

# **HIGHLAND PLAZA**

**ERIE COUNTY, NEW YORK**

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## **Periodic Review Report**

**April 29, 2019-April 29, 2020**

**NYSDEC Site Number: C 9 1 5 2 9 3**

**Prepared for:**

**Highland Plaza  
215 Highland Parkway Tonawanda,  
New York**

**Prepared by:**

**Highland Plaza  
215 Highland Plaza  
Tonawanda, New York**

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## **I. Introduction**

### **A Site Background and Remedial History**

Highland Plaza entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) in April, 2015 to investigate and remediate a 0.69-acre property located in the Town of Tonawanda, New York. The property was remediated to commercial use, and will be used for commercial use only (Figure 1).

The site is located in the County of Erie, New York and is identified as Lot #33, Township 12 Range 6 of the Holland land Company's Survey and being Sublots #35 to 46 inclusive on the Tonawanda, Erie County Tax Map (Figure 2). The site is situated on an approximately 0.69-acre area bounded by Highland Parkway to the north, an alley way followed by residential properties to the south, a parking lot and credit union to the east, and a gasoline station and Colvin Boulevard to the west (see Figures 1 and 2).

The site remedial technologies are comprised of the following:

- A cap and cover system; and
- A sub-slab depressurization system.

Site monitoring requirements include the annual inspection and certification of the cap and cover system and the sub-slab depressurization system; as well as annual sampling of onsite groundwater monitoring wells to evaluate potential changes in groundwater quality.

### **B Effectiveness of the Remedial Program**

The cap and cover system is effectively preventing ingestion/direct contact with contaminated soil and is also preventing inhalation of, or exposure from contaminants volatilizing from contaminated onsite soil. In addition, the cap and cover system is preventing migration of contaminants that could result in groundwater or surface water contamination.

Four sub-slab depressurization systems (SSDSs) are mitigating impacts to public health from existing, or the potential for, soil vapor intrusion into onsite buildings.

There are no groundwater remedial activities onsite.

### **C Compliance**

The cap and cover system was inspected on April 27, 2020 and was observed to have all elements of the system in place and was adequately maintained as described in the Site Management Plan (SMP).

The SSDSs were inspected on April 27, 2020 and were certified to be operating as designed and described in the SMP.

## **D. Recommendations**

At this time, no changes to the SMP are recommended. The requirements for discontinuing the SMP have not been met.

## **II. Site Overview**

### **A Site Description**

The site is situated on an approximately 0.69-acre area bounded by Highland Parkway to the north, an alley way followed by residential properties to the south, a parking lot and credit union to the east, and a gasoline station and Colvin Boulevard to the west (see Figures 1 and 2).

### **B Remedial Action Objectives**

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this site.

Soil RAOs for Public Health Protection are as follows:

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure from, contaminants volatilizing from contaminants in soil.

Soils RAOs for Environmental Protection are as follows:

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Groundwater RAOs for Public Health Protection are as follows:

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

Groundwater RAOs for Environmental Protection are as follows:

- Restore groundwater aquifer to pre-disposal/pre-release conditions, to the extent practicable.

- Remove the source of ground or surface water contamination.

Soil Vapor RAOs for Public Health Protection are as follows:

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at the Site.

### **III. DESCRIPTION OF SELECTED REMEDY**

The site was remediated in accordance with the remedy selected by the NYSDEC in the Decision Document dated December, 2017. The factors considered during the selection of the remedy are those listed in 6NYCRR 375-1.8. The following are the components of the selected remedy:

1. Maintenance of the existing cover system consisting of the asphalt parking lot covering approximately 50% of the site; the building slab on grade concrete floor and foundation covering approximately 47% of the site; and a clean soil cover behind the building covering approximately 3% of the site to prevent human exposure to remaining contaminated soil/fill remaining at the site (Figures 1, 2, 3, 4 and 5);
2. Four (SSDSs) located in Buildings #1 (235 to 237 Highland Parkway); and Building #2 (231 Highland Parkway (Figure 7);
3. Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the site.
4. Development and implementation of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting;
5. Periodic certification of the institutional and engineering controls listed above.

#### **IV. Remedy Performance, Effectiveness, and Protectiveness**

The inspection of the cap and cover system on April 27, 2020 showed that the existing cap and cover system consisting of the asphalt parking lot, the building slab on grade concrete floor and foundation, and the clean soil cover behind the building has been properly maintained to prevent human exposure to remaining contaminated soil/fill remaining at the site.

There were no breaches of the asphalt parking lot and concrete sidewalk directly in front of the buildings observed during the site visit on April 27, 2020.

There were no breaches of the soil cover along the east end of the building during the site visit on April 27, 2020.

There were two different site intrusive activities into the two foot wide clay cap behind the building during this annual reporting period:

1. The man door behind the easternmost building was blocked in, and the small concrete pad in front of the door was removed. The area was then backfilled with clean fill soil.
2. The four inch sewer line from the easternmost building unit collapsed underground, and was replaced with a six foot long run of four inch PVC pipe into the off-site sewer line located behind the building. Excavation activities were to approximately 36 inches. Crushed stone was placed around the PVC pipe and the trench was filled in with the excavated soil material. PVC clean out port is now visible behind the building (Photos 3 and 4).

A Professional Engineer (PE) inspected the four SSDSs located in Buildings #1 and #2 on April 27, 2020. The PE has certified that they are operating as designed to mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at the Site.

#### **V. Institutional Controls/Engineering Controls Plan Compliance (IC/EC Plan)**

##### **a. IC/EC Requirements and Compliance**

Highland Plaza has both engineering controls (cap and cover system, and SSDS's) and institutional controls (Environmental Easement) in place.

*Institutional Controls* - The site continues to be owned and managed by Highland Plaza. No sale of the property has been made or is currently contemplated. ICs are noted on survey maps of the area are subject to the Environmental Easement.

*Engineering Controls* – Highland Plaza continues to maintain the cap and cover system as well as operation of onsite SSDSs.

*Corrective Measures* – There were no corrective measures implemented during the annual reporting period

No changes to EC/IC Plan are recommended at this time. The IC/EC certification is provided in Appendix A.

## **VI. Monitoring Plan Compliance Report**

### **a. Monitoring Plan Requirements**

The monitoring plan requires that wells MW-1, MW-2 and MW-3 are sampled annually and analyzed for volatile organic compounds (VOCs). Because the Highland Plaza Off-Site Area (Site No. C915293A) is the source of the groundwater contamination, groundwater sampling will be completed periodically by a NYSDEC subcontractor as part of the off-site investigation. Groundwater samples were not collected during this reporting period.

### **b. Summary of Monitoring Completed during Reporting Period**

Groundwater samples were not collected by a NYSDEC subcontractor during this reporting period.

### **c. Comparisons with NYSDEC Standards**

Groundwater samples were not collected by a NYSDEC subcontractor during this reporting period; therefore there is no comparison to NYSDEC standards.

### **d. Monitoring Deficiencies:**

Groundwater samples were not collected by a NYSDEC subcontractor during this reporting period. There were no other monitoring deficiencies during this period.

### **e. Conclusions and Recommendations**

No changes to the monitoring program are recommended at this time. NYSDEC will continue to monitor groundwater contamination as part of the Highland Plaza Off-Site Area Site.

## **VII. Operation & Maintenance (O & M) Plan Compliance Report**

### **a. Components of O&M Plan**

Inspections and data recording are being conducted as required. Deficiencies are corrected and corrective actions are documented.

### **b. Summary of O & M Completed During Reporting Period**

O&M activities are summarized and details of O & M actions are recorded in the monthly inspection reports and are kept onsite. The SSDSs were recently inspected during this reporting period. This certified inspection form is attached as Appendix c.

### **c. Evaluation of Remedial Systems**

The remedial systems (cap and cover system; SSDSs) have been inspected and are operating as designed. Maintenance performed is routine and not unusual (ex. blower failure). No changes to the remedial systems are recommended at this time.

**d. O & M Deficiencies**

There are no operational or maintenance deficiencies at this time.

**e. Conclusions and Recommendations for Improvements**

The remedial systems as designed and operated are functioning properly. There are no recommendations for improvement to the remedial systems, and no changes to the O & M plan are recommended.

**VIII. Overall Conclusions and Recommendations**

**a. Compliance with SMP**

Highland Plaza has complied with all aspects of the SMP (IC/EC; O& M and Monitoring) for the period 2019 to 2020.

**b. Performance and Effectiveness of the Remedy**

The remedy has been effective in containing soil contamination and preventing contamination from leaving the site.

**c. Future Submittals**

Frequency of reporting should remain as currently required.

## FIGURES

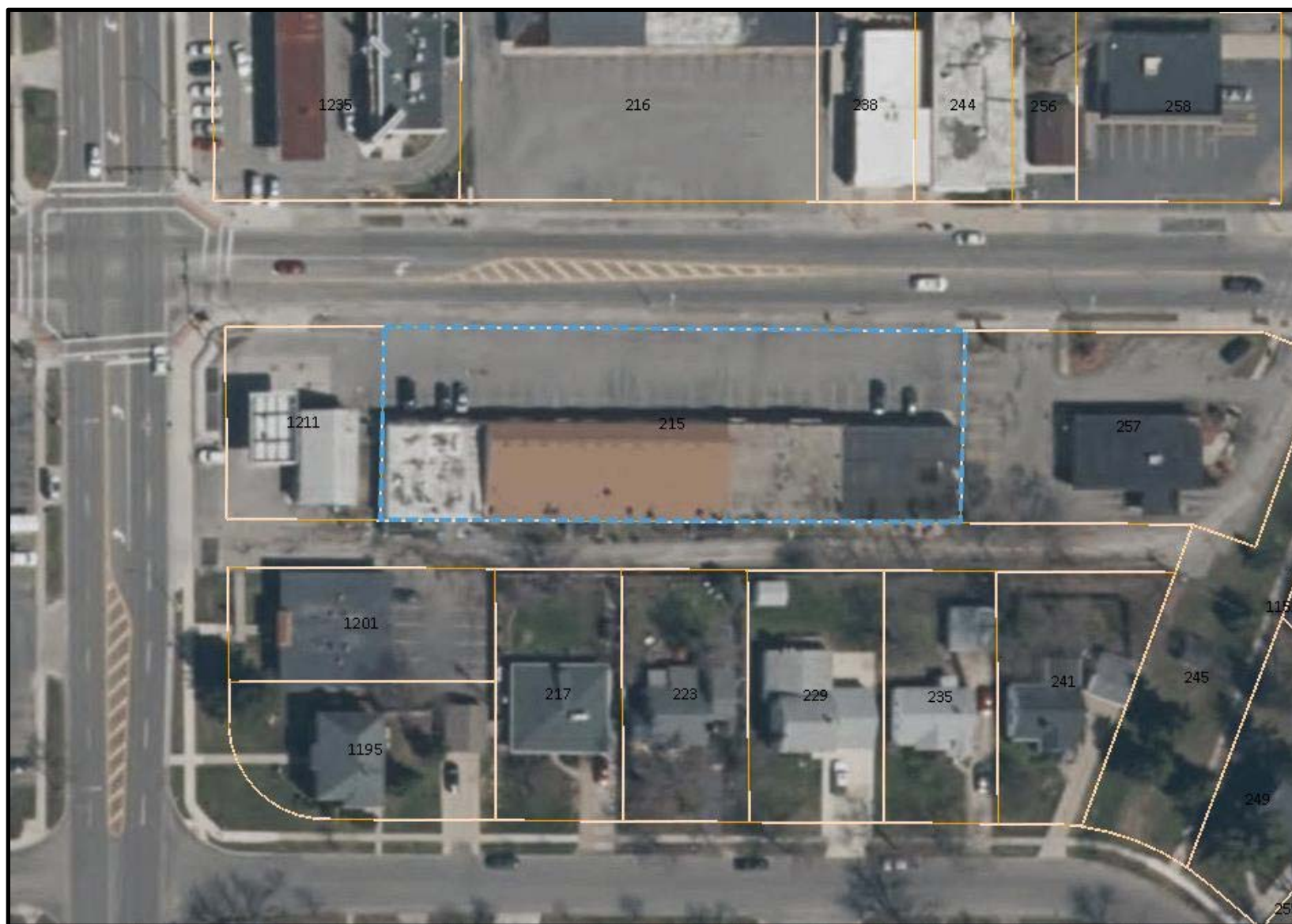
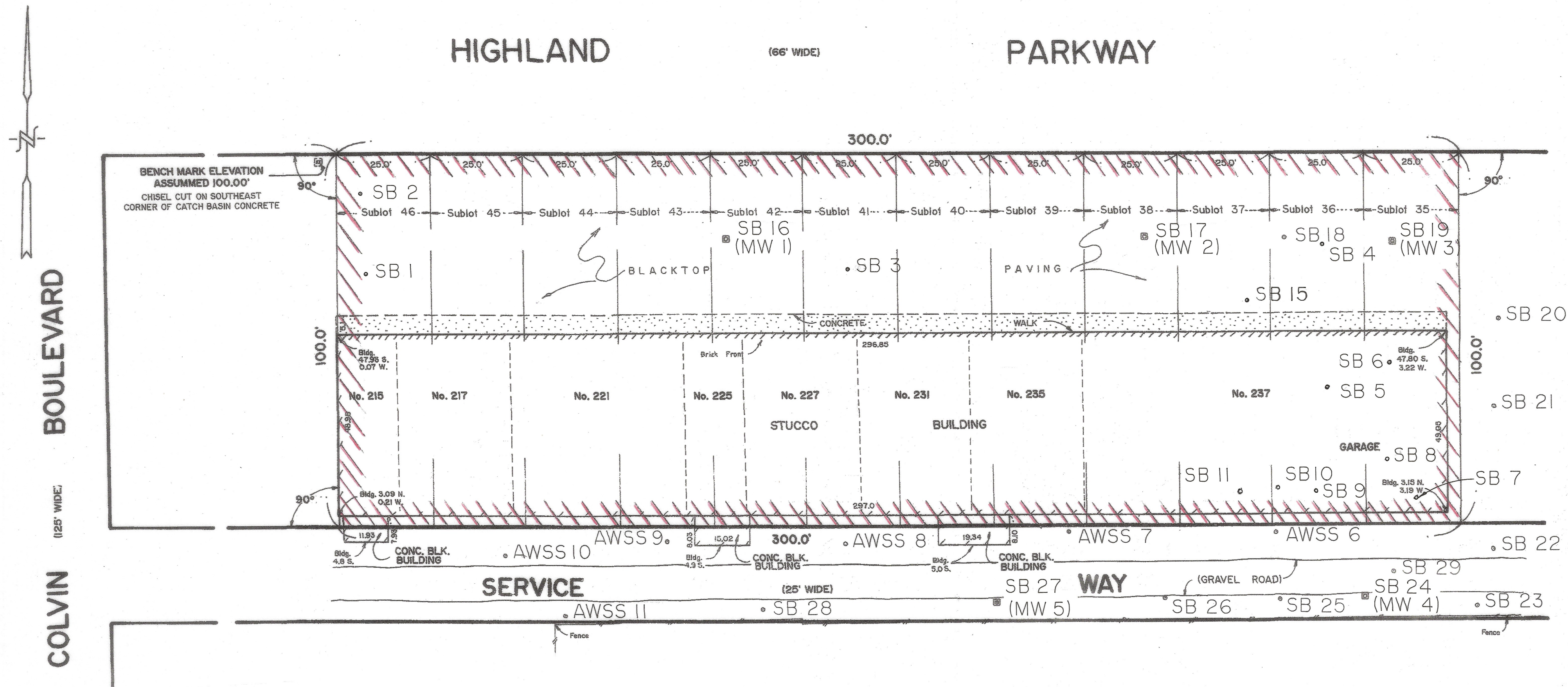


Figure 1. Location of the Highland Plaza BCP Site (Site No. C915293) in Tonawanda, Erie County, New York.



NOTE:  
DELINEATES BROWNFIELD AREA BOUNDARY

NOTE:  
Tenant spaces/Addresses are as shown on EGMS Drawing  
FIGURE 4: RI VAPOR INTRUSIONSAMPLE LOCATIONS  
SOIL VAPOR INTRUSION INVESTIGATION  
HIGHLAND PLAZA IN TONAWANDA, N.Y.  
Dated May 2016

NOTE:  
SOIL BORING SB 1 WAS NOT SAMPLED

NOTE:  
THE ADDITIONAL SOIL BORING LOCATIONS AND  
REVISED SOIL BORING LOCATIONS ARE SHOWN  
ACCORDING TO DIMENSIONS PROVIDED TO OUR  
FIRM IN A LETTER FROM ENVIRONMENTAL &  
GEOLOGICAL MANAGEMENT SERVICES, LLC  
Dated May 15, 2017

NOTE:  
SONNENBERGER LAND SURVEYING ACCEPTS NO  
RESPONSIBILITY FOR THE ACCURACY OF  
ADDITIONAL AND REVISED SOIL BORING LOCATIONS.

Point Description	Distance East of Northwest Property Corner	Distance South of Northwest Property Corner	Elevation (PVC Pipe)
SB 16 (MW 1)	104.45	22.36	100.51
SB 17 (MW 2)	216.22	22.43	100.18
SB 19 (MW 3)	282.43	24.29	100.08
SB 24 (MW 4)	274.59	119.19	101.45
SB 27 (MW 5)	176.13	120.15	102.06
SB 18	253.63	22.88	
SB 20	310.68	44.85	
SB 21	309.38	68.53	
SB 22	309.20	106.52	
SB 23	304.75	121.78	
SB 25	251.83	119.34	
SB 26	221.32	118.93	
SB 28	113.74	121.41	
SB 29	282.23	112.08	
AWSS 6	251.01	101.56	
AWSS 7	195.55	101.02	
AWSS 8	136.09	104.20	
AWSS 9	88.35	102.98	
AWSS 10	45.14	106.68	
AWSS 11	61.17	122.98	

Point Description	Distance East of Northwest Property Corner	Distance South of Northwest Property Corner
SB 1	8'	32.5'
SB 2	6.5'	10'
SB 3	136'	31'
SB 15	242'	39.5'
SB 4	262'	24'

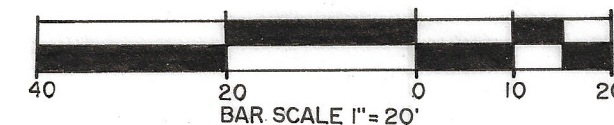
SOIL BORING LOCATIONS ARE APPROXIMATE

Point Description	Distance West of Northeast Building Corner	Distance South of Northeast Building Corner
SB 5	32'	15'
SB 6	15'	8'
SB 7	8'	44'
SB 8	16'	34'
SB 9	35'	43'
SB 10	45'	42'
SB 11	55'	43'

SOIL BORING LOCATIONS ARE ESTIMATED

FIGURE 2 : SITE BASE MAP  
HIGHLAND PLAZA  
TONAWANDA, NEW YORK

SUBLOTS 35 to 46 INCLUSIVE  
MAP COVER 1400  
PART OF LOT 33, TOWNSHIP 12, RANGE 8  
TOWN OF TONAWANDA  
ERIE COUNTY, NEW YORK



SONNENBERGER LAND SURVEYING  
60 NIAGARA STREET  
BUFFALO, NEW YORK 14202  
(716) 854-0159  
SonnenbergerLandSurveying.com

SCALE: 1" = 20' DATE: NOV. 10, 2015

SHEET: 69621 No. 15-221 ATS-I  
REVISED 5/20/16 REVISED 5/18/17

COPYRIGHT 2015 SONNENBERGER LAND SURVEYING

Altering any item on this map is in violation of  
the law, excepting as provided in Section 7205,  
Part 2 of the New York State Education Law.

This Survey was prepared without the benefit of a current  
full abstract of title and is subject to any state of facts  
that may be revealed by an examination of same



This map void unless EMBOSSED with  
New York State Licensed Land  
Surveyor's Seal No. 049989

C  
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Commercial

Commercial

Commercial

Commercial

PARKING LOT

HIGHLAND PARKWAY

PARKING LOT  
HIGHLAND PLAZA

19'

31'

46'

15'

31'

30'

128'

215

217

221

225

227

231

235

237

KD  
Petroleum

50'

Building 3

Building 2

*Former Dry Cleaner*  
Building 1

50'

Credit Union  
Parking  
Lot

Credit Union

ALLEY WAY

Fence

Fence

Fence

B  
O  
U  
L  
E  
V  
A  
R  
DOffice  
BuildingParking  
Lot

Residence

Residence

Residence

Residence

Residence

Residence

215, 217.....231 Tenant Space Address


 Residual Soil Contamnation (Volatile Organic Compounds) Possible Soil Contamination (Volatile & Semi-volatile Organic Compounds)

Figure 3

Areas of Residual Soil Contamination  
Highland Plaza  
Tonawanda, New York

Not to Scale

HIGHLAND PLAZA

Looking East

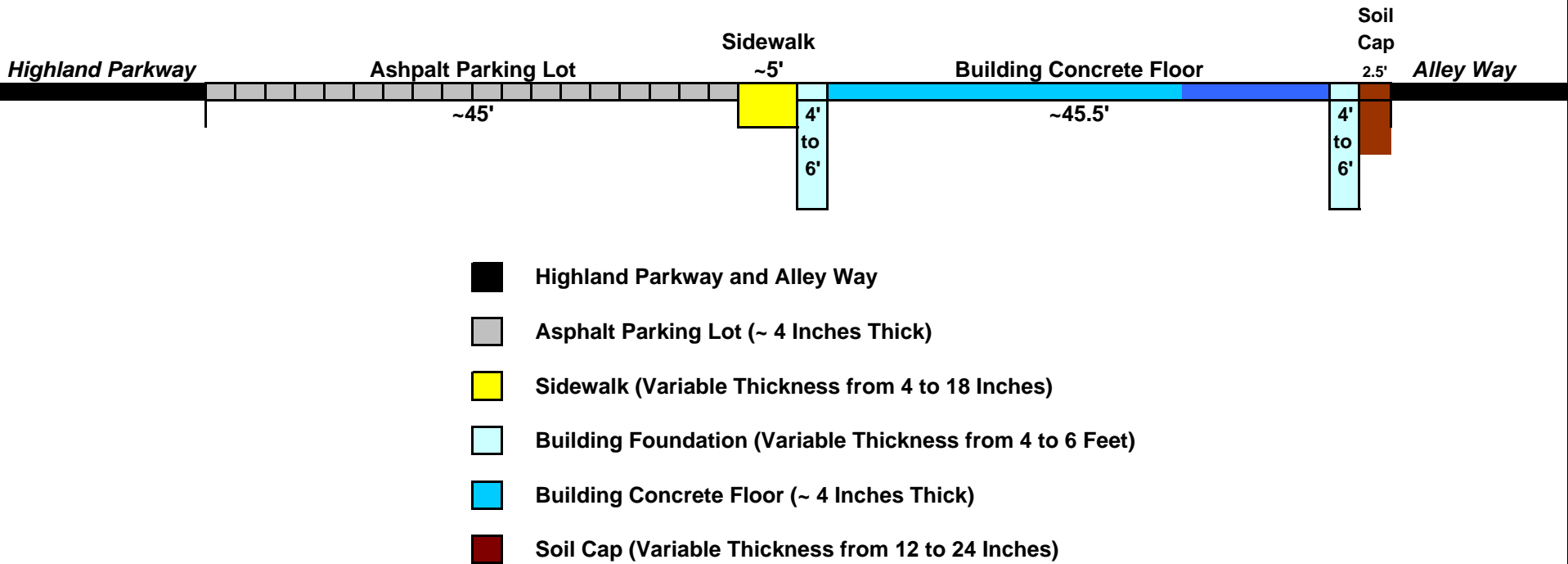


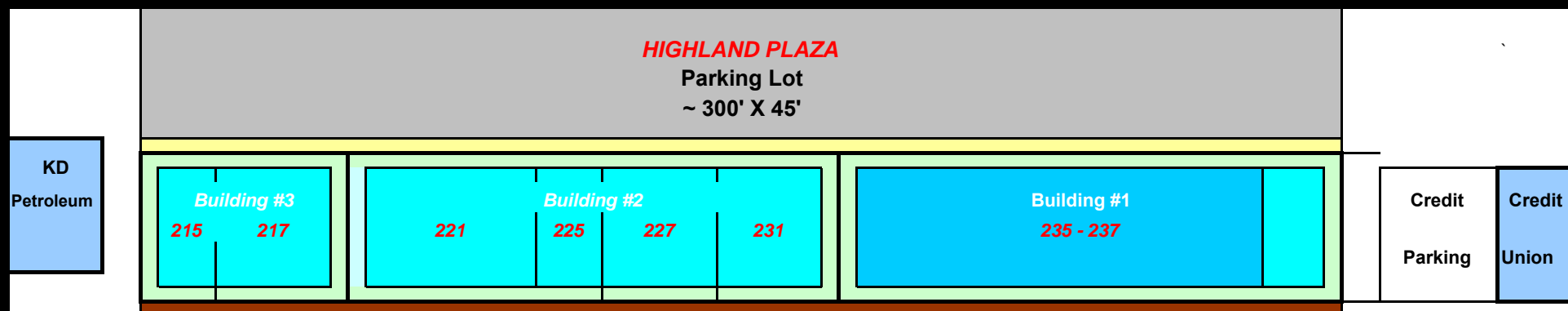
Figure 4. Profile of Cap and Cover System  
Highland Plaza

Not to Scale



## COMMERCIAL PROPERTIES

### HIGHLAND PARKWAY



### ALLEY WAY

Fence

Fence

## RESIDENTIAL PROPERTIES

215, 217.....231 Tenant Space Address

- |  |   |
|--|---|
|  | Highland Parkway and Alley Way  |
|  | Asphalt Parking Lot (~ 4 Inches Thick; ~ 300 Feet x ~ 45 Feet)                          |
|  | Sidewalk (Variable Thickness from 4 to 18 Inches; ~300 Feet x ~ 5 Feet)                 |
|  | Building Foundation (Variable Thickness - 4 to 6 Feet; ~ 1.5 Feet x ~ 47.5 Feet x 297') |
|  | Building Old Concrete Floor (~ 4 inches thick; ~ 45.5 feet x 201 Feet)                  |
|  | Building New Concrete Floor (~ 4 inches thick; ~ 45.5 feet x 96 Feet)                   |
|  | Soil Cap (Variable thickness from 12 to 24 inches; ~ 300 Feet x 2.95 Feet)              |

Figure 5. Cap and Cover System  
Plan View  
Highland Plaza  
Tonawanda, New York

Not to Scale

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Commercial

Commercial

Commercial

Commercial

PARKING LOT

HIGHLAND PARKWAY

PARKING LOT

HIGHLAND PLAZA

19'

31'

46'

15'

31'

30'

128'

215

217

221

225

227

231

235

237

KD  
Petroleum

50'

Building 3

Building 2

*Former Dry Cleaner*  
Building 1

50'

Credit Union  
Parking  
Lot

Credit Union

ALLEY WAY

Fence

Fence

Fence

B  
O  
U  
L  
E  
V  
A  
R  
DOffice  
BuildingParking  
Lot

Residence

Residence

Residence

Residence

Residence

Residence

215, 217.....231 Tenant Space Address

 Residual Groundwater Contamination  
(Volatile Organic Compounds)

**Figure 6**  
Area of Potential Groundwater  
Contamination  
Highland Plaza  
Tonawanda, New York

Not to Scale

C  
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NN  
^

PARKING LOT

HIGHLAND PARKWAY

PARKING LOT

**HIGHLAND PLAZA**

128'

KD  
Petroleum

50'

19'

31'

46'

15'

31'

30'

215

217

221

225

227

231

EP-5 ●

EP-4

**Building 1**

235 - 237

EP-3

EP-2

EP-1

**SSDS #1****SSDS #2**

Building 3

Building 2

50'

Credit  
Union  
Parking  
LotCredit  
Union

ALLEY WAY

Fence

Fence

Fence

B  
O  
U  
L  
E  
V  
A  
R  
D

Office

Building

Parking  
Lot

Building 1

Building 2

Building 3

215, 217.....231 Tenant Space Address



Residence

Commercial Building

SSDS with separate  
blowers

EP Blower/Fan Location

Figure 7. Location of Sub-Slab  
Depressurization Systems  
Highland Plaza  
Tonawanda, New York

Not to Scale

## **APPENDICES**

**APPENDIX A**  
**REPORT CERTIFICATIONS**



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Periodic Review Report Notice**  
**Institutional and Engineering Controls Certification Form**



Site Details		Box 1	
Site No.	C915293		
Site Name Highland Plaza			
Site Address: 215 Highland Parkway		Zip Code: 14223	
City/Town: Tonawanda (T)			
County: Erie			
Site Acreage: 0.690			
Reporting Period: April 29, 2019 to April 29, 2020			
		YES	NO
1. Is the information above correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</b>			
5. Is the site currently undergoing development?		<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Box 2	
		YES	NO
6. Is the current site use consistent with the use(s) listed below? Commercial and Industrial		<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

Signature of Owner, Remedial Party or Designated Representative	Date
---	------

**Box 2A**

YES NO

8. Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid? ☐ ☒

**If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.**

9. Are the assumptions in the Qualitative Exposure Assessment still valid?  
(The Qualitative Exposure Assessment must be certified every five years) ☒ ☐

**If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.**

**SITE NO. C915293****Box 3****Description of Institutional Controls**Parcel**66.57-2-8.11**Owner

Gary Crewson

Institutional Control

Ground Water Use Restriction  
Soil Management Plan  
Landuse Restriction  
Monitoring Plan  
Site Management Plan  
IC/EC Plan

O&M Plan

An Environmental Easement was filed with the Erie County Clerk's Office on August 22, 2017. The Controlled Property may be used for commercial and industrial use as long as the following long-term institutional controls are employed: (1) all Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP); (2) all Engineering Controls must be inspected at a frequency and in a manner defined in the SMP; (3) the use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department; (4) groundwater and other environmental or public health monitoring must be performed as defined in the SMP; (5) data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP; (6) all future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP; (7) monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP; (8) operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP; and (9) access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

**Box 4****Description of Engineering Controls**Parcel**66.57-2-8.11**Engineering Control

Vapor Mitigation  
Cover System

(1) A site cover currently exists and will be maintained to allow for commercial/industrial use of the site. Any site redevelopment will maintain the existing site cover, which consists of structures such as buildings, concrete sidewalks, an asphalt parking lot, and a clean soil cover over the southern portion of the site, adjacent to the alleyway.

(2) Sub-slab depressurization systems exist in Buildings 1 and 2. These systems will continue to operate to prevent the migration of sub-slab soil vapor from soil and groundwater into these buildings.

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;
- b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO



2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

- (a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date

IC CERTIFICATIONS  
SITE NO. C915293

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jeffrey Crewson at 1800 Broadway Ave Buffalo NY 14212  
print name print business address

am certifying as owner (Owner or Remedial Party)

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

[Signature]  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

5/27/2020  
Date

IC/EC CERTIFICATIONS

Box 7

Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Norm Wohlbach at 215 Highland Parkway  
print name print business address

am certifying as a for the Highland Plaza  
(Owner or Remedial Party)

NK Wohlbach  
Signature of , for the Owner or Remedial Party,  
Rendering Certification

Stamp  
(Required for PE)

5/26/20  
Date

**APPENDIX B**  
**PHOTOGRAPHS OF CAP/COVER**  
**SYSTEM**

**APPENDIX B1**

**PHOTOGRAPHS 1 & 2: FRONT PARKING LOT &  
SIDEWALK**





**APPENDIX B2**

**PHOTOGRAPH OF CAP ON EAST END OF  
BUILDING #1**



**APPENDIX B 3**

**PHOTOGRAPHS OF SOIL CAP SYSTEM BEHIND  
BUILDING**

NO  
PARKING  
FIRE  
LANE  
←







## **APPENDIX C**

### **CERTIFICATION OF SUB-SLAB DEPRESSURIZATION SYSTEMS**



# studio T3

2495 Main Street, Suite 301  
Buffalo, NY 14214  
phone: (716) 803-6400  
fax: (716) 810-9504

May 6, 2020

Highland Plaza, LLC  
ATTN: Gary Crewson  
1800 Broadway  
Buffalo, New York 14212  
Reference: **SSDS System Site Inspections**

Dear Mr. Crewson,

I completed an inspection of all four (4) sub-slab depressurization systems (SSDS) at the Highland Plaza in Tonawanda, New York on Monday, April 27, 2020. The inspection results are summarized in the table below:

HIGHLAND PLAZA SSDS						
ADDRESS	REFERENCE #	VACUUM	ELECTRIC POWER	PIPING	DRAW	SUCTION
231 HIGHLAND PARKWAY	B-1	OPERATIONAL	ON	INTACT	SATISFACTORY	AUDIBLE
235 HIGHLAND PARKWAY	B-2	OPERATIONAL	ON	INTACT	SATISFACTORY	AUDIBLE
237 HIGHLAND PARKWAY	B-3	OPERATIONAL	ON	INTACT	SATISFACTORY	AUDIBLE
237 HIGHLAND PARKWAY	B-4	OPERATIONAL	ON	INTACT	SATISFACTORY	AUDIBLE

Based on the results all four of the soil vapor extraction systems are functional and operating optimally.

Please do not hesitate to contact me with any questions regarding the above.

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Andrew Terragnoli, P.E.

