



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C915010/>

Tonawanda Library

333 Main Street
Tonawanda, NY 14150
(716) 693-5043

Who to Contact

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

Project-Related Questions

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Project Manager
NYSDEC
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(716) 851-7220
michael.keller@dec.ny.gov

Project-Related Health Questions

Shaun Surani
Public Health Specialist
NYSDOH
(518) 402-7860
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Bisonite Paint, Co.

2266 & 2268 Military Road
Tonawanda, New York
Erie County

August 2023

SITE No. C915010

NYSDEC REGION 9

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the former Bisonite Paint Company site ("site") located at 2266 & 2268 Military Road, Tonawanda, New York, Erie County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 16 through October 1, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C915010/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted-Commercial Use remedy consists of:

- Excavation and off-site disposal of contaminated soil of surficial soils exceeding commercial soil cleanup objectives for semi-volatile organic compounds (SVOCs) in the northern portion of the site;
- Excavation and off-site disposal of contaminated soil from an approximately 7,000 square-foot area in the eastern portion of the site;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Placement of a cover system, including a demarcation layer over areas without hardscape (e.g. buildings, asphalt or concrete) to address contamination remaining above commercial use SCOs;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site and maintain compliance with the SMP.

The proposed remedy was developed by Tonawanda Storage Properties LLC and AMC Northfield CR3 LLC (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). The RI/AAR describes the results of the site investigation and details the proposed remedy.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicants may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The 0.81-acre site is located on the west side of Military Road, approximately 0.25 of a mile north of the intersection of Military Road and Interstate 290. The properties surrounding the site includes 84 Lumber to the north, a railroad corridor to the west, and a commercial storage space facility south of the Site. East of Military Road the land use includes retail shops, commercial properties, and residential properties.

The site is currently actively used as a commercial storage property with approximately 8,843 sq. ft. of building space that formerly was the location of the Bisonite Paint Company. The former Bisonite Paint Company building is currently used as storage space by multiple tenants for the storage of equipment, materials, products, etc.

The owner plans to rent the space for storage, light industrial

uses, and office use after implementation of the remedy.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C915010) at:

<https://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs), SVOCs, polychlorinated biphenyls (PCBs) and metals which are present in soil, groundwater, or soil vapor/indoor air. Impacts are primarily located in the area of the former paint waste lagoon and associated trench, along the northern site boundary, and below the on-site portion of the existing building.

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

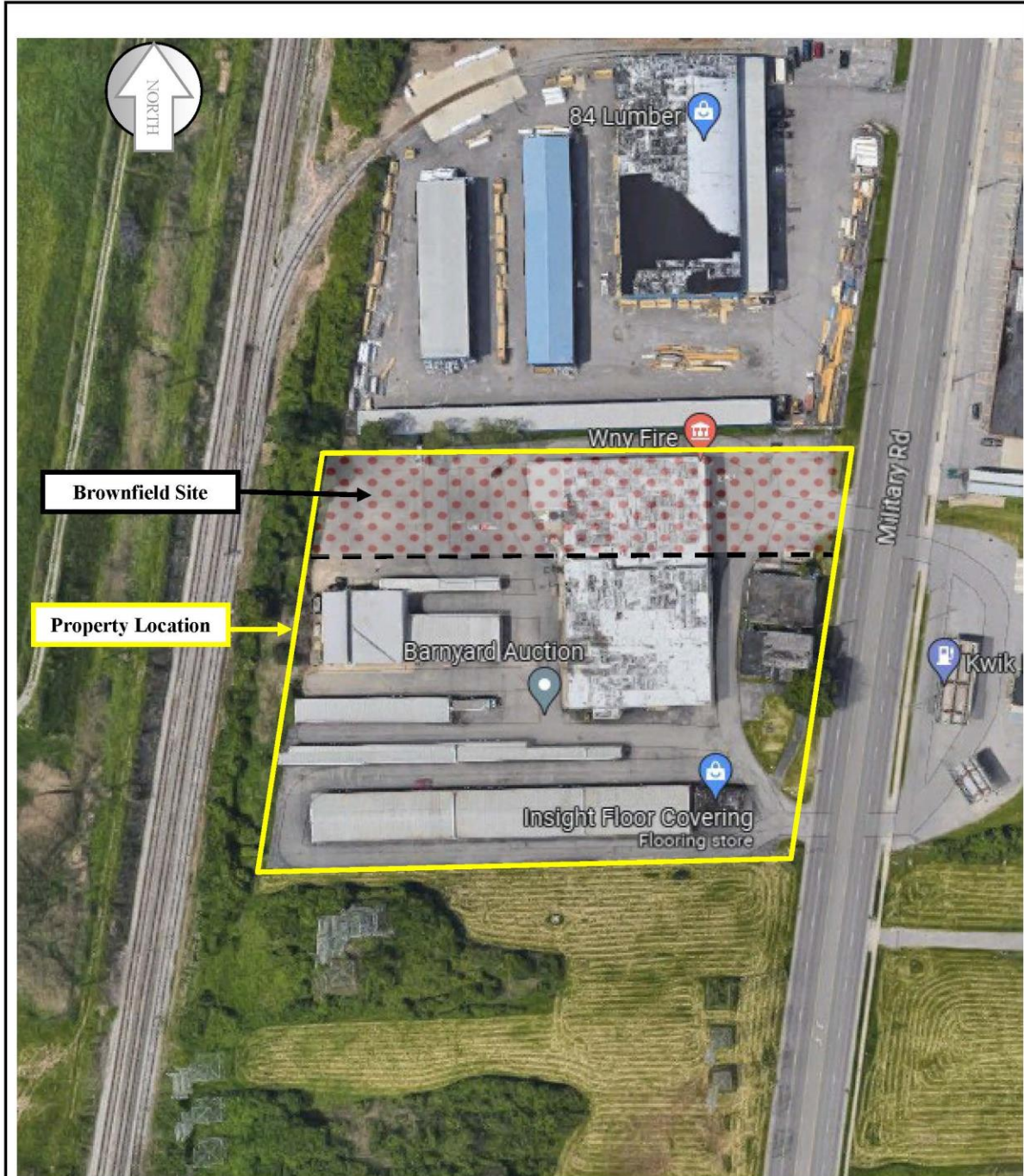
Note: Please disregard if you already have signed up and received this fact sheet electronically.


DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location



<p>Title Site Plan 2266 and 2268 Military Road Tonawanda, New York</p>		<p>Project 1077.003</p>	<p>Drawn SF</p>	<p>Figure</p>
<p>Prepared For Tonawanda Storage Properties, LLC 1400 Crossroads Building 2 State Street, Rochester, New York</p>		<p>Date 8/14/2023 Scale Not to Scale</p>	<p>Checked BWA File Name Site Map</p>	<p>2</p>



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