Attention To / In Care Of:</td> <td colspan="3">Additional Address:</td> </tr> <tr> <td>Street No:</td> <td>Prefix Dir:</td> <td>Street / Rural Route:</td> <td>St Suffix:</td> <td>Post Dir: UnitName: Unit No:</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Po Box No:</td> <td>City/Town:</td> <td>State:</td> <td colspan="2">Zip Code:</td> </tr> <tr> <td>90</td> <td>Orchard Park</td> <td>NY</td> <td colspan="2">14127-</td> </tr> <tr> <td colspan="2">Country: enter if not "USA"</td> <td>Bar Cd:</td> <td>Ownership: e.g. Life Use</td> <td>Owner Type:</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td>P = Primary</td> </tr> </table>				Last Name / Company:		First Name:	MI:	Jr., Sr., etc:	Future Fitness Inc					Attention To / In Care Of:		Additional Address:			Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir: UnitName: Unit No:						Po Box No:	City/Town:	State:	Zip Code:		90	Orchard Park	NY	14127-		Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type:					P = Primary
Last Name / Company:		First Name:	MI:	Jr., Sr., etc:																																												
Future Fitness Inc																																																
Attention To / In Care Of:		Additional Address:																																														
Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir: UnitName: Unit No:																																												
Po Box No:	City/Town:	State:	Zip Code:																																													
90	Orchard Park	NY	14127-																																													
Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type:																																												
				P = Primary																																												

Prints the screen



## **A-4**

### **510 Main Street – Krastev Property**



164.20-7-34.2

142401 East Aurora

Active

R/S:1

School: East Aurora Un

Krastev, Steven

Roll Year: 2010 Curr Yr

Diner/lunch

Land AV: 32,100

510 Main St

Land Size: 0.39 acres

Total AV: 76,600

- Parcel 164.20-7-34.2
  - ☐ Notes
  - ☐ History
  - Assessment
    - ☐ Exempt(s)
    - ☐ Spec Dist
  - ☐ Description
  - ☒ Owner(s)
  - ☐ Images
  - ☐ Gis
  - Site (1) Com
    - ☐ Land(s)
    - ☐ Imprvmt(s)
    - ☐ Bldg 1 Sec
    - ☐ Com Use
    - ☐ Valuation
  - ☐ Sale 07/17/98

Owner	Tax Bill Mailing Address	3rd Party Address	Bank
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>			
Steven Krastev			
Last Name / Company:		First Name:	MI: Jr., Sr., etc:
Krastev		Steven	
Attention To / In Care Of:		Additional Address:	
Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:
510	Main		St
Po Box No:	City/Town:	State:	Zip Code:
	East Aurora	NY	14052-
Country: enter if not "USA"	Bar Cd:	Ownership: e.g. Life Use	Owner Type:
			P = Primary

Prints the screen



## **A-5**

# **511 Fillmore Avenue – Iwankow Property**



164.20-7-8	142401 East Aurora	Active	R/S:1	School: East Aurora Un
Iwankow, Bobby	Roll Year: 2010 Curr Yr	1 Family Res		Land AV: 6,300
511 Fillmore Ave	Land Size: 63.35 x 231.00			Total AV: 68,700

- Parcel 164.20-7-8
  - History
  - Assessment
    - Exempt(s)
    - Spec Dist
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Owner	Tax Bill Mailing Address	3rd Party Address	Bank			
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>						
<b>Bobby Iwankow</b>						
Last Name / Company: <b>Iwankow</b> First Name: <b>Bobby</b> MI: Jr., Sr., etc:						
Attention To / In Care Of: Additional Address:						
Street No:	Prefix Dir:	Street / Rural Route:	St Suffix:	Post Dir:	UnitName:	Unit No:
<b>511</b>	<b>Fillmore</b>	<b>Ave</b>				
Po Box No:	City/Town:	State:	Zip Code:			
	<b>East Aurora</b>	<b>NY</b>	<b>14052-1721</b>			
Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type:		
				<b>P = Primary</b>		

Prints the screen





## **A-6**

### **572 Main Street – Doeing Property**





**A-7**  
**586 Main Street – Mr. C's Site – Deltora, LLC**



164.20-7-24	142401 East Aurora	Active	R/S:1	School: East Aurora Un
Deltora, LLC	Roll Year: 2010 Curr Yr	Det row bldg		Land AV: 33,400
586 Main St	Land Size: 46.90 x 216.70			Total AV: 111,400

- [ ] Parcel 164.20-7-24
  - [ ] Notes
  - [ ] History
  - [ ] Assessment
    - [ ] Spec Dist
  - [ ] Description
  - [x] Owner(s)
  - [ ] Images
  - [ ] Gis
  - [ ] Site (1) Com
    - [ ] Land(s)
    - [ ] Bldg 1 Sec
    - [ ] Com Use
    - [ ] Valuation
  - [ ] Sale12/20/06
  - [ ] Sale07/15/04
  - [ ] Sale03/01/88
    - [ ] -Site (1) Co
      - [ ] Land(s)
      - [ ] Bldg 1
      - [ ] Com U
      - [ ] Valuat

Owner	Tax Bill Mailing Address	3rd Party Address	Bank
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>			
Deltora, LLC			

Last Name / Company: <b>Deltora, LLC</b>		First Name:	MI:	Jr., Sr., etc:		
Attention To / In Care Of:		Additional Address:				
Street No: <b>673</b>	Prefix Dir: [v] <b>Main</b>	Street / Rural Route:	St Suffix: <b>St</b> [v]	Post Dir: [v] <b>Ste</b> [v]	UnitName:	Unit No: <b>4</b>
Po Box No:	City/Town: <b>East Aurora</b>	State: <b>NY</b> [v]	Zip Code: <b>14052-</b>			
Country: enter if not "USA"		Bar Cd:	Ownership: e.g. Life Use	Owner Type: <b>P = Primary</b> [v]		

Prints the screen



**A-8**  
**584 Main Street – Deltora, LLC**



<b>164.20-7-23</b>	<b>142401 East Aurora</b>	<b>Active</b>	<b>R/S: 1</b>	<b>School: East Aurora Un</b>
<b>Deltora, LLC</b>	<b>Roll Year: 2010 Curr Yr</b>	<b>Parking lot</b>		<b>Land AV: 12,600</b>
<b>584 Main St</b>	<b>Land Size: 40.10 x 120.00</b>			<b>Total AV: 14,400</b>

- Parcel 164.20-7-23
  - History
  - Assessment
    - Spec Dist
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Valuation
  - Sale12/20/06
    - Site (1) Co
      - Land(s)
      - Imprvmt(s)
      - Valuation
  - Sale07/15/04
  - Sale03/01/88
    - Site (1) Co
      - Land(s)
      - Imprvmt(s)
      - Valuation

<b>Owner</b>	Tax Bill Mailing Address	3rd Party Address	Bank
<b>Total 1 Owners: To open, click the appropriate row (Right Click to Add)</b>			
Deltora, LLC			
Last Name / Company: First Name: MI: Jr., Sr., etc:			
Attention To / In Care Of: Additional Address:			
Street No:	Prefix Dir:	Street / Rural Route:	St Suffix: Post Dir: UnitName: Unit No:
673	Main	St	Ste 4
Po Box No:	City/Town:	State:	Zip Code:
	East Aurora	NY	14052-
Country: enter if not "USA"	Bar Cd:	Ownership: e.g. Life Use	Owner Type:
			P = Primary

Prints the screen



## **A-9**

### **566 Main Street – Agway Site**



164.20-7-20

Deltora, LLC

566 Main St

142401 East Aurora

Roll Year: 2010 Curr Yr

Land Size: 0.62 acres

Active

R/S: 1

School: East Aurora Un

Com vac w/imp

Land AV: 57,500

Total AV: 57,500

- Parcel 164.20-7-20
  - History
  - Assessment
    - Spec Dist
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Valuation
  - Sale12/20/06
    - Site (1) Co
      - Imprvmt
      - Valuat
  - Sale02/02/05
    - Site (1) Co
      - Imprvmt
      - Valuat
  - Sale11/21/96

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank |

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Deltora, LLC Owner Type: Primary Desig Status:

Last Name / Company: First Name: MI: Jr., Sr., etc:

Deltora, LLC

Attention To / In Care Of:

Additional Address:

Street No: Prefix Dir: Street / Rural Route: St Suffix: Post Dir: UnitName: Unit No:

673

Main

St

Ste

4

Po Box No:

City/Town:

State:

Zip Code:

East Aurora

NY

14052-

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary





## **A-10**

### **550 Main Street – East Aurora Public Library**



164.20-7-30

Aurora Town Public Library

550 Main St

142401 East Aurora

Roll Year: 2010 Curr Yr

Land Size: 186.90 x 263.50

Active

Library

R/S: 8

School: East Aurora Un

Land AV: 61,200

Total AV: 281,900

- Parcel 164.20-7-30

Notes

History

- Assessment

Exempt(s)

Spec Dist

Description

Owner(s)

Images

Gis

- Site (1) Com

Land(s)

Imprvmt(s)

Bldg 1 Sec

Com Use

Valuation

Owner Tax Bill Mailing Address 3rd Party Address Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Aurora Town Public Library Owner Type: Primary Desig Status:

Last Name / Company:

First Name:

MI:

Jr., Sr., etc:

Aurora Town Public Library

Attention To / In Care Of:

Additional Address:

Street No:

Prefix Dir:

Street / Rural Route:

St Suffix:

Post Dir:

UnitName:

Unit No:

550

Main

St

Po Box No:

City/Town:

State:

Zip Code:

East Aurora

NY

14052-1705

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

Prints the screen





## **A-11**

# **9 Paine Street – First Presbyterian Church**



164.20-9-7

142401 East Aurora

Active

R/S: 8

School: East Aurora Un

First Presbyterian Church

Roll Year: 2010 Curr Yr

Religious

Land AV: 97,700

Main St

Land Size: 1.80 acres

Total AV: 1,196,000

- Parcel 164.20-9-7
  - History
- Assessment
  - Exempt(s)
  - Spec Dist
- Description
- Owner(s)
- Images
- Gis
- Site (1) Com
  - Land(s)
  - Imprvmt(s)
  - Bldg 1 Sec
  - Com Use
  - Valuation

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank |

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

First Presbyterian Church Owner Type: Primary Desig Status:

Last Name / Company: First Name: MI: Jr., Sr., etc:

First Presbyterian Church

Attention To / In Care Of:

Additional Address:

Street No: Prefix Dir: Street / Rural Route: St Suffix: Post Dir: UnitName: Unit No:

9 Paine

St

Po Box No: City/Town:

East Aurora

State:

NY

Zip Code:

14052-2355

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

Prints the screen





## **A-12**

### **27 Whaley Avenue – Dubois Property**



164.20-7-28 142401 East Aurora Active R/S:1 School: East Aurora Un  
 Dubois, David Roll Year: 2010 Curr Yr 2 Family Res Land AV: 6,000  
 27 Whaley Ave / Land Size: 60.00 x 258.26 Total AV: 68,800

- Parcel 164.20-7-28
  - History
  - Assessor
    - Exemp
    - Spec I
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Re:
    - Land(s)
    - Bldg
    - Imprvr
    - Valuat
  - Sale09/29
    - Site (1)
      - Lai
      - Bld
      - Imp
      - Va
  - Sale08/16
    - Site (1)
      - Lai
      - Bld
      - Imp
      - Va
  - Sale11/23
    - Site (1)
      - Lai
      - Bld
      - Imp
      - Va
  - Sale06/08
    - Site (1)
      - Lai

Owner Tax Bill Mailing Address 3rd Party Address Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

David Dubois Owner Type: Primary Desig Status:

Last Name / Company: First Name: MI: Jr., Sr., etc:  
 Dubois David

Attention To / In Care Of: Additional Address:

Street No: Prefix Dir: Street / Rural Route: St Suffix: Post Dir: UnitName: Unit No:  
 27 Whaley Ave

Po Box No: City/Town: State: Zip Code:  
 East Aurora NY 14052

Country: enter if not "USA" Bar Cd: Ownership: e.g. Life Use Owner Type:  
 P = Primary

Prints the screen



## **A-13**

### **19 Whaley Avenue – Pitt Property**



164.20-7-29

Pitt, Michael D

19 Whaley Ave

142401 East Aurora

Roll Year: 2010 Curr Yr

Land Size: 100.00 x 158.26

Active

R/S: 1

School: East Aurora Un

Land AV: 8,900

Total AV: 66,600

- [x] Parcel 164.20-7-29

[x] History

- [x] Assessment

[x] Exempt(s)

[x] Spec Dist

[x] Description

[x] Owner(s)

[x] Images

[x] Gis

- [x] Site (1) Res

[x] Land(s)

[x] Bldg

[x] Imprvmt(s)

[x] Valuation

Owner Tax Bill Mailing Address

3rd Party Address

Bank

Total 2 Owners: To open, click the appropriate row (Right Click to Add)

Michael D Pitt Owner Type: Primary Desig Status:

Maria T Pitt Owner Type: Additional Desig Status:

Last Name / Company:

First Name:

MI: Jr., Sr., etc:

Pitt

Michael

D

Attention To / In Care Of:

Additional Address:

Street No: Prefix Dir: Street / Rural Route:

St Suffix:

Post Dir:

UnitName: Unit No:

19

Whaley

Ave

Po Box No:

City/Town:

State:

Zip Code:

East Aurora

NY

14052-1728

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

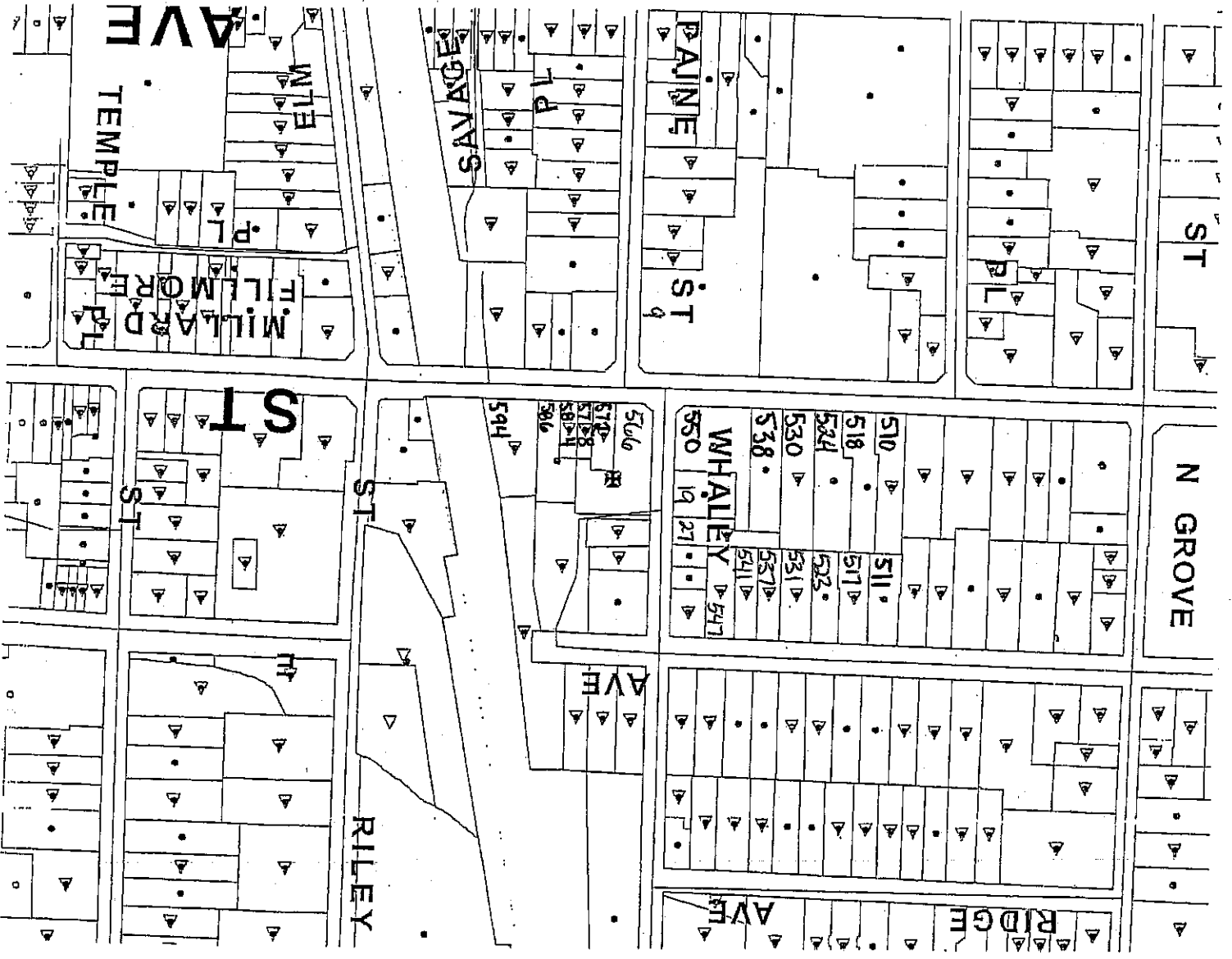
P = Primary





# **A-14**

## **Map Summary**



ST

N GROVE

PAINE ST

WHALEY AVE  
550 19 27 547

AVE RIDGE

SAVAGE PL

ST

RILEY

ST

AVE

TEMPLE

MILLARD PL  
FILLMORE PL

# B

## Groundwater Treatment System Performance Monitoring Parameters and Minimum Frequencies

Appendix B  
Mr. C's Dry Cleaners Site Remediation  
NYSDEC Site # 9-15-157

Groundwater Treatment System Performance Monitoring Parameters and Minimum Frequencies

	Service Inspection Requirements and Frequencies								
Engineering Control	Temperature	pH	Pressure	Flow Rate	Groundwater Elevations	VOCs Concentrations	Total VOCs removed	Hardness	Damage Check
Groundwater Pumping Wells and Pumps(Each)	-	-	Weekly	-	Monthly	-	Calculate	-	Monthly
Piezometers (Each)	-	-	-	-	Monthly	-	-	-	Monthly
Groundwater Monitoring Wells (Each)	-	-	Weekly	-	Monthly	-	-	-	Monthly
Mr. C's Treatment Facility Influent	-	-	-	Weekly	-	-	-	-	-
Bag Filters	-	-	Weekly	-	-	-	-	-	Weekly
Air Stripper Influent (Water)	-	Monthly	Weekly	-	-	Monthly	Calculate	Monthly	-
Blower Inlet (Air)	-	-	Weekly	-	-	-	-	-	-
Air Stripper Air Discharge	-	-	-	Weekly	-	Monthly	Calculate	-	-
Air Stripper Effluent (Water)	Weekly	Monthly	Weekly	Weekly	-	Monthly	Calculate	Monthly	-
Influent/Effluent Conveyance Piping	-	-	-	-	-	-	-	-	Weekly
Sequestering Agent and Pumps	-	-	Weekly	Weekly	-	-	-	-	Weekly
Air Sparge Compressor	-	-	-	-	-	-	-	-	-
SSDS Units	-	-	Annual, As needed	-	-	Biannual	-	-	Annual, As reported
Vapor Extraction Piping	-	-	Annual, As needed	-	-	-	-	-	Annual, As reported



# **Completed SSDS Unit Inspection Forms – Presbyterian Church and 27 Whaley**

- C-1 Routine, Non-Routine, and Post-Commissioning Inspection Log
- C-2 Inspection Forms – 9 Payne Street
- C-3 Inspection Forms – 27 Whaley Avenue

# **C-1**

## **Routine Inspection/Post-Commissioning Review Log**

**Routine Inspection / Post Commissioning Review / Non-routine Maintenance Log - SSDS**  
Ecology and Environment Engineering, P. C.

**C-2**  
**SSDS Routine Inspection Forms 2010**  
**9 Paine Street**



System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**STRUCTURE INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: First Presbyterian Church  
9 Pine Ave, East Ave

Tracking Number: RI005

Date of Inspection: 11/16/10

Date of Last Inspection: 11/05/09

Have the following items changed since the last visit?

	No	Yes	If yes, explain...
Building Footprint	<input checked="" type="checkbox"/>		
Basement/Slab Occupancy	<input checked="" type="checkbox"/>		
Heating/Ventilating Systems	<input checked="" type="checkbox"/>		
Basement Finish	<input checked="" type="checkbox"/>		
Crawlspace	<input checked="" type="checkbox"/>		
Drains, Sumps, Floor Cracks	<input checked="" type="checkbox"/>		
Wall Penetrations, Cracks	<input checked="" type="checkbox"/>		
Appliances (in basement)	<input checked="" type="checkbox"/>		
Ownership	<input checked="" type="checkbox"/>		
Siding	<input checked="" type="checkbox"/>		

**If any of these items have changed, a redesign may be required.  
Contact the maintenance supervisor for field review.**

Deviations/Comments

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Performed by: L. Roedl K. Krajewski

Date: 11/16/10

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**FAN AND ELECTRICAL INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Date of Inspection: 11/16/10

Address: 9 Payne Ave

Tracking Number: RF-005

Electric Meter Number: Last visit: \_\_\_\_\_

Current visit: 06039

**Equipment Documentation**

As Found		Manometer Reading (in. H <sub>2</sub> O)	
Fan Model	Suction Point	Prior	Current
Vesta	1	-1.85	
Vesta	2	-1.75	
Vesta	3	-1.75	

As Left		Manometer Reading (in. H <sub>2</sub> O)	
Fan Model	Suction Point	Prior	Current

South  
South  
Low Hall

**System Re-commissioning**

Is there a differential pressure shown in U-Tube manometer?

If yes, provide readings.

Was each fan shroud removed?

Is each fan mounted securely?

Are coupling connections secure?

Does each fan run when the switch is in the ON position?

Does each fan shut down when the switch is in the OFF position?

Is excessive noise heard when fan is running?

Does each fan induce suction when running?

Is switch is locked in the ON position?

As Found

Yes No

As Left

Yes No

N/A

N/A

X

X

X

X

X

X

X

**Electrical Check**

Are Romex connections secure?

Is each junction box closed?

Are conduit properly supported?

Does each fan start when the switch is ON position?

Are any appliances affected by fan operation?

Does each fan stop when the switch is in OFF position?

Are mitigation system labels applied?

Are the correct labels applied in the proper locations?

X

X

X

X

X

X

X

X

**Deviations/Comments**

Performed by: L. Doedl, K. Krajewski

Date: 11/16/10

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

TEST DATA AND BACKDRAFT

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: 9 Pine Ave

Tracking Number: R1-005

Inspection Date: 11/16/10

Manometer Reading at Fan Inlet

Prior Visit: \_\_\_\_\_

Date: 11/16/10

As found: \_\_\_\_\_

As left: \_\_\_\_\_

Manometer Reading at Suction Points (SSD#)

Suction Points								
SSD#	1	2	3	4	5	6	7	8
Manometer Reading (Prior)								
Manometer Reading (As Found)	<u>-1.25</u>	<u>-0.75</u>	<u>-1.75</u>					
Manometer Reading (As Left)								

Valves and manometers installed at proper location? Yes

Communication Test (\* See Comments)

Fan On	Suction Points							
	Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

Fan Off	Suction Points							
	Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

	As Found*		As Left*	
	Yes	No	Yes	No
All fans in operation?	<u>X</u>			
Winter conditions simulated?		<u>X</u>		
Each test point tested?	<u>1/12</u>			
Each test point sealed after testing?	<u>1/12</u>			
Vacuum <-0.004 observed at each test point?	<u>1/12</u>			
Smoke entered each test point?	<u>1/12</u>			
All valves set prior to re-commissioning comm. test?	<u>1/12</u>			

	As Found		As Left	
	Yes	No	Yes	No
<b>Backdraft Test</b>				
Windows closed?	X			
Venting appliances on?	X			
Doors closed?	X			
Combustion sources on?	X			
<b>Backdraft Review</b>				
Hot water heater?		X		
Furnace/Boiler?		X		
Fireplace?	N/A			
Dryer?	N/A			
Owner notified of existing backdraft condition?	N/A			
Was a previous backdraft condition present during any previous visit?				

	As Left	
	Yes	No
<b>Redline Drawing</b>		
Piping redlines complete?	N/A	
Each switch and electrical tie in are identified?	X	
Cracks/penetrations are identified?	N/A	
As-built notes are complete?	N/A	
New ventilation devices identified?	N/A	

#### Deviations/Comments

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- \* As-found conditions = before corrective action.
- \* As-left conditions = after corrective action.

Performed by: L. Roark K Krajewski Date: 11/16/10

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**CRAWLSPACE INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: 9 Paine Ave

Tracking Number: 21-085

Date of Inspection: 11/16/10

Inaccessible Crawlspace	As Found*		As Left*	
	Crawlspace 1	Crawlspace 2	Crawlspace 1	Crawlspace 2
Suction Point #				
Crawlspace Volume	cf.	cf.	cf.	cf.
Suction Pipe Diameter	in.	in.	in.	in.
Manometer reading	in. WC	in. WC	in. WC	in. WC

Accessible Crawlspace	As Found*		As Left*	
	Crawlspace 1	Crawlspace 2	Crawlspace 1	Crawlspace 2
Suction Point #				
Smoke test each membrane				
Smoke entered seam				

**Deviations/Comments**

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- \* As-found conditions = before corrective action.
- \* As-left conditions = after corrective action.

Performed by: L. Roell, K. Krajewski

Date: 11/16/10

**C-3**  
**SSDS Routine Inspection Forms 2010**  
**27 Whaley Avenue**

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**PIPING, SLAB, AND WALL INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

RI-006

RM 3/2/11

Address: 27 Whaley Avenue

Tracking Number: ~~RI-004~~ RI-006 11/16/10

Date of Inspection: 11/16/10

**Piping Check**

Is glue evident at joints?  
Are system suction points sealed?  
Is piping system properly supported?  
Are valves and manometers installed at proper locations?  
Is excessive noise heard in piping joints?  
Were piping modifications and 10% of old joints smoke tested?  
Does smoke enter joints?  
If yes: Was joint re-sealed?  
Does smoke enter re-sealed joint?

As Found		As Left	
Yes	No	Yes	No
<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 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 checked="" 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 type="checkbox"/>

**Slab Check**

Was each identified slab crack, repair, or modification smoke tested?  
Does smoke enter?  
If yes: Was area re-sealed with approved sealant\*?  
Does smoke enter re-sealed area?  
Check/clean drain(s)/Dranjer(s)<sup>TM</sup>?  
Were drain(s)/Dranjer(s)<sup>TM</sup> smoke-tested?

<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 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 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"/>

**Wall Check**

Was each visible wall crack smoke tested?  
Is movement observed at wall cracks?  
If yes: Was crack was re-sealed with approved sealant?  
Does smoke enter re-sealed crack?  
Was the open course of top wall smoke tested?  
Does smoke enter top course?  
If yes: Open block re-sealed with approved sealant?  
Does smoke enter open block tops?

<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 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 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"/>

**Deviations/Comments**

Performed by: Louanna Thiel

Date: 11/16/10

\* approved sealant shall be an odorless, non-toxic, non-flammable, environmentally safe product

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**STRUCTURE INSPECTION FORM**

Post Commissioning (Routine or Non-Routine Inspections (circle one))

Address: 27 Whaley Ave

Tracking Number: RI-004

RI-006 RIM 3/2/11

Date of Inspection: 11/16/10

Date of Last Inspection: 11/5/09

Have the following items changed since the last visit?

	No	Yes	If yes, explain...
Building Footprint	<u>X</u>		
Basement/Slab Occupancy	<u>X</u>		
Heating/Ventilating Systems	<u>X</u>		
Basement Finish	<u>X</u>		
Crawlspace	<u>X</u>		
Drains, Sumps, Floor Cracks	<u>X</u>		
Wall Penetrations, Cracks	<u>X</u>		
Appliances (in basement)	<u>X</u>		
Ownership	<u>X</u>		
Siding	<u>X</u>		

**If any of these items have changed, a redesign may be required.  
Contact the maintenance supervisor for field review.**

Deviations/Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Performed by: Sumner Wood

Date: 11/16/10



System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**FAN AND ELECTRICAL INSPECTION FORM**

Post Commissioning Routine or Non-Routine Inspections (circle one)

Date of Inspection: 11/16/10

Address: 27 Whaley Tracking Number: ~~RI-004~~ RI-006 RM 312/11

Electric Meter Number: Last visit: \_\_\_\_\_ Current Visit: \_\_\_\_\_

**Equipment Documentation**

As Found		Manometer Reading (in. H <sub>2</sub> O)	
Fan Model	Suction Point	Prior	Current
			<u>7.5</u>

As Left		Manometer Reading (in. H <sub>2</sub> O)	
Fan Model	Suction Point	Prior	Current
			<u>7.5</u>

**System Re-commissioning**

Is there a differential pressure shown in U-Tube manometer?

If yes, provide readings.

Was each fan shroud removed?

Is each fan mounted securely?

Are coupling connections secure?

Does each fan run when the switch is in the ON position?

Does each fan shut down when the switch is in the OFF position?

Is excessive noise heard when fan is running?

Does each fan induce suction when running?

Is switch is locked in the ON position?

As Found

Yes No

As Left

Yes No

<u>N/A</u>			
<u>N/A</u>			
<u>NO COVER</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>	<u>X</u>		
<u>X</u>			
<u>X</u>	<u>X</u>		

**Electrical Check**

Are Romex connections secure?

Is each junction box closed?

Are conduit properly supported?

Does each fan start when the switch is ON position?

Are any appliances affected by fan operation?

Does each fan stop when the switch is in OFF position?

Are mitigation system labels applied?

Are the correct labels applied in the proper locations?

<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			
<u>X</u>			

**Deviations/Comments**

\_\_\_\_\_

Performed by: Larry Poehl Date: 11/16/10

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

TEST DATA AND BACKDRAFT

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: 27 Whaley

Tracking Number: RT-004 RI-006

Inspection Date: 11/16/10

PM 3/2/11

**Manometer Reading at Fan Inlet**

Prior Visit: \_\_\_\_\_

Date: \_\_\_\_\_

As found: \_\_\_\_\_

As left: \_\_\_\_\_

**Manometer Reading at Suction Points (SSD#)**

SSD#	1	2	3	4	5	6	7	8
Manometer Reading (Prior)								
Manometer Reading (As Found)								
Manometer Reading (As Left)								

Valves and manometers installed at proper location? Yes

**Communication Test (\* See Comments)**

Fan On	Suction Points							
	Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

Fan Off	Suction Points							
	Point A	Point B	Point C	Point D	Point E	Point F	Point G	Point H
Test point identifier								
Micromanometer Reading								
Distance to Closest SSP (ft)								
Smoke Test								

	As Found*		As Left*	
	Yes	No	Yes	No
All fans in operation?	<u>✓</u>			
Winter conditions simulated?		<u>X</u>		
Each test point tested?		<u>X</u>		
Each test point sealed after testing?	<u>N/A</u>			
Vacuum <-0.004 observed at each test point?	<u>✓</u>			
Smoke entered each test point?	<u>✓</u>			
All valves set prior to re-commissioning comm. test?	<u>✓</u>			

**Backdraft Test**

Windows closed?

Venting appliances on?

Doors closed?

Combustion sources on?

**Backdraft Review**

Hot water heater?

Furnace/Boiler?

Fireplace?

Dryer?

Owner notified of existing backdraft condition?

Was a previous backdraft condition present during any previous visit?

**As Found**

Yes

No

**As Left**

Yes

No

**Redline Drawing**

Piping-redlines complete?

Each switch and electrical tie in are identified?

Cracks/penetrations are identified?

As-built notes are complete?

New ventilation devices identified?

**As Left**

Yes

No

**Deviations/Comments**

\* As-found conditions = before corrective action.

\* As-left conditions = after corrective action.

Performed by:

Date:

System Inspection Field Form  
Soil Vapor Mitigation Systems  
Mr. C's Dry Cleaner Site  
Village of East Aurora, Erie County, New York 14052  
NYSDEC Site #9-15-157

**CRAWLSPACE INSPECTION FORM**

Post Commissioning, Routine or Non-Routine Inspections (circle one)

Address: 27 Whaley Ave

Tracking Number: RI004 **RI-006**

Date of Inspection: 11/16/10

**RM 312/11**

Inaccessible Crawlspace	As Found*		As Left*	
	Crawlspace 1	Crawlspace 2	Crawlspace 1	Crawlspace 2
Suction Point #				
Crawlspace Volume	cf.	cf.	cf.	cf.
Suction Pipe Diameter	in.	in.	in.	in.
Manometer reading	in. WC	in. WC	in. WC	in. WC

Accessible Crawlspace	As Found*		As Left*	
	Crawlspace 1	Crawlspace 2	Crawlspace 1	Crawlspace 2
Suction Point #				
Smoke test each membrane				
Smoke entered/seam				

Deviations/Comments

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\* As-found conditions = before corrective action.

\* As-left conditions = after corrective action.

Performed by: *Samuel Powell*

Date: 11/16/10

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## **2010 News Articles – Mr. C’s Site**

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# After plan's defeat, Aurora Library continues pushing for more space

By **Karen Robinson**

Published: September 20, 2010, 12:00 AM

Updated: September 20, 2010, 6:58 AM

Now that the proposal for an \$8.9 million joint government facility and expanded library for town and village offices in East Aurora is dead, library officials say they're not giving up on their push for more space.

"Our first priority is not parking, but space," said Deborah Carr-Hoagland, president of the Aurora Library board of directors. "Even if we face decreasing hours [systemwide], that doesn't mean we face a declining business."

Library board member Al Fontanese said the 7,500- square-foot library building at Main and Whaley streets — which is owned by the town — has needed to double its space for the last 15 to 20 years. He points to the self-scan checkout system to be installed this fall and the resulting need to relocate bookshelves that will affect use of the library's community room.

"The bottom line is, we need more space. We can't continue to do business like this," Fontanese said. "It will be a hardship if we have to close down our community meeting room."

Carr-Hoagland said the library drew 10,361 patrons in July and 11,221 in August, noting that the summer months typically can be slow. She apologized for the noise and crowding in the library.

She said library officials are ready to start a fund drive once a plan is in place.

"I think we have such a committed group of library users and have such a literate, supportive community," she said. "I can't wait to motivate the Friends of the Library group. Everybody is waiting for a project."

Town leaders last week unanimously rejected the proposed joint facility, saying the project would be too expensive.

In a worst-case scenario, library officials say, they may go back to a 4-year-old proposal by Habiterre Associates calling for an addition that would double the library's space.

"I'm discouraged beyond belief," Fontanese said of the town's latest move. "I do think the town understands the library is pivotal to the community, and a lot of people are upset."

Aurora Supervisor Jolene M. Jeffe vowed Sunday to work with the library.

"If we're not pursuing the joint facility, we'll work with the library on some of their needs so they don't linger," she said.

One of the town's chief concerns is \$1.12 million in outstanding debt on the 135,000- square-foot Gleed Avenue office building that the town bought two years ago. It won't be paid off until 2013. The town has not moved any of its offices to the facility and has held only town meetings there.

Jeffe said town officials have to calculate over the next few months how much it would cost to move town offices into the Gleed building.

The town offices remain in the old chapel building on the Roycroft Campus at 5 S. Grove St., in space the town rents for \$1 a year from the Margaret Wendt Foundation, which bought the old Town Hall and has agreed to rent it to the town through 2014. The town pays the utility costs for the building and handles its maintenance.

*krobinson@buffnews.com*

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# E. Aurora aims to replace firehouse at new location for up to \$4 million

By **Karen Robinson**

Published: September 27, 2010, 12:00 AM

Updated: September 27, 2010, 7:01 AM

It's in its infancy, but East Aurora village officials are proposing a new firehouse that could cost up to \$4 million.

It's a project that many say is critically needed, because the 1954 firehouse at Oakwood Avenue and King Street is too small for the necessary firefighting equipment and is falling apart.

Mayor Allan A. Kasprzak said Sunday that the village tonight plans to announce a major project for a new firehouse in the vicinity of Main Street.

"We are very excited. The village sees our concerns and is trying to bring us a new fire hall," Fire Chief Roger LeBlanc said Sunday when contacted by The Buffalo News. "We've been trying to get a new firehouse for at least 10 years. We've outgrown our fire hall, and all of our apparatus has to be built to fit the fire hall."

The Village Board plans to vote on allocating \$400,000 to create a reserve fund for a new central fire station that would help jump-start the project, Kasprzak said. The money would be transferred from the village's undesignated fund balance.

The project—which has not yet been formalized — could cost between \$3.2 million and \$3.8 million, Kasprzak said. Initial estimates hovered around \$4 million, factoring in land purchase and construction.

Village officials declined to specify the site of the proposed firehouse, although there have been informal indications that if it became reality, it could likely be in



the vicinity of the old Agway site near the former Jackson Bowling Alley, just off Main Street.

“What we have isn’t adequate, and if anybody doubts that, they can go down and visit,” said Trustee Ernest F. Scheer. “It would probably be best to turn the existing fire hall into senior housing and connect it with the senior citizens center. It would probably be best to build a new site. Right now, there’s a lot of ideas being tossed around.”

The Aurora Senior Citizens Center is now housed next to the current firehouse on the same site.

Tonight’s meeting starts at 7 p. m. in Village Hall. Also tonight, the village will vote on a prospective contract with Bergmann Associates to design a new firehouse.

Initially, the Fire Department had pushed hard for demolishing the existing firehouse and building a new one totaling about 30,000 square feet for \$5.5 million, according to 2008 estimates. Another option was to renovate the firehouse for \$2.8 million.

The latest indications, though, have pointed to a completely new building at a different site. Village officials have indicated they want to keep the project’s cost below \$4 million.

LeBlanc said the floors of the firehouse are falling apart. Firefighters have long pointed out that the building can no longer easily accommodate today’s firefighting equipment and larger trucks that carry more equipment than years ago.

“We just need a new place. Ours is just crumbling around us,” he said. “It’s just time.”

*krobinson@buffnews.com*

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# E. Aurora moving on plans for new firehouse

By **Karen Robinson**

Published: September 29, 2010, 12:00 AM

Updated: September 29, 2010, 7:36 AM

East Aurora village officials took the first steps this week to begin planning for a new firehouse.

The preferred site is on Whaley Avenue, just off Main Street, in the same vicinity that had been considered for a joint government facility before that project fizzled two weeks ago.

The village and the Fire Department have not locked in a location, but are in negotiations for the 3.4-acre site, part of which is owned by DelTora LLC, whose president is Paul J. Bandrowski. Two homeowners also own some of the land.

While the parameters of the site are not identical to the one considered for the joint facility, there are close parallels. If a firehouse were to be built on that section of Whaley, it would be partly on a brownfield site and include the area of the former Jackson Bowling Lanes and an old Agway operation.

Village officials insist that even with a new 40,000-square-foot firehouse there, it could still allow for a library expansion to occur in the future if Whaley and Paine streets were realigned and the library were able to expand just to the east of its existing building.

Mayor Allan A. Kasprzak also championed the overall concept because it could lead to senior citizens housing in the current fire station on Oakwood Avenue that could be dovetailed with the Senior Citizens Center that's adjacent to it.

After town leaders killed the joint facility plan Sept. 13 by refusing to let it go to a referendum, village and fire officials did not waste time in pursuing the site for a new firehouse.

“A lot of people have said we’re moving rapidly, but this fire hall project has been languishing for almost eight years,” Kasprzak said Monday when the Village Board formally announced the project and allocated \$400,000 to create a reserve fund to jump-start plans for a new fire station.

“When the town didn’t allow for the shared municipal services referendum, that freed up the land at Main Street and Whaley,” Kasprzak said.

“It takes it out of ‘park’ and puts it in ‘drive,’ ” Trustee Ernest F. Scheer said of Monday’s actions. “This is really the best site. These guys have been waiting for eight years, and we need to move it along. I don’t want it to get stalled and get caught in an eddy, and it goes nowhere.”

The village also hired Bergmann Associates for \$67,420 to design a new seven-bay fire station that would replace the current 1954 building that fire officials say is deteriorating and is no longer adequate to store to-day’s firefighting equipment.

“We think it would be a real asset to this community,” said Craig L. Thrasher, the Fire Department’s information officer.

Not every official is sold on the proposal, however.

“I am not convinced that the corner of Main and Whaley is

The Pumpkin Patch Six-Acre Corn Maze Di’s Pies & Bake Shoppe Corn Cannon the best location,” Trustee Randy West said, suggesting Olean Road instead.

According to firefighters, that area of Olean Road is prone to flooding and would be problematic.

Fire Chief Roger LeBlanc, who said he is pleased with Monday’s action, said, “The question I’ve found is that everyone wants a new fire hall, but not in their backyard.”

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# Siting for East Aurora firehouse sparks debate

By **Karen Robinson**

Published: January 6, 2011, 12:00 AM

[0 Comments](#)

Updated: January 6, 2011, 6:51 AM

A plan for a new firehouse in East Aurora sparked debate this week as village officials discussed the preferred site on Whaley Avenue off Main Street.

Rochester-based Bergmann Associates is still working on a needs assessment for the planned 40,000-square-foot firehouse, which would replace the 1954 firehouse that is on Oakwood Avenue.

Some village trustees Monday favored doing appraisals at both the Oakwood site and the 3.4-acre site eyed for a new firehouse on Whaley. But others, mainly Trustee Randy West, questioned the need to do anything yet since the property has not been purchased by the village and may not end up being the chosen site.

West, who has previously expressed opposition to the Whaley site and instead favored Olean Road, said he did not want to see the village locked into the Whaley site. He also questioned the need to do a property survey, as well, on the Whaley site since the village has not bought it.

“All I’m worried about is that before we get questions answered, will it be a done deal and the village could be locked into that site?” West asked. “I don’t want to back ourselves into a corner on that site. I want to find out what we’re buying. I’m not trying to stop the project — but I want to make sure we’ve explored all the options.”

Much of the property eyed by the Fire Department for its new home is owned by DelTora LLC, whose president is Paul J. Bandrowski, a champion of new development along Main Street several years ago as part of what was known as the Aurora Venture development group. Part of the Whaley site is a brownfield and includes the former Jackson Bowling Lanes and an old Agway operation.

The location of a new firehouse just off Main across from Village Hall is a critical issue facing the Village Board because when it was first announced last September, some envisioned it as multipurpose. Whaley and Paine avenues could be realigned,

and the nearby library could expand just to the east of its existing facility. And the old fire station could be turned into senior citizen housing.

A new firehouse has been on the drawing board for eight years. The village recently allocated \$400,000 to create a reserve fund to jump-start the plans; the project also would require substantial bonding.

Village officials Monday ended up voting for appraisals to be done at the old firehouse and the preferred new site for a total of \$1,425. The board decided against doing a property survey on the Whaley site since village officials were told that the information should be available from Bandrowski.

[krobinson@buffnews.com](mailto:krobinson@buffnews.com)

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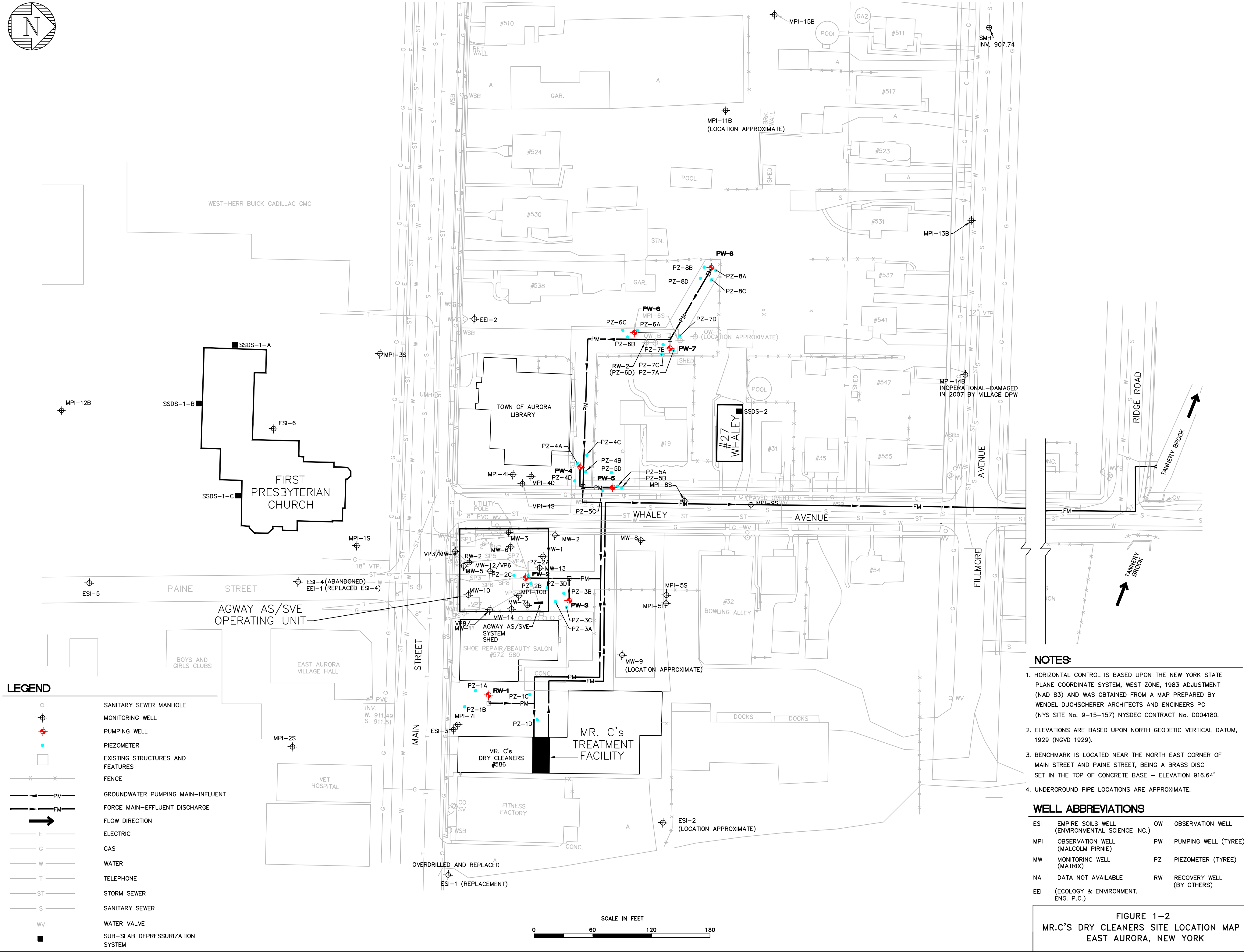
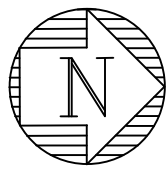
## Comments

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