



New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

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348 Langer Road Site, West Seneca, NY
Site No. C915256

October 2011

Draft Remedial Investigation / Interim Remedial Measures Work Plan Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate and implement interim remedial measures at the 348 Langer Road Site ("site"), located at 348 Langer Road in West Seneca, Erie County, New York (see map insert). The draft "Remedial Investigation (RI) / Interim Remedial Measures (IRM) Work Plan" was submitted to NYSDEC by Delta Sonic Car Wash Systems, Inc. ("applicant") under New York's Brownfield Cleanup Program (BCP).



Site Location Map

How to Comment

NYSDEC is accepting written public comments about the draft RI/IRM Work Plan for 30 days, from October 3, 2011 through November 1, 2011. The draft RI/IRM Work Plan is available for public review at the locations identified below under "Where to Find Information".

Written comments should be submitted to:

Mr. Anthony Lopes, P.E.
New York State Department of Environmental Conservation
270 Michigan Avenue
Buffalo, New York 14203-2999

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

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

For more information about the BCP, visit:
www.dec.state.ny.us/website/der/bcp

Highlights of the Proposed Remedial Investigation

The remedial investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and/or the environment; and
- 4) provide information to support the development of a Remedial Work Plan, if required upon completion of IRM activities, to address the contamination.

The investigation will be performed by the applicant with oversight by NYSDEC. This Remedial Investigation (RI) will include the following activities:

- Completion of soil borings, and installation of groundwater monitoring wells on-site;
- Analysis of subsurface soil, and groundwater samples to assess soil, and groundwater quality and collect site-specific hydrogeological data.

Highlights of the Proposed Interim Remedial Measures

In concurrence with RI activities, an IRM is planned to immediately address environmental concerns at the site. The planned approach to the IRM and related activities include the following:

- Demolition and disposal of an existing convenience store building, Dispenser Islands, and Canopy
- Removal of Underground Storage Tanks (USTs) from two UST areas
- Excavation and off-Site disposal of contaminated subsurface soil/fill in UST areas.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the RI/IRM Work Plan. The approved investigation work plan will be made available to the public (see "Where to Find Information" below). After the investigation work plan is approved, the applicant may proceed with the remedial investigation and implementation of interim remedial measures at the site.

It is estimated that the remedial investigation will take about eight weeks of field time and is anticipated to commence in January 2012. The IRM activities will commence in April 2012 and be completed in summer 2012.

When the investigation is completed, the applicant will then develop an Alternative Analysis Report (AAR) that summarizes the results of the site investigation and interim remedial measures and evaluate if any additional cleanup will be required.

NYSDEC will keep the public informed during the investigation and remediation of the Site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes the site be used for commercial purposes.

The site is an approximate 2.6-acre parcel located at the corner of Langner and Ridge Road, and is currently used as a car wash and gas station. The Site has been a gas station since the 1950's. Operations as a gas station have impacted on-Site soil/fill and groundwater with volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) which will require remediation

In January 2010, Benchmark Environmental Engineering & Science, PLLC (Benchmark) conducted a Limited Phase II Investigation Report of the subject property which involved sub surface soil boring and groundwater investigations. Contaminants of concern detected during the Limited investigation included Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs).

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following locations to help the public stay informed. These documents include the draft RI/IRM Work Plan and the application to participate in the Brownfield Cleanup Program.

West Seneca Public Library
 Ms. Catherine Foertch
 1300 Union Road
 Buffalo, New York 14224
 Attn: Director
 Phone: (716) 647-2928
 Hours: M - Th 10-8
 Fri - Sat. 9-4
 Sun. (closed)

NYSDEC Region 9 Office
 270 Michigan Avenue
 Buffalo, New York 14203-2999
 Attn: Mr. Anthony Lopes P.E.
 Phone: (716) 851-7220
 Hours: M-F 8:30am-4:45pm
 (Call for appointment)

Who to Contact

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

Environmental Related Questions

Mr. Anthony Lopes, P.E.
 New York State Department of Environmental
 Conservation
 270 Michigan Avenue
 Buffalo, New York 14203-2999
 (716) 851-7220
alopes@gw.dec.state.ny.us
 (call for an appointment)

Health Related Questions

Mr. Matthew Forcucci
 New York State Department of Health
 584 Delaware Avenue
 Buffalo, New York 14202
 (716) 847-4501
bee@health.state.ny.us

Project Development Questions

Mr. Michael Green
 Delta Sonic Car Wash Systems, Inc.
 570 Delaware Avenue
 Buffalo, NY 14202
 (716) 886-3736
mikegreen@deltasoniccarwash.com

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

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html. It's *quick*, it's *free*, and it will help keep you *better informed*.

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

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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