

FACT SHEET**Brownfield Cleanup
Program**

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Site Name: Northtown Inc.
DEC Site #: C915292
Address: 3097 Sheridan Drive; Amherst, NY 14226
Website: <http://www.dec.ny.gov/chemical/102338.html>

Have questions?
See
"Whom to Contact"
Below

Interim Remedial Measure Approved

New York State Department of Environmental Conservation (DEC), in consultation with New York State Department of Health (DOH), has approved an Interim Remedial Measure (IRM) work plan for the Northtown Inc. site ("site") located at 3097 Sheridan Drive, Amherst, Erie County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes the proposed cleanup activities that include:

- Removal of soils contaminated with Tetrachloroethene (PCE) above Commercial Soil Cleanup Objectives (SCOs).
- Removal of two inactive underground storage tanks (USTs) and associated petroleum contaminated soils.
- Installation of sub-slab depressurization systems (SSDS) in two buildings to remove and prevent vapor migration from contaminated soils to indoor air.

Summary of the Investigation

Environmental investigations identified soil impacts at three (3) Areas of Interest (AOIs): next to two abandoned fuel oil UST locations (AOI-1 & AOI-2), and to the west of a dry cleaners, one of eight tenant spaces within the building and portion of parking lot comprising AOI-3. No petroleum compounds were detected above Commercial SCOs however petroleum staining and nuisance odors were encountered immediately adjacent to the two USTs. PCE, a chlorinated volatile organic compound (CVOC), was detected above Commercial SCOs in soil samples from a parking lot located along the west side of the dry cleaners and the adjoining vacant tenant space.

The PCE impacts are restricted to a depth between 6 and 18 feet below ground surface (ft. bgs). A soil vapor intrusion (SVI) assessment was conducted to test for CVOCs in indoor air and soil vapor beneath the building sub-slab at each of the tenant spaces in AOI-3 and the building to the

west.

At the dry cleaners and the adjoining tenant space, PCE was detected in the sub-slab soil vapor at elevated concentrations and in the indoor air at concentrations above New York State Department of Health (DOH) guideline values and require mitigation to reduce soil vapor intrusion and subsequent exposures. At this time, no mitigation or further monitoring is required in the remaining tenant spaces in AOI-3. CVOCs were not detected above guidelines in the indoor air samples in the building immediately west of AOI 2 & 3. However, mitigation is required to minimize potential vapor intrusion and exposure from occurring due to sub-slab soil vapor concentrations of PCE and Trichloroethene (TCE). No volatile organic compounds (VOCs) were detected above the DEC groundwater standards from the overburden monitoring wells screened within the permanent water table first encountered at depths of greater than 50 ft. bgs. PCE and TCE were detected above the DEC groundwater standards in pore water from two shallow wells installed to a depth of 20 ft. bgs in silty clay above the water table. Source removal of PCE impacted soils will remove the contaminated pore water which is confined to immediate vicinity of the impacted soils.

Next Steps

The approved IRM work plan is available to the public (see “Where to Find Information” below). After the activities detailed in the work plan have been completed, a Construction Completion Report will be prepared that documents the activities that were performed.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Site is located in the Northtown Plaza in a suburban area in the Town of Amherst. Sheridan Drive borders the site to the North, other Northtown Plaza buildings then Bailey Avenue to the East, Niagara Falls Boulevard to the west and Eggert Road to the South.

Site Features: The Site consists of three (3) Areas of Interest (AOIs) comprising approximately 1.5 acres of an approximately 18.6 acre parcel of land on which the Northtown Plaza is located. Currently the Plaza Site is occupied by six commercial buildings, most containing multiple tenant spaces.

Current Zoning and Land Use: The site is located in a Commercial Zoning District and is currently used as a commercial-retail plaza. The area is primarily used as a shopping district, with major retailers located within 1/2 mile. Residential properties are located on the side streets surrounding the site.

Past Use of the Site: The plaza was developed between the mid-1950s and mid-1980s, when it reached a configuration similar to what exists today. The current parcel was originally 23 separate parcels. Prior to development of the shopping center, the 23 parcels were agricultural land with no physical improvements. Construction of the first buildings commenced in 1952.

Site Geology and Hydrogeology: The topography in the vicinity of the site is generally flat. The site is located between the Niagara and Onondaga Escarpments which act as major surface and groundwater divides.

Site soils generally consist of a thin layer of fill material, sand, gravel, silt and clay mixed with some anthropogenic material. This overlays native soils comprised of fine grained silts and clays with varying amounts of sand and gravel. Bedrock, located more than 58 feet below ground surface (bgs), is of upper Silurian age and composed of sequences of shale, dolostone, salt and gypsum.

Groundwater is first encountered at depths of 53 to 57 feet bgs. However, once the water bearing zone is encountered, water levels rise to 6 to 8 feet bgs, indicating the overlying silts and clays have formed a confined aquifer. Water level measurements collected from three monitoring wells depict a slight southern groundwater flow direction.

Additional site details, including environmental and health assessment summaries, are available on DEC's website at <http://www.dec.ny.gov/chemical/102338.html> and <http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C915292>.

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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed.

Audubon Branch Library
Attn: Roseanne Butler-Smith
350 John J. Audubon Parkway
Amherst, NY 14228
716-689-4922

Who to Contact

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

Project Related Questions

Timothy Dieffenbach
Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203
716-851-7220
timothy.dieffenbach@dec.ny.gov

Site-Related Health Questions

Brad Wenskoski
New York State Department of Health
Corning Tower, Room 1787 Empire State Plaza
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

DEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

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

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

