

**2011
Periodic Review Report
Mr. C's Dry Cleaners Site
NYSDEC Site No. 9-15-157
Village of East Aurora
Erie County, New York**

February 2012

Prepared for:

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List of Abbreviations and Acronyms

AGC	annual guideline concentrations
Agway site	Agway Retail Store and Agway Energy Products site
AS	air sparging
ATDV	automatic tank drain valve
BGS	below ground surface
BTEX	benzene, toluene, ethyl benzene, and xylene
cVOC	chlorinated volatile organic compound
EEEPC	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.
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
VOC	volatile organic compound

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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 2011. The chlorinated volatile organic compound (cVOC) contaminant plume (consisting mainly of tetrachloroethene and its degradation by-products) extends beyond the immediate Mr. C's Dry Cleaners Site 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 Dry Cleaners Site Work Assignment:

- The Mr. C's Dry Cleaners Site 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

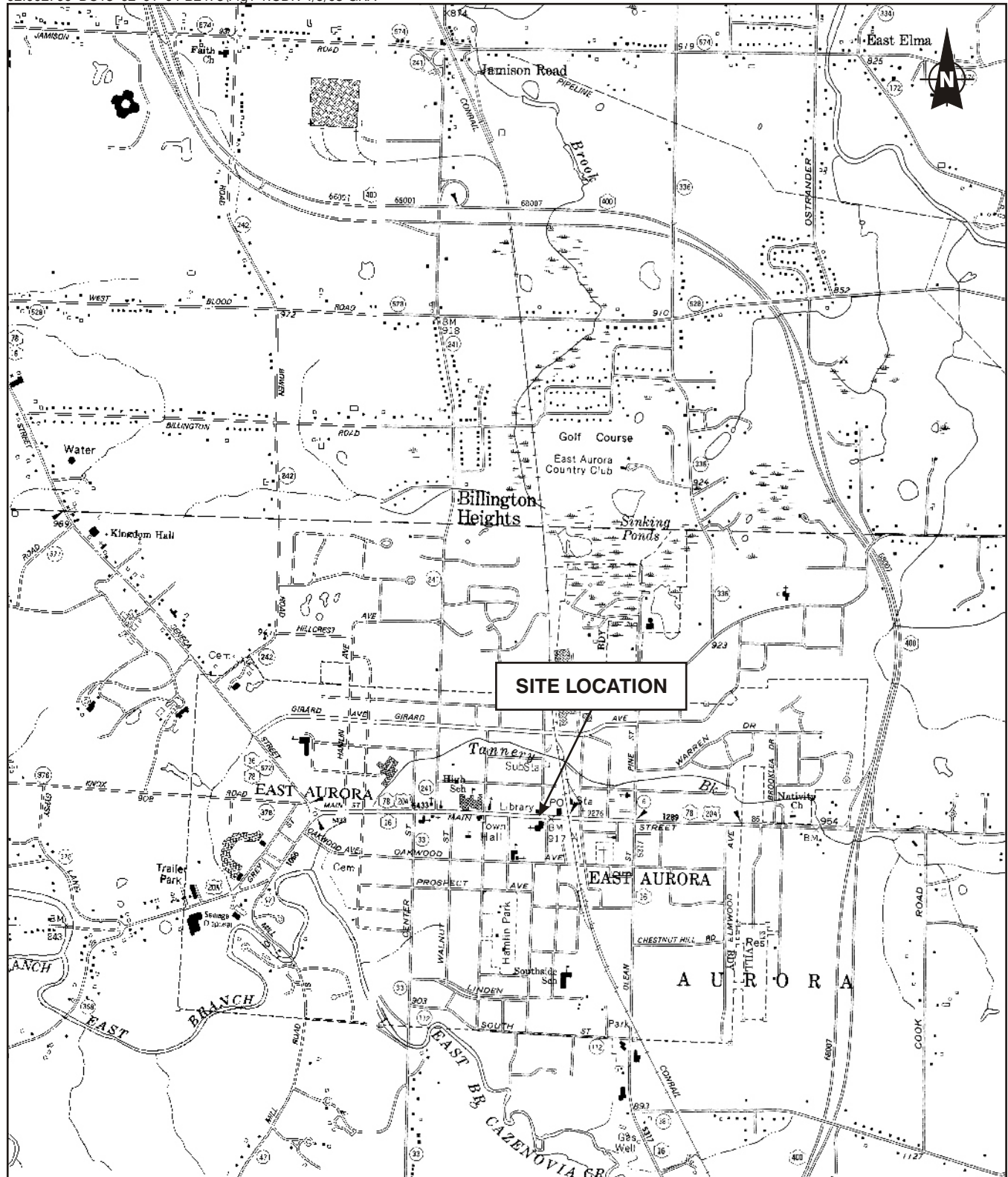
The remedial treatment system consists of eight groundwater-pumping wells, a groundwater treatment system, and appurtenances at the Mr. C's Dry Cleaners site. The groundwater wells pump contaminated groundwater through double-walled piping to the treatment system located at the Mr. C's Dry Cleaners site. 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 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. This system collects extracted vapor contaminants, transports them 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. (EEEEPC) 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.

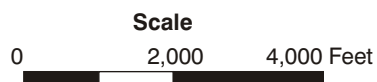


Figure 1-1 General Site Location Map

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Remedial Systems Compliance

The regulatory compliance requirements for the remedial groundwater treatment system deal primarily with the discharge of treated effluent waters from the groundwater treatment system at the Mr. C's Dry Cleaners site. The original State Pollution Discharge Elimination System (SPDES) Equivalency Permit for the Mr. C's Dry Cleaners 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.

The remedial operating units associated with the Mr. C's Dry Cleaners site were in compliance with the operating requirements for groundwater treatment in 10 of 12 months during 2011. Two sampling events of the treatment system indicated tetrachloroethene (PCE) levels above the effluent criterion in October and December 2011. Subsequent corrective actions brought the system back into compliance. Information regarding each operating unit is presented in the following subsections.

2.1 Mr. C's Dry Cleaners Site

Groundwater Treatment

In 2011, the remedial treatment system met the SPDES discharge permit requirements during 10 out of 12 months. The noncompliance months were October and December 2011 and are further explained in Sections 4 and 5 of the PRR. The current effluent criteria used for the remedial treatment system at the Mr. C's Dry Cleaners 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 ¹	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

2. Remedial Systems Compliance

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

Parameter/Analyte	Daily Maximum ¹	Units
Vinyl chloride	10	µg/L
Benzene	5	µg/L
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 ²	600	µg/L
Aluminum ²	4,000	µg/L
Copper ²	48	µg/L
Lead ²	11	µg/L
Manganese ²	2,000	µg/L
Silver ²	100	µg/L
Vanadium ²	28	µg/L
Zinc ²	230	µg/L
Total dissolved solids ²	850	mg/L
Total suspended solids ²	20	mg/L
Hardness	NA	mg/L
Cyanide, free ²	10	µg/L

Notes:

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

² 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 Discharge

During the initial construction of the remedial treatment system in June 2002, two 6,500-pound vapor-phase granular activated-carbon (GAC) treatment 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*. This review evaluated the potential ambient air impacts resulting from the operation of the Mr. C's Dry Cleaners site air stripper without the vapor-phase GAC treatment units. The results of the air modeling study demonstrated that the two vapor-phase GAC treatment units were unnecessary. The results were subsequently evaluated and accepted by NYSDEC in October 2004. In January 2005, the two vapor-phase GAC treatment units were decommissioned, removed from the Mr. C's Dry Cleaners 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 Dry Cleaners site remedial treatment facility.

In October 2011, the main treatment component of the air stripper was disassembled and annual cleaning was performed. Compliance sampling of the influent and effluent was performed after the air stripper was returned to service.

2.2 Agway Site

Groundwater Treatment

The regulatory groundwater cleanup guidance that was established for the Mr. C's Dry Cleaners site is currently being used at the former Agway 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 Dry Cleaners site treatment facility, and pumped into the site'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 Dry Cleaners site. The results from periodic sampling/analysis events indicate the groundwater contaminant concentrations are still above the groundwater cleanup guidance requirements.

Air Discharge

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 Treatment

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 Discharge

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, operation, 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 (December 2011) were for the SSDS air emissions in the educational wing. The results indicate that, for the one fan located on the west side of the building (driveway), PCE and TCE were being discharged at concentrations of $56.35 \mu\text{g}/\text{m}^3$ and $3.76 \mu\text{g}/\text{m}^3$, respectively.

The indoor air quality sampling results for PCE and TCE for the First Presbyterian Church during 2011 are presented in Section 4 of this report.

27 Whaley Avenue. No air emissions sampling was performed at the discharge stack at the 27 Whaley Avenue facility in 2011. The attempts made by EEEPC to contact the property owner were unsuccessful. Further attempts to contact the property owner will be made in 2012.

3

Evaluation of Site Institutional and Engineering Controls

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

3.1 Institutional Controls

Permanent easements, temporary use and occupancy (TUO) agreements, and access agreements have been obtained to secure access to nine private and public properties. The access was obtained to facilitate operation of the Mr. C's Dry Cleaners site remedial treatment system and groundwater pumping locations. Information on all permanent easements and occupancy agreements for the Mr. C's Dry Cleaners site remedial treatment facility and groundwater pumping locations is provided in Appendix H of the Mr. C's Dry Cleaners SMP. Copies of the signed access agreements are provided in Appendix K of the SMP.

The main IC for the Mr. C's Dry Cleaners site is a TUO for the piping and treatment facility at the Mr. C's Dry Cleaners site (586 Main Street) and the former Crawford property (584 Main Street), both of which are owned by Deltora, LLC.

Based on a review of property ownership associated with the Mr. C's Dry Cleaners site with the Village of East Aurora Assessor (see Appendix A), there was one change in property ownership during 2011. The vacant lot that comprises the Agway site at 566 Main Street was sold by Deltora, LLC, to Intrepid Automotive Partners in 2011. Following the transfer of ownership, EEEPC contacted the property owner and discussed the nature of the remediation project at the Mr. C's Dry Cleaners site and how it affected the property at 566 Main Street.

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 AS/SVE 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.

3. Evaluation of Site Institutional and Engineering Controls

There are 24 operable groundwater monitoring wells in the groundwater monitoring well network, including those that were installed in December 2011 and those that will be replaced in the spring of 2012. These wells are located on private property and in the rights-of-way of village streets. It is unknown whether access agreements were previously obtained for the future maintenance and monitoring of the various wells located on private property (see Table 3-1).

Additional ICs were proposed in the 2010 PRR; however, during the coordination of the monitoring well network improvements in 2011, verbal access agreements from the property owners were obtained by EEEPC and were found to be sufficient for the work to progress.

The permanent easements and TUO agreements are adequate at this time. The pursuit of additional ICs in the future will be left to the discretion of NYSDEC. The status of the ICs for the properties across the Mr. C's Dry Cleaners site and for the off-site monitoring well network is provided in Table 3-1. This information can be used to facilitate future decisions regarding ICs.

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. Wells MPI-7I and ESI-3 may be covered under this TUO.	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). No known IC for the existing wells on the corner of Whaley Avenue and Main Street, including MWs 1-14, MPI-10B, and MPI-5S and new well EE-4.	N	N
First Presbyterian Church (9 Paine Street)	Y	Temporary access agreement for inspection and maintenance on SVE systems. No known IC for existing monitoring wells, including MPI-3S, MPI-1S, ESI-6, and MPI-12B and new well EE-3.	N	N ¹
27 Whaley Avenue (DeBois property)	Y	Temporary access agreement for inspection and maintenance on SVE system.	N	N

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
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. Well MPI-6S may be covered under this easement. No known IC for the monitoring wells on the east side of the library property, including MPI-4S and MPI-4I.	N	N ¹
Pitt Property (19 Whaley Avenue)	Y	TUO for appurtenances on southeast corner of property (PW-5 and PZ5A-D).	N	N ¹
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. No known IC for the appurtenances on the property, including EE-2, PW-8, and PZA-D.	N	N
Village of East Aurora	Y	TUO for Ridge Road and outlet to Tannery Brook, and Whaley Avenue right-of-way.	N	N
Railroad Property	N	No known IC for MW ESI-1; however, this well could not be found and is considered abandoned.	N	NA
Deltora Property (584 Main Street)	N	No known IC for MW MPI-2S.	N	NA
Future Fitness Inc. Property (594 Main Street)	N	No known IC for MW ESI-2.	N	NA
524 Main Street	N	No TUO for MW MPI-11B, which has never been sampled. This well was covered with compacted stone when the property owner repaved their lot. This well is considered abandoned.	N	NA
Iwankow Property (511 Fillmore Avenue)	N	No known IC for MPI-15B.	N	NA

Notes:

¹ 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. Evaluation of Site Institutional and Engineering Controls

3.2 Engineering Controls

The ECs that support remedial operations at each operable unit, including the Mr. C's Dry Cleaners, 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 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 Dry Cleaners, Groundwater Treatment

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 Site – AS/SVE System

EC Description	In Place?	Operating?	Still Required?
Air sparge compressor	Y	N ¹	N
Vacuum system blower	Y	N ¹	N
Air sparge piping and injection points	Y	N ¹	N
Vapor extraction points and piping	Y	N ¹	N
Groundwater monitoring wells: MW-7, MPI-10B ²	Y	Y	Y

¹ The AS/SVE system was shut off in early December 2011 for decommissioning.

² Monitoring wells located on the Agway site during the 2010 inspection.

Y = Yes

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

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

Y = Yes

3. Evaluation of Site Institutional and Engineering Controls

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

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

Y = Yes

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

EC Description	In Place?	Operating?	Still Required?
Groundwater Monitoring Wells	Y ¹	Y ¹	Y ¹
Piezometers	Y	Y	Y

¹ Improvements to the monitoring well network began in December 2011 and will continue in the spring of 2012. See Section 5.1.3 for a description of the affected wells.

Y = Yes

4

Evaluation of Remedial Treatment Operations

The following section describes the remedial treatment system operations at the Mr. C's Dry Cleaners, 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 Dry Cleaners site for the 12 months from January 5, 2011, to January 4, 2012 is provided below.

System Operational Uptime in 2011

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, a power outage, or a high water level in the equalization tank 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 2011, based on information obtained from the weekly OM&M reports from the subcontractor, the remedial treatment system operated 8,527 hours out of a possible 8,736 hours, for an uptime operation of approximately 97.6%. This is a slight decrease of 1.3% from the system uptime operations in 2010. Table 4-1 provides details on the monthly operation of the treatment system.

Groundwater Processed and Discharged through the Remedial Treatment System in 2011

The amount of groundwater processed and discharged is directly read from the effluent discharge water 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 2011, Mr. C's Dry Cleaners Site

Month	Actual Period	Reporting Hours/ Maximum Hours	Operational Uptime (%)
January 2011	1/5/11 - 2/1/11	648/648	100.00%
February 2011	2/1/11 - 3/7/11	768/816	94.12%
March 2011	3/7/11 - 3/29/11	528/528	100.00%
April 2011	3/29/11 - 5/3/11	775/840	92.26%
May 2011	5/3/11 - 5/31/11	672/672	100.00%
June 2011	5/31/11 - 7/5/11	840/840	100.00%
July 2011	7/5/11 - 7/25/11	432/480	90.00%
August 2011	7/25/11 - 9/5/11	1,008/1,008	100.00%
September 2011	9/5/11 - 10/3/11	672/672	100.00%
October 2011	10/3/11 - 11/2/11	672/720	93.33%
November 2011	11/2/11 - 12/5/11	792/792	100.00%
December 2011	12/5/11 - 1/4/12	720/720	100.00%
Total Hours of Operation in 2011		8,575/8,784	
Average Operational Uptime in 2011:			97.6%

The operational interruptions were due to:

1. Issues with Blower No. 2. The air stripper was offline for about 48 hours from April 2 to April 4. Blower motor No. 2 was taken out of service and the air stripper was restarted with blower motor No. 1.
2. A power outage resulting from pressure issues encountered with blower motor No. 1. The air stripper was offline for about 65 hours from April 30 to May 3. Blower motor No. 1 was taken out of service, and the air stripper was restarted with blower motor No. 2.
3. Hot temperatures that triggered the autodialer alarm. The air stripper was turned off for about 48 hours from July 21 to July 23.
4. Air stripper tear-down and cleaning for 48 hours between October 17 and October 19.

In 2011, based on information obtained from the weekly monitoring reports from the OM&M subcontractor, the remedial treatment system processed and discharged 4,105,066 gallons of treated groundwater to Tannery Brook (see Table 4-2). This was a decrease of approximately 23% from the 5,321,854 gallons of groundwater processed and discharged in 2010, and a 60% decrease from the 10,406,007 gallons of groundwater processed and discharged in 2009. The decrease in the volume of treated flows from the treatment system is attributed to efforts to increase contaminant concentrations and mass removal efficiencies by throttling back the pumping from well RW-1. RW-1 typically has a higher pumping rate and lower cVOC concentrations than the other groundwater pumping wells in the network.

4. Evaluation of Remedial Treatment Operations

Table 4-2 Volumes of Groundwater Processed and Discharged by the Remedial Treatment System in 2011

Month	Actual Period	Gallons
January 2011	1/5/11 - 2/1/11	369,337
February 2011	2/1/11 - 3/7/11	472,292
March 2011	3/7/11 - 3/29/11	345,421
April 2011	3/29/11 - 5/3/11	515,800
May 2011	5/3/11 - 5/31/11	437,681
June 2011	5/31/11 - 7/5/11	538,190
July 2011	7/5/11 - 7/25/11	227,334
August 2011	7/25/11 - 9/5/11	371,276
September 2011	9/5/11 - 10/3/11	196,557
October 2011	10/3/11 - 11/2/11	188,815
November 2011	11/2/11 - 12/05/11	214,480
December 2011	12/5/11 - 1/4/12	227,883
Total Gallons Treated in 2011:		4,105,066

Chlorinated Volatile Organic Compounds Removal in 2011

The estimated amount of cVOCs removed is based on the analytical results for influent and effluent samples and the total flow processed. In 2011, based on calculations prepared by EEEPC, approximately 46.02 pounds of cVOCs were removed from the groundwater by the remedial treatment system (see Table 4-3). This was an increase of 4% over the 44.3 pounds of cVOCs removed in 2010.

Table 4-3 cVOCs Removal in 2011, Mr. C's Dry Cleaners Site

Month	Actual Period	Influent cVOCs (µg/L)	Effluent cVOCs (µg/L)	Removal Efficiency (%)	VOCs Removed (pounds)
January 2011	1/5/11 - 2/1/11	1035.3	3.81	99.6	3.18
February 2011	2/1/11 - 3/7/11	1310.0	0.73	99.9	4.86
March 2011	3/7/11 - 3/29/11	1541.0	0.00	100	4.44
April 2011	3/29/11 - 5/3/11	1121.0	0.74	99.9	4.45
May 2011	5/3/11 - 5/31/11	785.0	5.20	99.3	2.85
June 2011	5/31/11 - 7/5/11	1447.8	3.10	99.8	6.49
July 2011	7/5/11 - 7/25/11	1625.3	3.01	99.8	2.77
August 2011	7/25/11 - 9/5/11	1330.0	0.97	99.9	4.12
September 2011	9/5/11 - 10/3/11	1845.0	0.00	100	3.03
October 2011	10/3/11 - 11/2/11	1709.0	0.00	100	2.51
November 2011	11/2/11 - 12/5/11	2227.0	9.32	99.6	3.97
December 2011	12/5/11 - 1/4/12	1765.6	1.40	99.9	3.35
Total Amount of cVOCs Removed in 2011:					46.02

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) due to maintenance and cleaning of the recovery wells. The total process volume treated continued to fall through 2011. This reduced flow rate is attributed so the slow recovery or well-screen fouling in the pumping- well network. Well surging and cleaning will be evaluated in 2012.

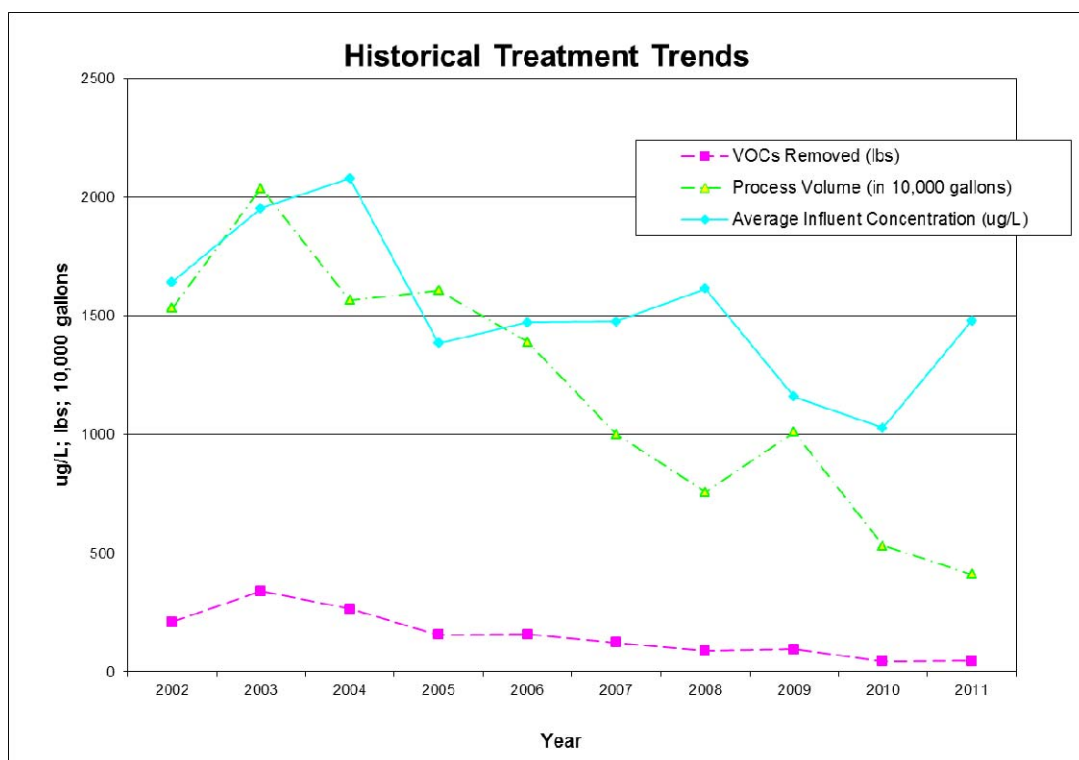


Figure 4-1 Historical Treatment Trends – Mr. C's Dry Cleaners Site

4.2 Agway Site

The Agway site AS/SVE system operated from January and into December of 2011; however, on December 12, 2011, the system was removed from remedial operation. Following discussions with NYSDEC, it was agreed that the AS/SVE system was providing little benefit to the overall site remediation and would be permanently decommissioned. In November of 2011, EEEPC took inventory of the equipment in the Agway shed and submitted it to the NYSDEC so that the equipment could be evaluated for use at other NYSDEC remedial sites.

The most recent air sampling at the Agway site was 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.

4.3 First Presbyterian Church and 27 Whaley Avenue Residence

First Presbyterian Church

Routine inspections of the SSDSs at the First Presbyterian Church of East Aurora were performed in December 2011. The inspection indicated that the systems at the church were operating as originally designed. Completed inspection forms are provided in Appendix C. As part of the Air Sampling and SSDS Inspection program, air samples were collected from the First Presbyterian Church on December 12, 2011.

Seven air samples were collected at the First Presbyterian Church, including one outdoor background, one by the driveway exhaust fan, and one each in basement rooms 111, 113, and 114, the Pillar Room, and the first floor sanctuary on December 12, 2011. The analytical results, which were independently validated, are discussed below.

For the indoor air samples collected in the sanctuary and the Pillar Room, PCE was detected at concentrations ranging from non-detect to $2.1 \mu\text{g}/\text{m}^3$, and TCE concentrations were non-detect at each location. These results are below the NYSDOH indoor air contaminant levels for PCE and TCE.

For the one-hour air sample collected from the driveway exhaust fan emission, the PCE and TCE concentrations were $56.35 \mu\text{g}/\text{m}^3$ and $3.76 \mu\text{g}/\text{m}^3$, respectively. For comparison, in November 2010, the PCE and TCE concentrations were $6.78 \mu\text{g}/\text{m}^3$ and $4.30 \mu\text{g}/\text{m}^3$, respectively, and 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. Since 2008, the PCE and TCE concentrations have fallen below and remained below their respective NYSDEC guidance values of $100 \mu\text{g}/\text{m}^3$ and $5 \mu\text{g}/\text{m}^3$.

27 Whaley Avenue Residence

No inspection or air sampling was performed at the residence at 27 Whaley Avenue, because the property owner was unresponsive to EEEPC's attempt to contact him by mail and in person to schedule the inspection. In the event that the property owner becomes responsive, air sampling and inspection will be performed at this residence in 2012.

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, a power outage, or a high water level in the equalization tank, an auto-dialer primary contact alarm for the Mr. C's Dry Cleaners site 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. However, the maintenance manager at the Church and the residents at 27 Whaley Avenue have been instructed to report any apparent malfunction of their SSDS units.

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

5.1 Remedial Treatment Condition, Replacement, and Repairs in 2011

The general condition of equipment and equipment replacements and repairs made in 2011 are summarized below.

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 buildup of calcium, and iron. Beginning in 2010, annual tear-down and cleaning of the air stripper has been adopted as a part of the OM&M of the treatment system. As required in 2011, the air stripper was disassembled, pressure-washed, and cleaned with a wire brush from October 17 to October 19.

On November 22, 2011, the concentration of PCE in the effluent discharge was 40 micrograms per liter ($\mu\text{g/L}$), which exceeded the permitted criterion of 10 $\mu\text{g/L}$. It was determined that additional balancing of the air flows into the air stripper was required due to the recent disassembling and cleaning of the stripper unit. EEEPC and IEG took steps to re-adjust the air stripper, which brought the effluent results back into compliance. Post-adjustment sampling of the influent and effluent was performed, and the analytical results indicated that the corrective action adjustments were effective in solving the problem.

At the time of the exceedance, monitoring well RW-1, which usually provides a large volume of the treated water and generally low concentrations of cVOCs into the total flow, was shut off. This is likely why the influent cVOCs had increased above normal concentrations to 2,200 $\mu\text{g/L}$. In addition, the air flow through the system was adjusted following the cleaning of the air stripper. Corrective actions included further adjustments to the air stripper air flow and restarting RW-1. The corrective actions brought the system back into compliance, as evident by the sample results from December 7, 2011.

On December 27, 2011, the concentration of PCE in the effluent discharge was 46 $\mu\text{g/L}$, which exceeded the permitted criterion of 10 $\mu\text{g/L}$. Following the receipt of the analytical results, EEEPC and IEG again took steps to re-adjust the air stripper and to bring the effluent results into compliance. Corrective actions performed were similar to those performed after the November non-compliance sampling event, and were effective at returning the system to compliance, as evidenced by the sample results for January 4, 2012.

The groundwater pumping network remains in working condition. Items that have had highest maintenance requirements over the last few years have been the

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

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 2011 is identified in Table 5-2.

Table 5-2 Mr. C's Dry Cleaners Site Equipment Repair and Replacement Program, 2011

Activity
Replaced panel light bulb
Replaced leaking fittings on Treatment Room water hose
Replaced sump box bag filter
Repaired filter basket handle
Fixed Redux feed line valve leaks
Replaced Jesco feed pump
Sealed corroded hole in air stripper tray with J-B Weld
Changed filter bags as needed
Cleaned the air stripper through the access ports with steel brushes
Took sludge samples for disposal
Replaced aneroid bellows on PW-2 and PW-3 transducers
Replaced pumps at PW-8, PW-3 and PW-4
Replaced transducers on pumps at PW-3 and PW-4
Disassembled air stripper. Removed sludge in sump. Power washed and scrubbed with wire brush. Reassembled air stripper.
Purged horizontal line to PW-8 and PW-7
Inspected and cleaned pumps and transducers
Swept debris off of parking lot around well groups.
Replaced inner ring on PZ-4B.
Had backflow preventer tested by Bender Aaron Plumbing

5.1.2 Agway Site

The AS/SVE system on the Agway site had to be turned off for maintenance issues several times throughout the year. The repair and replacement work performed on the Agway site remedial treatment system in 2011 is identified in Table 5-3.

Table 5-3 Agway Site Equipment Repair and Replacement Program, 2011

Activity Performed
Repaired SVE pipe union and SVE blower motor
Cut weeds by shed
Leveled shed

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

5.1.3 Groundwater Monitoring Well Network

EEEPC prepared a SOW for improvements to the groundwater monitoring well network in October 2011. The SOW was implemented by NYSDEC call-out remedial contractor Groundwater & Environmental Services, Inc. (GES) beginning on December 12, 2011. Remedial activities in the SOW that were implemented in December included the decommissioning of four wells (MPI-4D, MPI-7I, MPI-13B, and MPI-2S) and the installation of two new wells (EE-3 and EE-4) and three replacement wells (MPI-7I-R, MPI-2S-R, and ESI-2-R).

The decommissioning and installation of wells in the village of East Aurora right-of-way were postponed until asphalt batch plants re-open so that any necessary patching of the roads can be performed immediately following the work. This work includes the decommissioning of two wells (ESI-5 and MPI-8S) and the installation of five replacement wells (ESI-5I-R, MPI-8S-R, MPI-9S-R, MPI-14B-R, and MPI-13B-R). Improvements to the groundwater monitoring well network are to be completed in the spring of 2012.

EEEPC proposed to install a replacement well (MPI-11-B-R) on the Krastev property at 510 Main Street; however, the property owner would not allow access for a replacement well to be installed.

Sampling of the groundwater monitoring wells under the Long-Term Monitoring Plan has been postponed until February 2012 so that many of the proposed improvements can be completed first. A second mobilization and sampling effort will be performed in the spring of 2012, after the remaining wells in the East Aurora right-of-way have been constructed and developed.

EEEPC'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 2012.

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 2011.

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 EEEPC 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.

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

The single SSDS unit at the 27 Whaley Avenue residence could not be inspected in 2011 (see Section 4.3) because permission to access the property could not be obtained. However, the unit was in very good condition during the 2010 inspection.

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 Dry Cleaners Site Treatment System Modifications to Support Site Closure

The groundwater treatment system continued to operate efficiently throughout 2011. 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 2012, the OM&M program will continue to support the efficient removal of cVOCs by the treatment system and the groundwater monitoring well network improvements will be completed. Groundwater monitoring will be conducted following well network improvements to better define the extent of the plume.

EEEPC prepared a draft SOW for a bioaugmentation and bioremediation pilot study and submitted it to NYSDEC in November 2011. EEEPC will work with NYSDEC to finalize the SOW and implement the study. The results of the pilot study could help to optimization overall site operations and facilitate an evaluation of whether to continue or modify components of the remedy. The ROD mandates the operation of the Mr. C's Dry Cleaners site SVE treatment system for a period of 10 years, and the system has been operating since September 2003. A site optimization plan would help to determine whether the treatment system needs to continue operation beyond that time frame, and whether any adjustments to the system need to be made.

All work completed in 2012 will be summarized and certified in the 2012 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 Dry Cleaners site

6. Actions to Support Eventual Site Closure

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 2011, the SVE system continued to capture cVOCs from soils in the vadose zone for collection and discharge to the atmosphere.

On October 19, 2011, NYSDEC and EEEPC staff held discussions at the EEEPC offices regarding permanent shutdown of the Agway system. Operation of the Agway treatment system currently provides little overall benefit. The system was shutdown on December 12, 2011, and a complete equipment inventory was submitted to NYSDEC so that the equipment could be offered for reuse at another NYSDEC remediation site.

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

No modifications to the SSDS units at these locations are currently recommended. All four 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.

6.5 Indoor Air Investigation at the Agway Building

No indoor air samples have been collected in the building at 572 Main Street, despite the fact that the building is situated above the plume. EEEPC has discussed the potential for an indoor air sampling investigation with the building owner to see if sub-slab vapor intrusion is impacting the health of the occupants. If indoor air concentrations are determined to exceed the NYSDOH guidance values, construction of an SSDS unit may be necessary.

7

Annual Remedial Action Costs

The total 2011 cost for EEEPC and IEG for the remedial treatment program for the Mr. C's Dry Cleaners site, including all the operating units, was \$196,250 (see Table 7-1).

Table 7-1 2011 Remedial Action Costs, Mr. C's Dry Cleaners Site

Description	WA DC13 (\$)
A. Mr. C's Dry Cleaners Site Remedial Treatment System	
Sub - OM&M Services	54,100
Sub - Analytical Services	3,400
Utilities - Electric, Gas, and Telephone	16,000
Sequestering Agent for Air Stripper	19,400
Replacement Equipment	1,200
Bioremediation Pilot Study	11,000
Monitoring Well Network Improvements	19,000
Long-term Monitoring Program	2,900
EEEEPC Admin and Reporting	43,000
Subtotal A:	170,000
B. Agway Site	
Sub - OM&M Services	7,200
Sub - Analytical Services	0
Utilities - Electric	2,400
Replacement Equipment	1,200
EEEEPC Admin and Reporting	8,900
Subtotal B:	19,700
C. First Presbyterian Church SSDS Units	
Sub - OM&M Services	0
Sub - Analytical Services	1,300
Replacement Equipment	0
EEEEPC Admin and Reporting	4,400
Subtotal C:	5,700

7. Annual Remedial Action Costs

Table 7-1 2011 Remedial Action Costs, Mr. C's Dry Cleaners Site

Description	WA DC13 (\$)
D. 27 Whaley Avenue SSDS Unit	
Sub - OM&M Services	0
Sub - Analytical Services	0
Replacement Equipment	0
EEEEPC Admin and Reporting	850
Subtotal D:	850
Grand Total (Items A-D):	\$196,250

8

Local Public Reporting in 2011

Local newspaper articles printed during 2011 provided information that has had, or could have, an impact on the Mr. C's Dry Cleaners site and the collective operating units. This information includes the following:

- **Aurora eyes decision on converting former school for 'new' Town Hall.** It was reported on February 3, 2011, that the Town of Aurora was considering moving into the Gleed Avenue building it bought in 2008 after the Town decided it could not afford the \$9 million joint government facility and expanded library for town and village offices in East Aurora (on Whaley Avenue and Main Street) that was proposed in 2009.
- **Library offers another expansion plan.** It was reported on May 4, 2011, that the library drew up a \$2.8 million proposal to expand the library without making it a joint facility. The Town stated that they needed to know how much their town hall would cost before they would decide about the library.
- **Controversial proposal to move town offices set for June 14th vote.** It was reported on May 24, 2011, that the Town of Aurora scheduled a controversial \$877,000 bond referendum for June 14, 2011, that would allow the Town to move its offices from Main Street to the Town's Gleed Avenue building. The Village of East Aurora Board opposed the Town's planned move off Main Street.
- **Main Street public forum sparks spirited debate in East Aurora.** It was reported on May 27, 2011, that the East Aurora Village held a public forum to showcase the benefits of a strong Main Street in light of concerns about the Town relocating to the Gleed building. Town Councilwoman Susan Friess insisted the move to Gleed made the most economic sense to taxpayers.
- **Public to hear case for fire hall plan.** It was reported on July 27, 2011, that the Fire Department planned on pleading its case to the public regarding its support of the preferred site on Whaley Avenue. It also reported that residents in the area are opposed to a new fire hall on the site because of fears of declining property values and sirens. Two Whaley Avenue homeowners have said that they might not sell their homes to the Village to make the fire hall design work.

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 Dry Cleaners Site) – Deltora, LLC
- A-8 584 Main Street – Deltora, LLC
- A-9 566 Main Street (Agway Site) – Intrepid Automotive Partners
- A-10 550 Main Street – East Aurora Public Library
- A-11 9 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

Brownschidle, Lee A
578 Main St

142401 East Aurora

Roll Year: 2012 Curr Yr

Land Size: 31.00 x 120.00

Active

R/S: 1

Det row bldg

School: East Aurora Un

Land AV: 13,000

Total AV: 56,600



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

Lee A Brownschidle

Owner Type: Primary

Desig Status:

Last Name / Company:

Brownschidle

First Name:

Lee

MI:

A

Jr., Sr., etc:

Attention To / In Care Of:

Additional Address:

Street No:

2065

Prefix Dir:

W

Street / Rural Route:

River

St Suffix:

Rd

Post Dir:

UnitName:

Unit No:

Po Box No:

City/Town:

Grand Island

State:

NY

Zip Code:

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 142401 East Aurora Active R/S: 8 School: East Aurora Un
 People Inc. Roll Year: 2012 Curr Yr 1 Family Res Land AV: 7,100
 538 Main St Land Size: 70.00 x 262.00 Total AV: 81,700



- Parcel 164.20-7-31
 - Notes
 - History
 - Assessment
 - Exempt(s)
 - Spec Dist(s)
 - 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)

People Inc. Owner Type: Primary Desig Status:

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

People Inc.

Attention To / In Care Of:

Additional Address:

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

1219

N

Forest

Rd

Po Box No:

City/Town:

State:

Zip Code:

650

Williamsville

NY

14231-

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

Future Fitness Inc
594 Main St

142401 East Aurora

Roll Year: 2012 Curr Yr

Land Size: 116.48 x 220.00

Active

Health spa

R/S: 1

School: East Aurora Un

Land AV: 70,000

Total AV: 223,900



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

Future Fitness Inc

Owner Type: Primary

Desig Status:

Last Name / Company:

Future Fitness Inc

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:

Po Box No:

90

City/Town:

Orchard Park

State:

NY

Zip Code:

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

Krastev, Steven
510 Main St

142401 East Aurora

Roll Year: 2012 Curr Yr

Land Size: 0.39 acres

Active

Diner/lunch

R/S: 1

School: East Aurora Un

Land AV: 32,100

Total AV: 76,600



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

Owner Tax Bill Mailing Address 3rd Party Address Bank

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

Steven Krastev

Owner Type: Primary

Desig Status:

Last Name / Company:

Krastev

First Name:

Steven

MI: Jr., Sr., etc:

Attention To / In Care Of:

Additional Address:

Street No: Prefix Dir: Street / Rural Route:

510

Main

St Suffix:

St

Post Dir:

UnitName: Unit No:

Po Box No:

City/Town:

East Aurora

State:

NY

Zip Code:

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: 2012 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(s)
 - 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)			
Bobby Iwankow	Owner Type: Primary		Desig Status:
Last Name / Company: <input type="text" value="Iwankow"/> First Name: <input type="text" value="Bobby"/> MI: <input type="text"/> Jr., Sr., etc: <input type="text"/>			
Attention To / In Care Of: <input type="text"/>		Additional Address: <input type="text"/>	
Street No: <input type="text" value="511"/>	Prefix Dir: <input type="text"/>	Street / Rural Route: <input type="text" value="Fillmore"/>	St Suffix: <input type="text" value="Ave"/> Post Dir: <input type="text"/> UnitName: <input type="text"/> Unit No: <input type="text"/>
Po Box No: <input type="text"/>	City/Town: <input type="text" value="East Aurora"/>	State: <input type="text" value="NY"/>	Zip Code: <input type="text" value="14052-1721"/>
Country: enter if not "USA" <input type="text"/>	Bar Cd: <input type="text"/>	Ownership: e.g. Life Use <input type="text"/>	Owner Type: <input type="text" value="P = Primary"/>

Prints the screen





A-6

572 Main Street – Doeing Property



164.20-7-21 142401 East Aurora Active R/S:1 School: East Aurora Un
 Doeing, Dennis Roll Year: 2012 Curr Yr Att row bldg Land AV: 7,700
 572 Main St Land Size: 50.00 x 144.00 Total AV: 90,600



- Parcel 164.20-7-21
 - History
 - Assessment
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Com
 - Land(s)
 - Bldg 1 Sec 1
 - Com Use
 - Valuation
 - Sale02/01/88
 - Site (1) Com
 - Land(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)

Dennis Doeing Owner Type: Primary Desig Status:

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

Doeing Dennis

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:

104 Java Center NY 14082-

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

P = Primary

Prints the screen





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



164.20-7-24 142401 East Aurora Active R/S:1 School: East Aurora Un
 Deltora, LLC Roll Year: 2012 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(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Com
 - Land(s)
 - Bldg 1 Sec 1
 - Com Use
 - Valuation
 - Sale12/20/06
 - Sale07/15/04
 - Sale03/01/88
 - Site (1) Com
 - Land(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)

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

Prints the screen





A-8

584 Main Street – Deltora, LLC



164.20-7-23 142401 East Aurora Active R/S: 1 School: East Aurora Un
 Deltora, LLC Roll Year: 2012 Curr Yr Parking lot Land AV: 12,600
 584 Main St Land Size: 40.10 x 120.00 Total AV: 14,400

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

Deltora, LLC Owner Type: Primary Design 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

Prints the screen





A-9
566 Main Street – Agway Site –
Intrepid Automotive Partners



164.20-7-20

Intrepid Automotive Partners
566 Main St

142401 East Aurora

Roll Year: 2012 Curr Yr
Land Size: 0.62 acres

Active

Com vac w/imp

R/S: 1

School: East Aurora Un

Land AV: 57,500

Total AV: 57,500

- Parcel 164.20-7-20
 - History
 - Assessment
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Com
 - Land(s)
 - Imprvmt(s)
 - Valuation
 - Sale05/13/11
 - Site (1) Com
 - Land(s)
 - Imprvmt(s)
 - Valuation
 - Sale12/20/06
 - Site (1) Com
 - Imprvmt(s)
 - Valuation
 - Sale02/02/05
 - Site (1) Com
 - Imprvmt(s)
 - Valuation
 - 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)

Intrepid Automotive Partners

Owner Type: Primary

Desig Status:

Last Name / Company:

Intrepid Automotive Partners

First Name:

MI:

Jr., Sr., etc:

Attention To / In Care Of:

Additional Address:

Street No:

574

Prefix Dir:

Main

Street / Rural Route:

St Suffix:

St

Post Dir:

Ste

UnitName:

302

Unit No:

Po Box No:

City/Town:

East Aurora

State:

NY

Zip Code:

14052-

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

Prints the screen





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: 2012 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(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Com
 - Land(s)
 - Imprvmt(s)
 - Bldg 1 Sec 1
 - 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:

Aurora Town Public Library

First Name:

MI: Jr., Sr., etc:

Attention To / In Care Of:

Additional Address:

Street No:

550

Prefix Dir:

Main

Street / Rural Route:

St Suffix:

St

Post Dir:

UnitName:

Unit No:

Po Box No:

City/Town:

East Aurora

State:

NY

Zip Code:

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

First Presbyterian Church
Main St

142401 East Aurora

Roll Year: 2012 Curr Yr

Land Size: 1.80 acres

Active

Religious

R/S: 8

School: East Aurora Un

Land AV: 97,700

Total AV: 1,196,000



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

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:

9

Paine

St

Po Box No:

City/Town:

State:

Zip Code:

East Aurora

NY

14052-2355

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

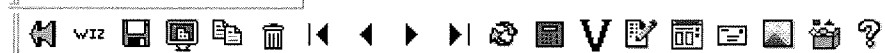
Prints the screen





A-12

27 Whaley Avenue – Dubois Property



164.20-7-28

Dubois, David
27 Whaley Ave

142401 East Aurora

Roll Year: 2012 Curr Yr
Land Size: 60.00 x 258.26

Active

R/S: 1

2 Family Res

School: East Aurora Un

Land AV: 6,000

Total AV: 68,800

Parcel 164.20-7-28

- History
- Assessment
 - Exempt(s)
 - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
- Sale09/29/06
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
- Sale08/16/06
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
- Sale11/23/05
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
- Sale06/08/04
 - 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)

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: 2012 Curr Yr

Land Size: 100.00 x 158.26

Active

R/S: 1

1 Family Res

School: East Aurora Un

Land AV: 8,900

Total AV: 66,600

- Parcel 164.20-7-29
 - History
 - Assessment
 - Exempt(s)
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation

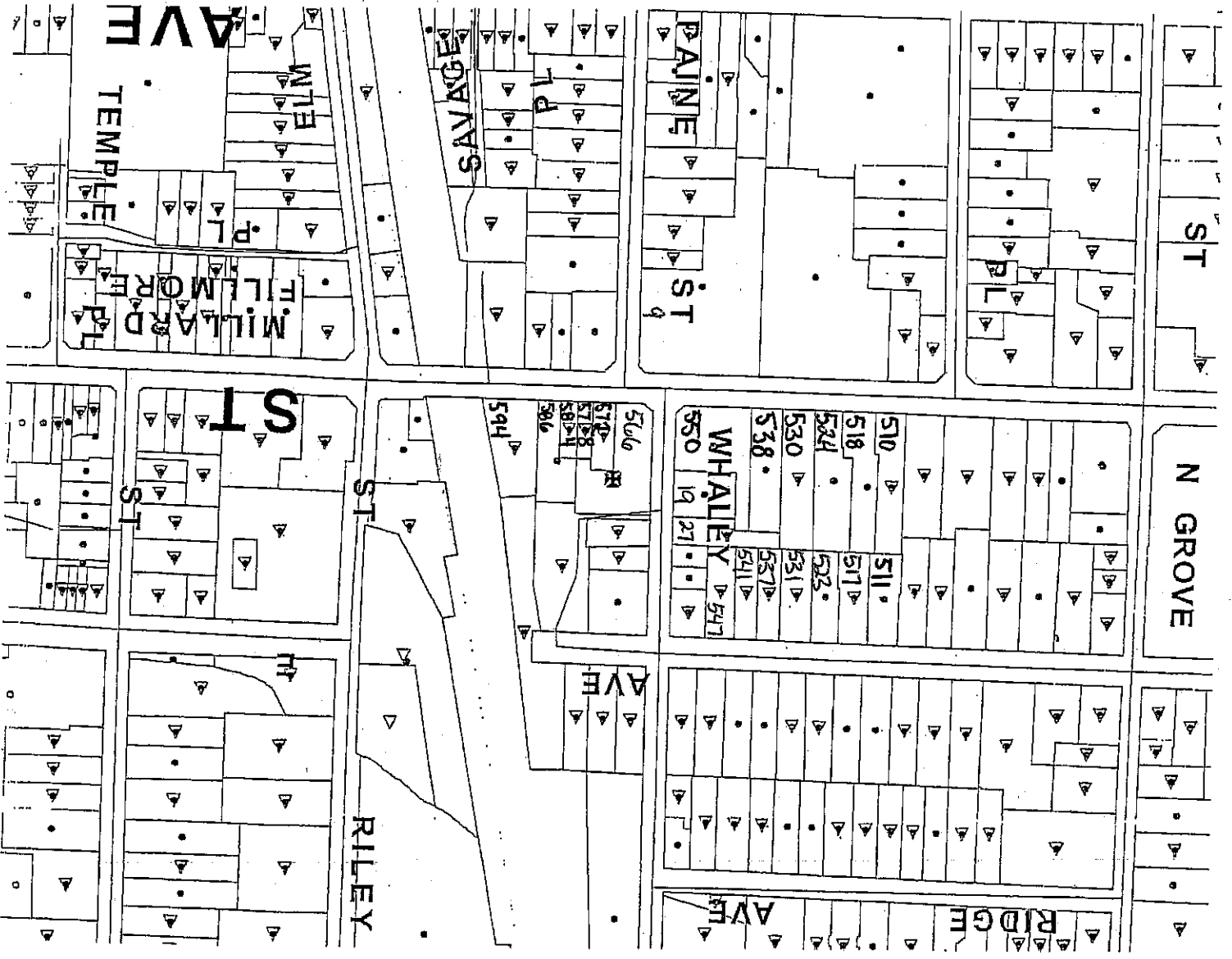
Owner	Tax Bill Mailing Address	3rd Party Address	Bank
Total 2 Owners: To open, click the appropriate row (Right Click to Add)			
Michael D Pitt	Owner Type: Primary	Desig Status:	
Maria T Pitt	Owner Type: Additional	Desig Status:	
<div> <div>Last Name / Company:</div> <div>First Name:</div> <div>MI:</div> <div>Jr., Sr., etc:</div> </div> <div> <div>Pitt</div> <div>Michael</div> <div>D</div> <div></div> </div>			
<div> <div>Attention To / In Care Of:</div> <div>Additional Address:</div> </div> <div> <div></div> <div></div> </div>			
<div> <div>Street No:</div> <div>Prefix Dir:</div> <div>Street / Rural Route:</div> <div>St Suffix:</div> <div>Post Dir:</div> <div>UnitName:</div> <div>Unit No:</div> </div> <div> <div>19</div> <div></div> <div>Whaley</div> <div>Ave</div> <div></div> <div></div> <div></div> </div>			
<div> <div>Po Box No:</div> <div>City/Town:</div> <div>State:</div> <div>Zip Code:</div> </div> <div> <div></div> <div>East Aurora</div> <div>NY</div> <div>14052-1728</div> </div>			
<div> <div>Country: enter if not "USA"</div> <div>Bar Cd:</div> <div>Ownership: e.g. Life Use</div> <div>Owner Type:</div> </div> <div> <div></div> <div></div> <div></div> <div>P = Primary</div> </div>			

Prints the screen





A-14 Map Summary



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-1

Routine Inspection/Post-Commissioning Review Log

**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: 12/12/11

Address: First Presbyterian Church
9 Paine Avenue, East Aurora, NY

Tracking Number: R1-007

Electric Meter Number: Last visit: NA

Current visit: NA

Equipment Documentation

As Found		Manometer Reading (in. H ₂ O)	
Fan Model	Suction Point	Prior	Current

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

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>✓</u>			
<u>NA</u>			
<u>No Shroud</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>NOT TESTED</u>			
<u>✓</u>	<u>✓</u>		
<u>✓</u>			
<u>✓</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>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			
<u>✓</u>	<u>✓</u>		
<u>✓</u>			
<u>✓</u>			
<u>✓</u>			

Deviations/Comments

Performed by: Rachael Moxley
Larry Poedl

Date: 12/12/11

**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 Paine Ave, East Aurora, NY Tracking Number: R1-007

Date of Inspection: 12/12/11

Date of Last Inspection: 11/16/10

Have the following items changed since the last visit?

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

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

Deviations/Comments

Performed by: Rachael Motley
Larry Reed Date: 12/12/11

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)

Address: First Presbyterian Church
9 Paine Avenue, East Aurora, NY Tracking Number: RI-007

Date of Inspection: 12/12/11

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input 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)TM?
 Were drain(s)/Dranjer(s)TM smoke-tested?

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

Deviations/Comments

Performed by: Rachael Maxley Date: 12/12/11
Larry Roedel

* 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

TEST DATA AND BACKDRAFT

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

Address: First Presbyterian Church
9 Paine Ave. East Aurora, NY

Tracking Number: R1-007

Inspection Date: 12/12/11

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)	1.25"	0.75"	1.75"					
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?	✓			
Winter conditions simulated?		✓		
Each test point tested?	NA			
Each test point sealed after testing?	NA			
Vacuum <-0.004 observed at each test point?	NA			
Smoke entered each test point?		✓		
All valves set prior to re-commissioning comm. test?	NA			

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**

✓

NA

|

|

|

|

|

|

|

|

↓

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**

NA

|

|

|

|

↓

Deviations/Comments

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

Performed by:

Rachael Moxley
Larry Roedel

Date:

12/12/11

C-2
SSDS Routine Inspection Forms 2011

First Presbyterian Church
9 Paine Street

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

[illegible]

D

2011 News Articles – Mr. C's Dry Cleaners Site

Aurora eyes decision on converting former school for 'new' Town Hall

By **Karen Robinson**

Published: February 3, 2011, 12:00 AM

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Updated: February 3, 2011, 6:52 AM

The Town of Aurora government has two homes but continues to operate in its old one on the Roycroft Campus — three years after buying a former school on Gleed Avenue for \$1.8 million.

Now, time is starting to close in on town leaders who must decide whether to sink close to \$2 million into the former Southside School it bought in 2008 at 300 Gleed for a “new” Town Hall.

“This is like the Peace Bridge. Nothing is good enough,” said Councilman Jeffrey Harris, the only Town Board member still in office who was involved in the purchase of the former school. “So let’s move into it, instead of paying double for two buildings. Then in five years, the town can build a new building if it wants to.”

A recent analysis of the Gleed Avenue building shows that immediate capital needs and renovations total about \$900,000 to get the building ready to move into, while another \$1 million or so would be targeted for capital improvements eventually needed within the next three to 10 years.

Town officials just got their first glimpse at highlights of a recently completed detailed study of the building that looked at its roof, heating and air-conditioning systems, electrical system, brick work, parking lot and sidewalks.

Since the town bought the Gleed Avenue facility — at the time touting its nearly 14 acres on a campus-like setting that complements town recreation programs — it has not moved any offices into the building that at one time was home to Fisher-Price offices.

The town sold the current Town Hall (the former Roycroft chapel) at Main and South Grove streets to the Margaret Wendt Foundation and rents it from the foundation for \$1 a year. That lease expires in April 2013.

The town is still responsible for utility, insurance and maintenance costs at the building, which officials say can be expensive to maintain because it has a slate roof and landmark status.

Harris said it's long overdue for the town to vacate the old Town Hall. "We need to get people out of that old Town Hall, which is moldy and cramped for space. Our employees deserve better," he said.

Supervisor Jolene Jeffe, who was not in office at the time the town bought the Gleed Avenue building, said the town must consider three options: renovate the building and move into it, sell the building and find land to build a new Town Hall or renovate another building for a new Town Hall.

"I have been looking and have not been able to find an alternative," Jeffe said.

Town officials are preparing to conduct a public presentation on the options and on the new Gleed Avenue study that may be ready for the Town Board's Feb. 14 meeting.

The issue has lingered, in large part, because village and town officials were eyeing a shared municipal building plan recommended in a study that town leaders have since decided Aurora could not afford.

"The town decided it couldn't support a \$9 million build for a joint facility on Main Street, so the town then evaluated Gleed," Jeffe said. "Before we make a decision [now], we had to understand the whole picture — the capital analysis."

Harris said the town should commit to putting the "bare minimum" into the Gleed Avenue building and then move into it. "Put \$900,000 into it. We're still at a good place next to buying a new one," he said.

Harris wants to see the town finally move into the building. Now, the town rents space in the building to tenants and holds its Town Board meetings there.

However, Harris said he is not opposed to eventually selling the building but would want to at least keep the land it is on.

Meanwhile, town officials are eyeing whether the debt on the Gleed Avenue building should be refinanced and spread over the next 10 years instead of the five years that were originally bonded. The town still faces three more years on the bond and is finding that its debt payments are draining the town's finances.

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AURORA

Controversial proposal to move town offices set for June 14 vote

Polling site added in East Aurora

By Karen Robinson

Published: May 24, 2011, 12:00 AM

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Updated: May 25, 2011, 6:57 AM

Aurora town officials put the finishing touches Monday on a controversial \$877,000 bond referendum that would allow the town to move its offices from Main Street to the town's Gleed Avenue building.

The Town Board unanimously approved the formal proposition for the June 14 referendum after amending it to add a polling site to the previous three locations that were announced earlier this month.

After a few residents raised concerns that the polling sites were predominantly in outlying areas of the town — instead of offering village residents more than one site — the town added Nativity Lutheran Church at 970 E. Main St. as a fourth location for the vote.

Other poll sites include the Gow School, the West Falls Fire Hall and Aurora Senior Center at 101 King St. in the village. Polls will be open from 6 a. m. to 9 p. m.

Last week, the town also mailed postcards to residents, advertising a public open house to showcase the Gleed Avenue facility well before the referendum. The town is holding two open houses — one from 6 to 8 p. m. June 2 and another from 9 to 11 a. m. June 4.

The town's latest moves follow the village's recent announcement to hold a community forum at 7 p. m. Thursday in the East Aurora Fire Hall to highlight the value of a vibrant Main Street and to discuss the town referendum, which many village officials oppose.

The Village Board earlier this month pooh-poohed the town's planned referendum and its recommended move off Main Street, which in turn, sparked town criticism of the village's opposition.

Supervisor Jolene M. Jeffe and other town officials have said the town must take a lot into account when considering the financial impact on taxpayers in crafting a new plan for town offices. The town must move off the Roycroft campus since the Margaret Wendt Foundation purchased the current Town Hall a few years ago.

"This board looks at the big picture," Councilwoman Susan Friess said. "By moving to this building, we believe we are offering an affordable [option]."

Friess and others have pointed often to the proposed new \$5 million East Aurora Fire Hall in the works, as well as continued pleas for a library expansion, and rising school taxes as reasons to carefully weigh how much is spent on a town hall move to minimize the potential tax impact.

Village resident Michael Croft complained that the town website failed to note the Aurora Town Library's latest downsized proposals that fall below the cost of the initial joint facility proposal of nearly \$9 million. He urged the town to spell out all the latest options on its website when discussing the Gleed proposal.

If the June 14 referendum passes, it would automatically lead to an addendum to a 10- year capital improvement plan at Gleed that would eventually result in two more additional bonds totaling about \$980,000 for long-term capital improvements with bond payments on those beginning in 2014 and 2017.

The town is counting on substantial lease revenues—totaling about \$540,000 last year — to help offset the costs of moving to Gleed and making necessary improvements to the building.

[For complete coverage, go to buffalonews.com/auroras.krobinson@buffnews.com](http://www.buffalonews.com/auroras.krobinson@buffnews.com)

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Main Street public forum sparks spirited debate in East Aurora

By **Karen Robinson**

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Updated: May 27, 2011, 8:10 AM

An East Aurora public forum Thursday on the benefits of Main Street as a vibrant hub of activity sparked a lively debate among residents.

Nevertheless, they left wondering what kind of investment would best accommodate the town library's need for expansion and the town's desire to move its offices off Main Street.

At least 70 residents packed the upstairs of the East Aurora Fire Hall to attend what was really the Village Board's "show" in bringing Pittsford Village Mayor Robert Corby and Bruce Fisher, former deputy county executive and an adjunct Buffalo State College professor, to town to showcase the benefits of a strong Main Street — one that includes government offices, shops and restaurants.

"You're one of the villages in the state that I admire and you have a Main Street to be proud of," Corby said. "Decisions like this, we live with them a long time."

In a detailed presentation, Corby emphasized that villages are designed to be walkable concentrations of buildings, activities and people. He noted how Pittsford, a village of fewer than 2,000 residents in suburban Rochester, clustered its core of activity and has shops and restaurants built up along the Erie Canal.

"Successful villages are not happy accidents," he said.

"We shouldn't lose sight of the need to make long-term investments," Corby said, also noting a new library that has been a major hit in his village. "Every street should look like a garden. That's how we should think of our main streets. A village is like a garden. It needs to be maintained."

Tempers remained relatively in check, though divisions clearly remained on the town's controversial proposal for an \$877,000 bond referendum for the town to move to its Gleed Avenue building from the Roycroft campus. The referendum goes before voters June 14.

The real debate came toward the end of the forum, when Fisher said he had never heard of a municipality owning a commercial facility with private tenants — the position the Town of Aurora finds itself in.

"I strongly urge you to think of the length of the bond," Fisher said. "You may have a change in use before that bond is paid off. You have to think long and hard on that."

"You have to be very prudent of what you're going to buy for administrative structure," Fisher said, noting the continuing forecasted decline of population in upstate New York.

Community activist and lawyer Arthur Giacalone, who lost a suit in state Supreme Court over the town's initial purchase of the Gleed building, said the town is "talking about an old apple versus a basket of fruit."

Buying Gleed for nearly \$2 million — coupled with an \$877,000 bond, plus an additional \$1 million in future bonds on a nearly 60-year-old building — is really asking the community to spend about \$4 million on an aging building, Giacalone said.

"It's a money pit. We don't belong there. Sell it," he said.

Mayor Allan Kasprzak sought to dispel a growing sentiment of discord between the town and village, though most village officials are opposed to the town's proposal to move to Gleed.

Kasprzak said town government should remain somewhere on Main Street.

Aurora Councilwoman Susan Friess insisted the move to Gleed made the most economic sense for taxpayers and would cost them next to nothing — given the tenant lease money the town was taking in.

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Comments

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Public to hear case for fire hall plan

By **Karen Robinson**

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Updated: July 27, 2011, 6:42 AM

With the exact location of a newly proposed East Aurora fire hall in limbo, the Fire Department soon plans to plead its case to the public.

“We’re going to reach out to the people,” Fire Chief Roger LeBlanc said Tuesday as frustration mounts over the eight-year search by the village and department to find a suitable site to build a larger firehouse.

“There’s a long list of issues with this 1954 fire hall,” a frustrated LeBlanc said. “I think we’re about the only fire hall in Erie County without air conditioning. The place is a dump.”

LeBlanc’s comments come a week after nearly 30 volunteer firefighters pledged their support before the Village Board for the preferred site on Whaley Avenue that the village has been negotiating to buy. Their support was to counter neighborhood opposition from Fillmore Avenue that has mounted in recent weeks, followed by a 43-signature petition submitted to the Village Board.

Since that meeting, LeBlanc said he has received several letters in support of the proposed project.

The Whaley location is a brownfield site that includes a run-down former bowling alley and Agway business, just off Main Street. The project, estimated to cost between \$4 million and \$5 million, encountered its first public opposition last week when a handful of Fillmore Avenue residents complained that their property values may decline and worried about the sound of sirens.

With uncertainty now that two Whaley Avenue homeowners might not sell their homes to the village to make the fire hall design work, fire officials have said they could be content to stay at their current Oakwood Avenue location as long as they could expand there or build new. LeBlanc has said he would not force people from their homes on Whaley against their will.

“I’m not even sold on the Whaley site. I’m so disgusted,” LeBlanc said. ““We’d really need the two homes to make it work right. I’m tired of playing a game over there, but where do you go?”

Mayor Allan Kasprzak didn’t rule out the Whaley location, nor would he rule out the possibility of the Fire Department staying on Oakwood to either expand or build new. The Whaley site is zoned commercial.

“We’re still looking at the project. No matter where it ends up, it needs to be done,” Kasprzak said.

Village Trustee Randy West said the Whaley site offers some advantages.

“Forty-three people signing a petition is not an overwhelming political mandate,” West said. “The Whaley site is still on the table as far as I’m concerned. I think it is a good location, but I’m not opposed to looking at other sites.”

West said his major concern is the new fire hall not be built larger than it needs to be.

“We cannot just open up our bonding wallet and write a check for \$5 million, if that is not needed,” he said. “We are going to decide this on the merits.”

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TOWN OF AURORA

Library offers another expansion plan

By **Karen Robinson**

Published: May 4, 2011, 12:00 AM

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Updated: May 4, 2011, 7:15 AM

As its growing pains worsen, the Aurora Town Library keeps fighting for more space.

The library has drawn up another proposal — this one for roughly \$2.8 million — which would expand the library without making it into a joint facility for town and village offices.

The latest idea — again crafted by Library Board member Al Fontanese, a retired architect — calls for remodeling the existing library and adding 7,000 square feet of space to nearly double its size. A new children's room would be included, as well as a larger community room with a private entry. One home would have to be acquired north of the library, and parking for 25 vehicles would be available.

"The Library Board won't take 'no' for an answer. This is something that should have been done 10 years ago," Fontanese said. "It's not a wish list. It's a Band-Aid on a Band-Aid."

"This plan keeps the existing Main Street front, which we think is key to a walkable village," Fontanese said in presenting the plan at a recent Library Board meeting. "It's a simple plan, but it takes advantage of all the things we need to do."

The big hitch is it requires approval from the town, which owns the library building, as well as the blessing of the Buffalo & Erie County Public Library.

Fontanese said he believes the expansion, which doesn't go far enough, would be better than nothing and could be done for under \$3 million. It also could be eligible for library grants and fundraising, if the town approved some form of a project.

“This plan answers our needs for today and yesterday,” Library Board President Deborah Carr-Hoagland said. “We’re trying to do the most for the least.”

But again, it’s not shaping up to be an easy sell to town officials.

The town in March rejected the library’s call for a \$6.2 million joint facility-type of plan at the existing library as too expensive, but town leaders said they would entertain thought of a scaled-back library expansion ranging between \$2 million and \$2.5 million.

But Town Supervisor Jolene Jeffe was guarded in her reaction to Fontanese’s latest plan and said she first wants to see the outcome of the town’s June 14 referendum for \$877,000 in renovations to its Gleed Avenue building for town offices to relocate there from the Roycroft campus by April 2013.

“I’m a little cautious,” Jeffe said. “I was hopeful there would be a little more of a way to figure out what you’d need for the future.”

Library Board members emphasized they cannot raise money for a plan or seek grant money without official project approval. They also said they’re not looking for anything extravagant, but just to meet their growing pains.

“We have to continue to invest in our libraries. This is where people come to continue their education,” Carr-Hoagland said. “This is the community center of East Aurora, and we just have to do something for it.”

Village Trustee Libby Weberg asked why the library project is tied to the timing of the Gleed referendum.

“We need to know what a new Town Hall is going to cost us,” Jeffe responded. “If the Gleed [referendum] fails, we’d have to determine Plan B. I just can’t make that determination. I need to spend as little taxpayer money as possible in this economy on a town hall. There are not a lot of options.”

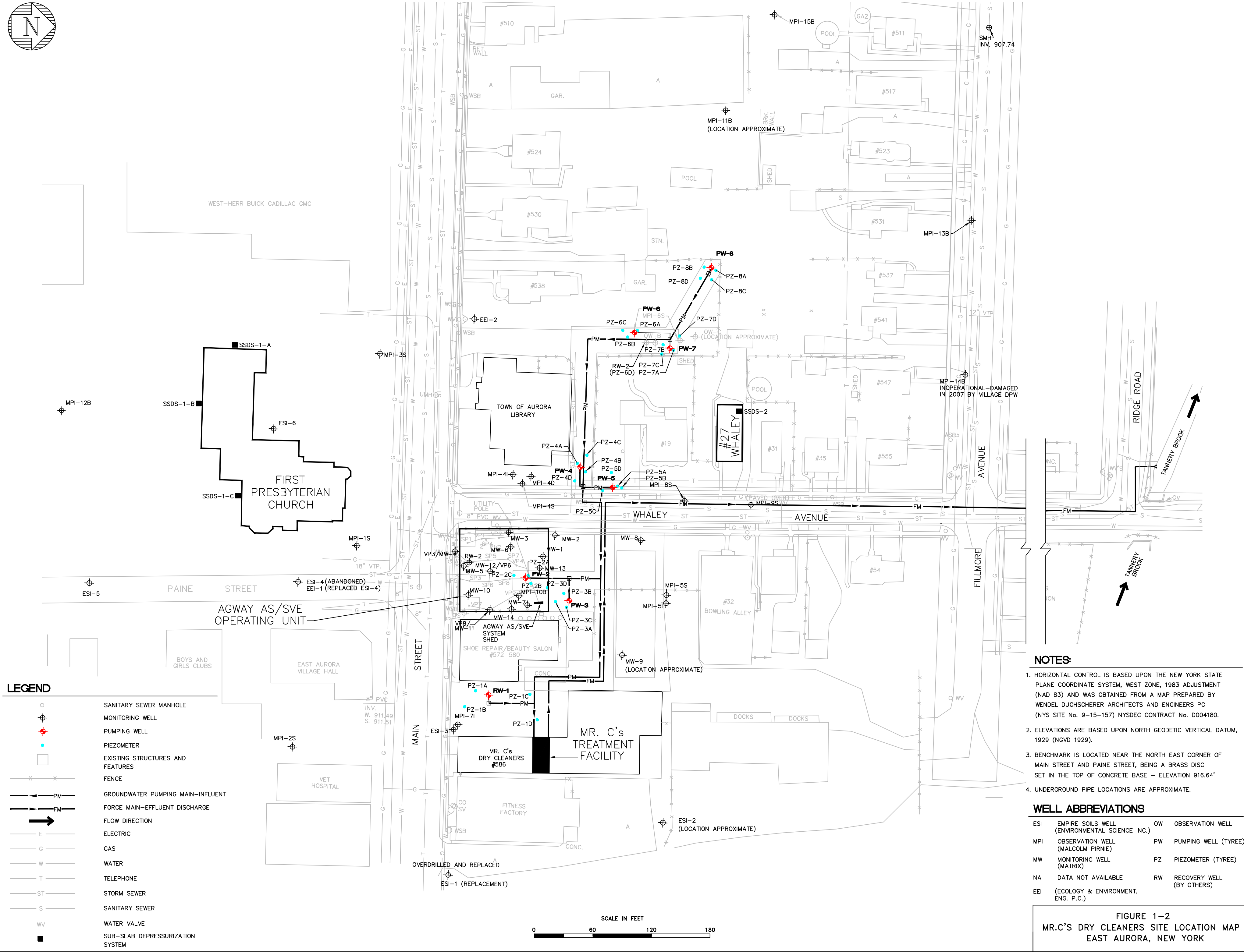
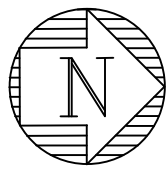
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