



FACT SHEET

Brownfield Cleanup Program

*Receive site fact sheets by *email*. See **For More Information** to learn how.

Site Name: 348 Langner Road Site

DEC Site #: C915256

Site Address: 348 Langner Road; West Seneca, NY 14224

Website: <http://www.dec.ny.gov/chemical/77592.html>

October 2013

Have questions? See
Who to Contact
Below

348 Langner Road Update: Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a no further action remedy for the 348 Langner Road Site ("site") located at 348 Langner Road, West Seneca, Erie County. Please see the map for the **Site Location**. Documents related to the cleanup of this site can be found at the locations identified below under **Where to Find Information**.

New York State Department of Environmental Conservation (DEC) is reviewing a report that recommends no further action at the site. The report, called a "Remedial Investigation Report," was submitted to DEC by Delta-Sonic CarWash Systems, Inc. ("applicant"). The report describes the results of the site investigation.

How to Comment

DEC is accepting written comments about the investigation report for 45 days, from **October 29, 2013 through December 13, 2013**. The investigation report is available for public review at the locations identified below under **Where to Find Information**. Please submit comments to the DEC project manager listed under Project Related Questions in the **Who to Contact** area below.

No Further Action Remedy

An Interim Remedial Measures (IRM) was implemented during the investigation to address known areas of concern. The IRM included:

- Demolition and off-site disposal of one on-site building, site fuel dispensers, and associated canopy.
- Excavation and off-site disposal of eight (8) underground storage tanks (USTs).
- Removal and off-site disposal of non-impacted asphalt and concrete.
- Excavation and off-site disposal of approximately 4,430 cubic yards of non-hazardous petroleum impacted soil.
- Disposal of approximately 80,000 gallons of groundwater extracted from on-site

Institutional and Engineering Controls

No institutional or engineering controls are required. All contamination that may have presented an exposure concern was removed from the site.

Next Steps

DEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report and its no further action recommendation. The approved report will be made available to the public (see **Where to Find Information** below).

If the approved investigation report concludes that no further action is needed to address the site, DEC will issue a "Certificate of Completion" to the applicant(s). Upon receiving a Certificate of Completion, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

The applicant is currently redeveloping the site. A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms and conditions of its Brownfield Cleanup Agreement with DEC.

Background

Location: The Langner Road site is located at the corner of Langner Road and Ridge Road in the Town of West Seneca, NY. NYS Interstate 90 (I-90) is located approximately 0.25 mile to the west.

Site Features: The main site is in the process of redevelopment and features; a gasoline station, convenience/detail/oil change building, four product dispenser islands, pump canopies, a car wash building, and a small lawn area along Langner Road. The remainder of the site is covered by asphalt/concrete.

Current Zoning/Use: The site is zoned commercial and is being redeveloped by Delta-Sonic Car Wash Systems, Inc. The surrounding parcels are currently used for a combination of commercial and residential. The nearest residential area is 0.5 miles to the south.

Historic Uses: Since the 1950's to present, the site has been used as a gas station. Prior uses that appear to have led to site contamination include the use of multiple petroleum underground storage tanks.

Geology & Hydrogeology: Site overburden consists of roughly four feet of sand/gravel with varying amounts of brick and cinders, underlain by silty clay and a till unit. Bedrock in the vicinity of the site consists predominantly of shale and limestone.

The water table is located between 7-9 feet below ground surface (bgs). Regional groundwater flows west to southwest. The on-site groundwater flows inward towards the center of the site and is heavily influenced by historic and adjacent large scale commercial developments.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/77592.html> and at <http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C915256>.

Brownfield Cleanup Program

New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>.

Site Location



Where to Find Information

Public interest in this project is valued and appreciated. Project documents are available at the following location to help the public stay informed. For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>.

NYS DEC Region 9 Office
270 Michigan Avenue
Buffalo, New York 14203
716-851-7220
(Call for appointment)

West Seneca Public Library
Attn: Mrs. Catherine French
1300 Union Road
West Seneca, NY 14224
716-856-0635

Who to Contact

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

Project Related Questions:

Anthony Lopes, PE
NYS DEC, Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
alopes@gw.dec.state.ny.us

Site-Related Health Questions:

Matthew Forcucci
NYS DOH
584 Delaware Ave
Buffalo, NY 14202
716-847-4501
bee@health.state.ny.us

For More Information

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



***Receive Site Fact Sheets by Email**

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

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