New York State Department of Environmental Conservation

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: Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 348 Langner Road Site ("site") located at 348 Langner Road, West Seneca, Erie County under New York State's Brownfield Cleanup Program. Please see the map for the **Site Location**.

The cleanup activities were performed by Delta-Sonic Car Wash Systems, Inc. ("applicant") with oversight provided by New York State Department of Environmental Conservation (DEC). The applicant have submitted a draft Final Engineering Report for DEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup

The following cleanup activities were completed on site in 2012/2013:

- Site demolition of the former convenience store, fuel dispensers and associated canopy.
- Eight (8) petroleum underground storage tanks were excavated and disposed off site.
- Excavation and off-site disposal of approximately 4,430 tons of non-hazardous petroleum impacted soil from the USTs and product line areas.
- Re-grade site excavations with approximately 9,540 tons of DEC approved backfill.
- Approximately 80,000 gallons of ground water was collected from site excavation areas, treated on-site, and discharged under permit to the sewer.

Based on the results of the site investigation and the IRM performed, the cleanup activities completed to date have resulted in the removal of all known site soil contamination associated with the prior use of the site as a gas station.

Next Steps

When DEC approves the Final Engineering Report, it will be made available to the public (see **Where to Find Information** below). DEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant is currently redeveloping the site, and after receiving a Certificate of Completion, the applicant:

- 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.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms 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.

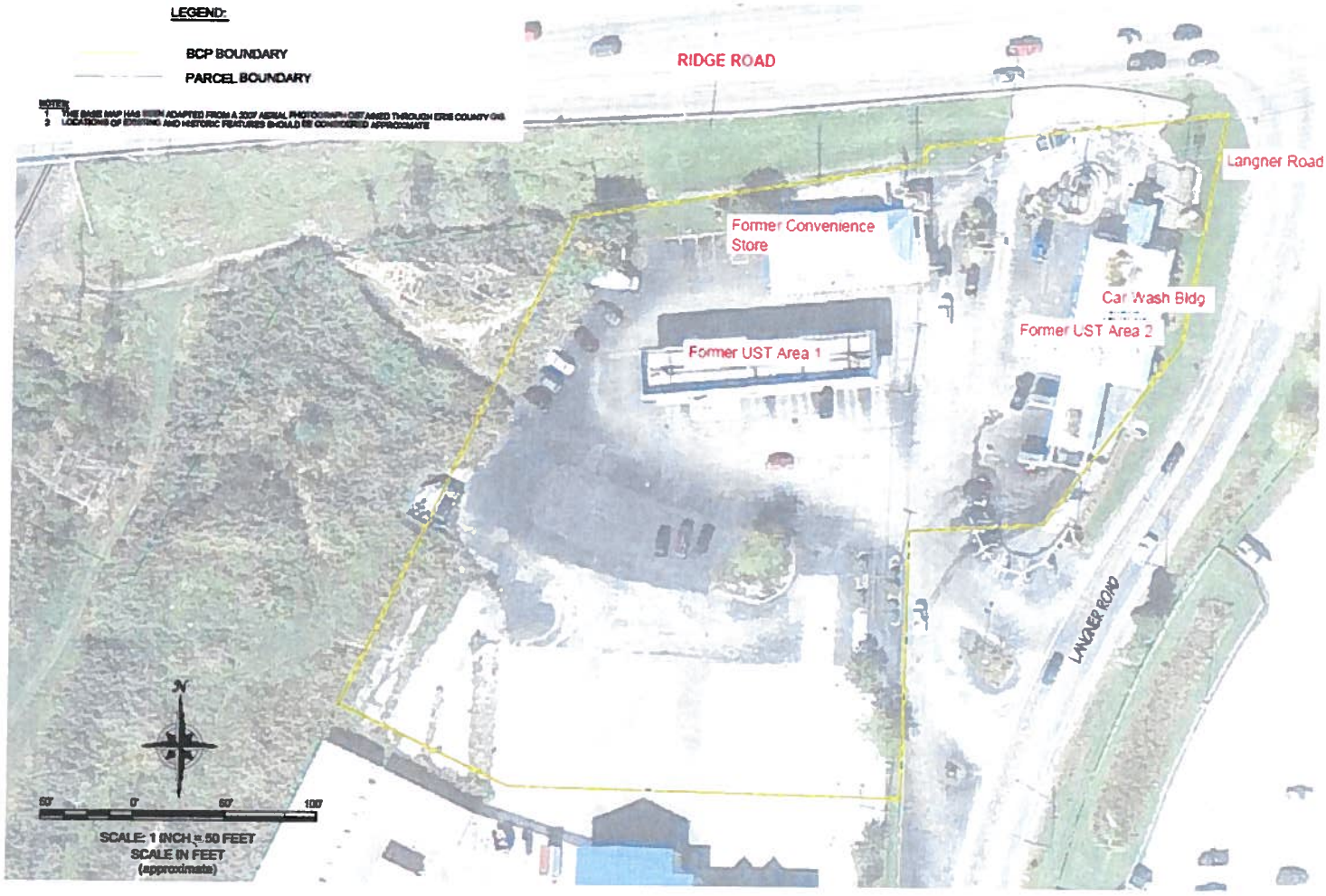
The water table is located between 7-9 feet below ground surface (bgs). Regional groundwater flows west to southwest. The on-site groundwater flows inward towards the center of the site and is heavily influenced by historic and adjacent large scale commercial developments.

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/cfmx/extapps/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



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 w[illegible] 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.

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:
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